

**CITY OF SUMMIT
PLANNING BOARD MINUTES
Monday, July 22, 2019**

Present

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

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 – June 24, 2019

Chairman Anderson asked if the Board had comments relating to the minutes from June 24, 2019. The Board made an edit to the minutes. Vice Chairman Brinkerhoff moved approval of the minutes as amended and Councilmember Fox seconded. All were in favor and none were opposed.

Resolution for Memorialization – Celgene Corporation, 556 Morris Avenue, PB-19-247

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

Roll Call:

YES: Fox, Drummond, Matias, Dunn, Parella, Brinkerhoff

NO: None

DRO Draft Review

Board Planner Joe Burgis stated that the DRO is in need of reorganization. Mr. Burgis stated that it would be best to discuss the broad discussion items from the Memo dated June 20, 2019. The Board discussed which zones streetscape designs should be applicable to. The Board decided that streetscape improvement standards should be mandatory in the CRBD and that there should be language to encourage streetscape improvements in the NB zone. A discussion ensued amongst the Board pertaining to sidewalk repair and tree planting. The Board discussed the idea of having a threshold that would make streetscape improvements required in the NB zone.

Mr. Matias stated that the major change in the steep slope ordinance is to change the steep slope requirement from a 15% grade threshold to a 25% grade threshold. The Board discussed the possibility of implementing a scale to manage steep slopes.

The Board discussed the Gateway II Zone and if the current zoning designation is still valid. Chairman Anderson asked if a spreadsheet could be created to illustrate the distinctions between GW II and other zones.

The Board discussed electric vehicle charging stations in stand-alone facilities and retail parking areas. Mr. Burgis stated that restaurants are starting to implement them more to incentivize customers to eat there and charge their vehicles. Mr. Behrens stated that having something in the ordinance addressing charging stations in commercial areas would eliminate the need for a use variance if someone would like to add them. A discussion ensued about possible language between residential and non-residential standards for electric vehicle charging stations. The Board requested that Burgis Associates provide examples of what other municipalities have in place.

The Board discussed automated parking systems in commercial and residential zones. Mr. Matias stated that the fully automated systems work better in residential development as opposed to commercial. The Board decided to work on language that would encourage indoor vehicle lifts and automated parking systems. The Board requested that Burgis Associates provide examples of what other municipalities have in place.

Mr. Behrens stated that there has been increased interest for rooftop amenities with new projects in Summit. Mr. Behrens stated that the goal is to decide what types of amenities are permitted and if there should be bonuses for providing green roofs. Mr. Behrens stated that there are distinctions between rooftop amenities compared to rooftop uses.

The Board discussed Airbnb and hotel uses within Summit and ultimately decided that Airbnb should not be permitted.

Vice Chairman Brinkerhoff stated that based on meetings with local architects and engineers, they explained that the overall appearance of buildings would be enhanced by allowing for a taller roof height. Ms. Balson-Alvarez stated that the language should clarify solely roof height as opposed to story height. The Board also discussed raising the CRBD building height another story.

Councilmember Fox stated that sustainable design features should be encouraged. Mr. Behrens stated that the Board will need to decide if any features are required, incentives are appropriate, and if there should there be standards should someone want to implement sustainable design standards. The Board decided to encourage standards for sustainable design features should someone choose to implement them. Additionally, the Board requested that Burgis Associates provide examples of what other municipalities have in place.

Mr. Behrens stated that placeholders would be added for the HPC section so when completed, it would have a place in the DRO.

Mr. Matias stated that administration is reviewing the State legislation for marijuana related uses that was passed recently. Mr. Matias stated that growing, processing, or retail business cannot be within 1000 feet of a school, house of worship, or daycare facility. Councilmember Fox clarified that the legislation is specifically for medical marijuana.

The Board decided to forward comments relating to the DRO to Mr. Nicola and Burgis Associates in preparation for the following meeting on August 26.

The meeting adjourned at 9:25 PM.