

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

Present

Chairman Anderson	Mr. Parella, 1st Alternate
Vice Chairman Brinkerhoff	Mr. Fiore, 2nd Alternate
Ms. Balson-Alvarez	Mr. Zucker
Mr. Drummond	Mr. Thomas, Esq., Board Attorney
Mr. Dunn	Mr. Nicola, Secretary
Ms. Ogden	
Mr. Matias	

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 – February 25, 2019

Chairman Anderson asked if the Board had comments relating to the minutes from January 28, 2019. The Board made a minor edit to the minutes. Ms. Ogden moved approval of the minutes as amended and Mr. Zucker seconded.

Roll Call:

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

NO: None

Resolution for Memorialization – PB-18-245, Tree Top Properties, 51 Deforest Avenue

Board Attorney Roger Thomas stated that the Applicant’s attorney had requested a change to page three, paragraph two, sentence two to read as: *“Mr. Baio described the existing mixed use office and residential apartment building as being decrepit as a result of deferred maintenance.”* Vice Chairman Brinkerhoff asked if the provision regarding flaggers for the construction vehicle could be added to the resolution. The Board made additional minor edits to the resolution. Mr. Thomas stated that he will make the requested changes to the resolution.

A motion to approve the resolution as amended was made by Vice Chairman Brinkerhoff and was seconded by Mr. Dunn.

Roll Call:

YES: Anderson, Brinkerhoff, Balson-Alvarez, Drummond, Matias, Ogden, Zucker, Dunn

NO: None

Resolution for Memorialization – PB-18-246, Garden State Property Management XX, LLC, 60 Glenside Avenue

The Board made minor edits to the proposed resolution. A discussion ensued amongst the Board in regards to the “block wall” on page six, paragraph four of the resolution.

A motion to approve the resolution as amended was made by Mr. Dunn and was seconded by Ms. Ogden.

Roll Call:

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

NO: None

Historic Preservation Commission (HPC)

Chairman Anderson provided an update to the Board and stated that he had a meeting with DCS Director Paul Cascais, City Administrator Michael Rogers, and Mayor Nora Radest to discuss the proposed ordinance as well as next steps moving forward. Chairman Anderson stated that the Department of Community Services (DCS) and Joe Burgis will review and provide comments for the proposed ordinance. Chairman Anderson explained that a meeting between DCS staff, Joe Burgis and the HPC will transpire to review all comments. Chairman Anderson stated that a major point that was discussed at the meeting was the idea of having the ordinance be part of the DRO.

DRO Update

Mr. Matias provided an update to the Board and stated that the weekly meetings between himself, the Zoning Officer Christa Anderson and Tom Behrens of Burgis Associates continued. Mr. Matias explained that the group meets for roughly an hour every Tuesday. Mr. Matias stated that the group is now working on the Zoning portion of the DRO, specifically the ORC zone, Gateway zone, building height, and floor area ratio (FAR). Mr. Matias stated that the committee will meet with Joe Burgis to discuss more specifics. Then after, Joe Burgis would like to meet with the Planning Board sub-committee which needs another member. Vice Chairman Brinkerhoff asked if sections of the DRO will be distributed to Planning Board members since it is a large document. Mr. Matias stated that the upcoming sub-committee meeting with Joe Burgis is intended to finalize the drafts that would be sent to the Board.

Broad Street West Update

Mr. Matias explained that the draft Redevelopment Plan is on the City website. Mr. Matias explained that the redevelopment plan is going to be introduced at the April 2, 2019 Council meeting and will be referred to the Planning Board for Master Plan consistency on April 22, 2019. Mr. Matias explained that the anticipated adoption meeting will be the May 7, 2019 Council meeting. Mr. Matias stated that any comments regarding the redevelopment plan should be sent to Mr. Nicola so he can forward them to Topology in preparation for the April 22, 2019 Planning Board meeting. Mr. Matias stated that the City received proposals from developers that were reviewed by the sub-committee along with Topology, and then Topology used those proposals to create the redevelopment plan. A discussion ensued amongst Board members pertaining to when design standards are incorporated into the redevelopment plan and other specifics regarding Broad Street West.

The meeting adjourned at 8:19 PM.