

**CITY OF SUMMIT  
PLANNING BOARD MINUTES  
Monday, June 24, 2019**

**Present**

Vice Chairman Brinkerhoff  
Ms. Balson-Alvarez  
Mr. Drummond  
Councilmember Fox  
Mr. Matias  
Mr. Parella, 1st Alternate  
Mr. Fiore, 2nd Alternate

Mr. Zucker  
Mr. Thomas, Esq., Board Attorney  
Mr. Nicola, Secretary

**Notice of Meeting**

Vice Chairman Brinkerhoff 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 – April 22, 2019**

Vice Chairman Brinkerhoff asked if the Board had comments relating to the minutes from April 22, 2019. The Board made a minor edit to the minutes. Councilmember Fox moved approval of the minutes as amended and Mr. Zucker seconded. All were in favor and none were opposed.

**City of Summit FD, 301 Broad Street, PB-19-249**

Mr. Matias recused from this application. Mr. Thomas explained to the Board that this is a public project rather than an application for development. Mr. Thomas stated that the hearing is informational and will not require a vote. Christopher Kehde and Matthew Fadel of Lemay Erickson Wilcox Architects provided an overview of the architectural and engineering plans to the Board. Mr. Kehde stated that they will look to incorporate the staff comments as much as possible. Mr. Kehde noted that the site will accommodate for future solar energy use. Additionally Mr. Kehde stated that the plan will use the recommendation from the Environmental Commission regarding the use of roof areas to collect stormwater. Mr. Kehde stated that they will look to incorporate the pervious pavers to areas that are not travel by the large apparatus. Mr. Kehde stated that red brick is being used for the Fire House. Mr. Fadel stated that the recess from the face of the window to the Brick is approximately between four to seven inches. Mr. Kehde stated that they are currently investigating the possibility of providing a green roof. A discussion ensued amongst the Board in regards to providing a path behind the station to lead into the downtown. Although Mr. Drummond recognized the need for an updated Fire House, he voiced concern of the proposed location. Mr. Drummond stated that virtually all non-resident commuter parking spaces would be eliminated and New Jersey Transit may reevaluate keeping the Summit Train Station as the hub for Mid-Town Direct.

Resident Rick Bell provided his comments to the Board. Mr. Bell stated that this building has potential to achieve a sense of gateway since it is the first public building that will be seen coming up Broad Street. Mr. Bell stated that he would like to see the solar panels included during construction as opposed to being added post construction.

Resident Tim Erday provided his comments to the Board. Mr. Erday asked for more details regarding the noise that will be generated from the new Fire House. Fire Chief Eric Evers stated

that they try to limit the sound use as much as possible. Chief Evers stated that the ventilation system for the trucks generates noise at times, but they manage it as much as they can.

**Celgene Corporation, 556 Morris Avenue, PB-19-247 - GDP Amendment**

Samantha Alfonso of Dempsey, Dempsey & Sheehan advised the Board that she represents the applicant. Ms. Alfonso stated that there have been revisions from the previously approved General Development Plan (GDP) which is the reason for the new application. Ms. Alfonso began by explaining the changes that were made from the prior approved plan. Ms. Alfonso stated that building S-10 is going to be demolished and building S-6 is being replaced with a larger warehouse utility office building called S-15.

Janos Angeli was sworn in by Mr. Thomas and provided his testimony to the Board as the senior director of engineering and construction at Celgene. Mr. Angeli explained the changes to the GDP to the Board. Mr. Angeli stated that the cooling towers which support building S-11 and S-12 have been modified with new technology to comply with the City's noise ordinance. Mr. Angeli stated that building S-6C is a modular chiller utility building that will provide additional chiller capacity for the building. Mr. Angeli also noted that Building S-6D will be used as an exterior modular solvent storage building. Mr. Angeli explained that building S-16 will be a warehouse to hold CART materials. Mr. Angeli clarified that the prior GDP planned an S-6 expansion and now the proposed GDP will replace S-6 with the S-16 warehouse. Mr. Angeli noted that once building S-1 is demolished it will be green field.

Resident Lisa Mouscher asked when the green space will be completed. Mr. Angeli stated that, weather permitting, will have it done by early December. Mr. Angeli also noted that the demolition will take roughly 20 weeks and that there are plans in place to remediate noise. Ms. Mouscher asked if additional landscaping will be provided across from her property. Mr. Angeli stated that the plan calls to provide an additional buffer there.

Resident Laura Soden stated that she has concerns about the air quality post demolition. Mr. Angeli stated that all the buildings have already been abated based on New Jersey protocol and have been manifested off site. Mr. Angeli stated that there will be constant dust control demisters in the area.

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

Roll Call:

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

NO: None

**DRO Draft Review**

Board Planner Joe Burgis distributed a revised draft for three sections of the DRO to the Board. Mr. Burgis stated that the draft documents include the entire administrative section, definitions section, subdivision and site plan regulations, stormwater management provisions, and steep slope ordinance. Mr. Burgis stated that the zoning section of the DRO is almost completed and he hopes to distribute that section at the next meeting. Mr. Matias stated there are two parts to section three. First there is an existing section, Chapter 26 of the stormwater management regulations. Secondly, Mr. Matias stated that the grading ordinance is being edited to address drainage projects that do not fall under the major construction category.

The meeting adjourned at 9:03 PM.