

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on September 26, 2013 which was called to order at 7:02 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: Councilman Sheridan, Mark Sessa, Robert Burlew, Roger Benedict, Dennis Fotopoulos, John Kovacs, Terry Musson, Jacqueline Kovacs-Olsen, Juan Carlos Oviedo, Allen Hudson, Planning Board Attorney Marc Leckstein; Engineer Peter Bondar

Absent: Mayor Harry Aumack

VOUCHERS:

M. Leckstein for September 26, 2013 meeting \$250.00

Motion to approve moved by T. Musson, second by A. Hudson with ayes by all present.

Minutes: August 22, 2013 meeting

There was discussion as to whether the Board would like to have the resolutions as part of the minutes or to have a separate tab on the Borough website so the public can view them separately.

A motion was made by A. Hudson, second by R. Benedict to have a tab on the website instead of in the minutes.

Affirmative: R. Burlew, M. Sessa, A. Hudson, R. Benedict, Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen, J. Sheridan

Negative: J. Kovacs

Abstentions:

Absent: Mayor Aumack

Motion to approve without resolutions in full moved by T. Musson, second by A. Hudson with ayes by all present.

Amended Resolution for:

Application No. 12-01 LNL Realty
Blk. 21.01 Lot 33

Mr. Sessa reminded that what the applicant was looking to have amended.

Mr. Leckstein explained that he emailed to the Board. Mr. Kovacs expressed that he would like the resolutions to be part of the packages so that the board can review the resolutions.

Motion to approve resolution made by J. Kovacs, second by T. Musson

Affirmative: R. Burlew, M. Sessa, T. Musson, D. Fotopoulos, J. Kovacs, J. Oviedo,
J. Kovacs-Olsen

Negative:

Abstentions: Councilman Sheridan, A. Hudson, R. Benedict

Absent: Mayor Aumack

New Business

Application No. 13-04 Alaric Properties
 45 Beers Street
 Blk 39 Lot 12, 13 and 14
 Site Plan

Mr. Leckstein explained that since this is a bifurcated application from a use variance that Councilman Sheridan would have to step down but is welcome to stay.

Mr. Leckstein enter the following as exhibits:

- A1 Application Package
- A2 Survey of property prepared by Charles Surmonte dated February 20, 2013 revised September 5, 2013
- A3 Site Plan prepared by Maser Consulting dated August 28, 2013
- A4 Proposed apartment plan drawing prepared by dated March 12, 2013 revised September 4, 2013
- A5 Proposed Complex apartment plans prepared by Lawrence Quirk, Dated March 12, 2013 revised September 4, 2013
- A6 Stormwater Plan prepared by Mathew Wilder, Maser Consulting dated September 2013
- A7 Monmouth County planning Board granting Final Approval letter dated September 23, 2013
- A8 Aerial view of property prepared by Maser Consulting dated September 26, 2013
- A9 Color rendering of the proposed apartment Complex dated March 12, 2013

- B1 T&M review letter dated September 20, 2013

Mr. Rosensweig stated he had four witnesses for this application they are as follows:

Brian Leff, Planner

Lawrence Quirk, Architect

Mathew Wilder, Engineer

Mr. Talarico, Applicant

Mr. Leckstein stated that he was not going to swear them all in at once; he swore in Mr. Leff, Planner with Maser Consulting.

Mr. Rosensweig asked if Mr. Leff was familiar with the site plan and the letter from T&M Associates; yes.

Mr. Leff stated that this is the second portion of a bifurcated application, he described the location of the property. Mr. Leff stated that the previous application was approved for twenty four (24) units twenty (20) two bedroom and four (4) one bedroom apartments. Mr. Leff explained the different variances they would requesting. In total there would be six variances the applicant would be seeking.

Exhibit A9 is a color rendering of the site plan which shows the way the proposed complex will fit in with the neighborhood. Plan is similar to what was approved previously the plan one of the one bedroom units will be for the on-site superintendent, the amount of parking spaces went from fifty-four (54) spaces to fifty-two (52) spaces because of an enclosure for the trash which took up two spaces. There will be new pavement, LED lighting there will be five light poles. There was further discussion on the lighting; the poles are eighteen feet high and the applicant is looking to see if house shields are available if they are that will be added.

Site will be graded east to west as it does now so that there enough pitch for the water to run off; the water and sewer lines are there and they will work with the Borough engineer to determine the best ways for the connections, all other utilities will be worked with the Borough engineer and any disturbance will be patched and repaired as Borough Ordinance states.

