

**CITY OF SUMMIT
PLANNING BOARD MINUTES
Monday, February 25, 2019**

Present

Chairman Anderson
Ms. Balson-Alvarez
Mr. Drummond
Mr. Dunn
Ms. Ogden
Mr. Matias

Councilmember Fox
Mr. Parella, 1st Alternate
Mr. Fiore, 2nd Alternate
Mr. Zucker
Mr. Thomas, Esq., Board Attorney
Mr. Nicola, Secretary

Notice of Meeting

Chairman Anderson called the meeting to order at 7:30 PM and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act.”

Flag Salute

Approval of Minutes – January 28, 2019

Chairman Anderson asked if the Board had comments relating to the minutes from January 28, 2019. The Board made minor edits and changes to the minutes. Chairman Anderson provided some comments in writing. Mr. Zucker moved approval of the minutes as amended and Ms. Balson-Alvarez seconded. All were in favor and none were opposed.

Resolution for Memorialization – PB-18-243, Celgene Corporation, 86 Morris Avenue

A motion of approval was made by Mr. Dunn and was seconded by Mr. Zucker.

Roll Call:

YES: Anderson, Balson-Alvarez, Drummond, Matias, Zucker, Dunn, Parella

NO: None

Resolution for Memorialization – PB-18-244, Celgene Corporation, 556 Morris Avenue

Mr. Blake C. Width of Lindabury, McCormick, Estabrook & Cooper presented an objection to the resolution relating to the findings of fact. Mr. Thomas stated that on page four, at the end of paragraph ten, he would suggest the following language to be added: *Mr. Angeli acknowledged that the applicant had received noise complaints from neighbors regarding the cooling tower in front of S-11. Mr. Angeli further represented that the applicant would comply and be bound by the development regulations and revised general ordinances of the City, including those ordinances that apply to noise and the noise that is located at the residential boundaries.* After some discussion between counsel and the Board, a modified version of the statement was agreed upon. The statement was not to acknowledge receipt of the report as the Board had not reviewed the report or been privy to its delivery. A motion to approve the resolution as amended was made by Mr. Zucker & was seconded by Ms. Balson-Alvarez.

Roll Call:

YES: Anderson, Balson-Alvarez, Drummond, Matias, Zucker, Dunn, Parella

NO: None

Public Hearing

Garden State Property Management XX, LLC

60 Glenside Avenue

BL: 4201 L: 7 & 8

PB-18-246 – Minor subdivision & (c) – variance for lot width

Mr. Jim Webber of Dempsey, Dempsey & Sheehan advised the Board that he represents the applicant. The applicant is requesting minor subdivision approval with (c) – variances for lot width and building coverage. Mr. Webber stated that while the project complies with the 50-foot standard of the ordinance for lot width, it does not meet the neighborhood average. Applicant Gregory Rao was sworn in by Mr. Thomas and provided his testimony to the Board. Mr. Rao stated that the intent of the project is to build two homes, which are very consistent with the neighborhood in size and architectural elements. Mr. Rao stated that the homes are to be two-stories and will have a small deck in the back.

Mr. Michael Lanzafama was sworn in by Mr. Thomas and provided his testimony to the Board as a licensed engineer and planner. Mr. Lanzafama stated that the proposal is to recreate tax lot 7 as a 6,709 square foot property with a width of 50 feet. Mr. Lanzafama stated that tax lot 8 would become 6,526 square feet, also with a 50-foot lot width. Mr. Lanzafama stated that 71% of the lots in the block have a total land area less than the lots being proposed. Mr. Lanzafama stated that in his opinion, the project will not substantially impair the intent and purpose of the zone plan because the lots that would be created are consistent with the neighborhood character. Mr. Lanzafama explained that the height of the buildings will be compliant with the zoning ordinance.

Mr. Lanzafama stated that even though the proposed lot coverage is only 39 square feet greater than what exists at the property today, the applicant is willing to install a drywell to capture the roof water. Mr. Lanzafama noted that all of the utilities will be brought into the buildings underground. Mr. Lanzafama stated that he will comply with the report of the Board Engineer as a condition of approval. Mr. Lanzafama stated that a total of eight trees will be removed on the property, and a total of 16 trees will be planted. Resident Kevin Nisenson was sworn in by Mr. Thomas and asked a question regarding screening on the side of the property. Mr. Lanzafama stated that there is no proposal for additional landscaping since the garage already takes up a large portion of the rear lot line. Resident Lauren Nisenson was sworn in by Mr. Thomas and asked a question about the proposed height of the home. Mr. Lanzafama stated that the height will be approximately four feet higher than what is currently there.

Mr. Robert Coleman was sworn in by Mr. Thomas and provided his testimony to the Board as a licensed architect. Mr. Coleman explained that the deviation of .09% in building coverage is due to the deck in the back, the front portico, and the small roof over the garage doors which are all architectural amenities. Responding to the Historic Preservation Commission's report, Mr. Coleman stated that he will add a gable peak on the roof dormers. Mr. Coleman stated that the plan proposes hardiplank, maintenance-free materials with a timberline roof shingle, and will utilize earth tone colors. Resident Lauren Nisenson was sworn in by Mr. Thomas and asked for clarification on the height of the proposed structure. Chairman Anderson stated that since the height complies with the ordinance, it is difficult for the Board to request the applicant to reduce

the size of the structure. Board Planner Tom Behrens asked if the houses could be switched so the larger house is adjacent to lot nine, which has a 70-foot lot width. Mr. Coleman stated that the houses could be switched and the less bulky gable roof could go adjacent to lot nine. A discussion ensued amongst Board members pertaining to the concept of flipping the designs of the proposed structures to minimize the impact to the Nisenson's property.

A motion of approval was made by Ms. Ogden and was seconded by Mr. Zucker. Chairman Anderson recused himself from the vote.

YES: Fox, Balson-Alvarez, Drummond, Ogden, Matias, Zucker, Dunn, Parella, Fiore

NO: None were opposed.

Reeves-Reed Arboretum Phase 2 Accessibility Project Master Plan Conformance Review

Chairman Anderson gave a brief overview of the provided draft letter for the Reeves-Reed Arboretum. Chairman Anderson stated that the Planning Board was asked to review the letter for Master Plan consistency. The Board made minor edits to the draft letter and found it to be consistent with the Master Plan.

A motion to approve the letter as amended was made by Councilmember Fox and was seconded by Mr. Dunn.

Roll Call:

YES: Anderson, Balson-Alvarez, Fox, Ogden Matias, Zucker, Dunn, Parella

NO: None

Abstain: Drummond

Historic Preservation Commission (HPC)

Mr. Matias provided an update to the Board and stated that the proposed HPC ordinance has been received by the Department of Community Services (DCS) and that DCS will conduct a comprehensive review and provide comments back to the HPC and Council. Mr. Matias stated that the City is planning to ask Burgis Associates to provide comments after the DCS review is completed. Chairman Anderson stated that the Board will also provide comments on the draft ordinance and all the comments will be combined and presented to Council.

The meeting adjourned at 9:05 PM.