There will be landscaping in front of the building so that it will trap the small gravel so that it doesn't run into the street.

Some of the variances are building coverage is still under what ordinance permits, impervious coverage, front yard setback, parking spaces, building heights because the need is to lift above flood elevation current flood is 13 they are looking at elevation to be around 15 feet.

Mr. Hudson asked if the parking spaces will be assigned; Mr. Leff stated he wasn't sure at this time if that was happening.

Mr. Fotopoulos asked if it would only be vehicles and nothing stored under the building; yes.

Mr. Benedict asked if there would be lighting; some but not brighter than the parking lot.

Mr. Musson asked about the parking spot calculation is 7-9 feet; correct.

Mr. Burlew asked the crush zone if it was all pea covered; Mr. Leff replied anything not covered with concrete will be gravel.

Mr. Benedict asked about 8.4 on the engineer's report – more decorative lighting and more visibly appealing. Mr. Leff stated that they can revise that to whatever the Board would like the fence possibly wood or PVC.

Mr. Burlew asked about the trash dumpsters around town that they have a cap over them so that the neighbors on the hill don't have to look at the garbage. Mr. Leff agrees that there are two sides to that if they have the cap over them the garbage truck will have the beeping noise.

Mr. Sessa stated he would like the cap on the dumpsters. Mr. Sessa asked about the landscape in the back asked if they could be more specific. Mr. Leff explained that they are planning four large shade trees to screen residents, in between would be taller evergreens. The north area has a retaining wall with deep slope would like to maintain vegetation that is there now. Possibly a large evergreen shrub depending on the town's engineer's recommendations.

The front of the building will have foundation planting and narrow trees.

Mr. Burlew asked if the retainer wall is okay; Mr. Leffer stated it looks to be in good condition.

Mr. Fotopolouls asked if the site line changed; the site line will not impacted

Ms. Kovacs asked if that is true even with the trees; yes.

Mr. Burlew stated that the residents will not be parking on Beers Street; correct. If not parking in front how will it be policed?

Mr. Hudson asked where the entrance is; Mr. Leff stated he believed it had a rear entrance.

Mr. Rosensweig stated that the leases will be very strict on the occupancy agreement.

Mr. Leckstein stated that as a condition of approval the parking spaces will be assigned. There was further discussion on the parking and assigned spaces. Mr. Rosensweig stated that they attend to be much stricter if assign spots. Mr. Leckstein stated then as part of the resolution one condition will be assigned spots.

Mr. Leckstein asked about the recreation area; Mr. Leff stated the pea gravel surface which is under building. They can also use the parking lot which will be open during the day or they can use the waterfront park for recreation.

Mr. Leckstein asked would there be a private trash carrier; yes. T&M Planner expressed as long as the trash enclosure is decorative then Mr. Bondar will be okay with it. Planner will have to approve enclosure with T&M.

Mr. Sessa asked about the management plan; Mr. Rosensweig stated that he can speak about the items and then write the plan. Mr. Rosensweig stated that it would have the superintendents name, address, cell number so that someone can be reached at all times.

The plan will have a published schedule for waste, lawn maintenance and up keep on apartments and building. There will also be a consent to cooperate with the Police department and to comply with Borough Ordinances.

Mr. Leckstein stated that this would have to be submitted ten days prior to next meeting.

Mr. Musson asked if the traffic will enter both sides; Mr. Leff stated enter south exit north.

Mr. Fotopoulos asked about bulk pick up that would be private; yes. What about recycling plan Mr. Fotopoulos requested seeing the plan. Mr. Rosensweig asked Mr. Fotopoulos if he could provide something to him to look at regarding recycling.

Mr. Leckstein that will be one of the conditions. Mr. Leckstein asked if there was anything on the T&M letter that the applicant did not agree to.

Mr. Rosensweig stated no. The applicant would have the downtown improvement to the property instead of a four foot sidewalk he will place pavers and decorative light fixtures and send revise plan to T&M. This way it will be consistent with the downtown area.

Mr. Leckstein asked about signage; Mr. Leff stated there are none at this time. Mr. Leckstein suggested that they may want to have a sign about towing. Mr. Leckstein stated sign should be very specific. The sign should have towing company and phone number. If property doesn't have a tow sign they are not allowed to tow from property. Mr. Leckstein stated he will figure out the working and the spaces have the apartment numbers on the ground.

Mr. Burlew asked if architecture will be the same design as the waterfront park lighting; Mr. Leff stated that one change the light is possibly lower.

Mr. Slachetka stated he concurs with that concept.

Mr. Burlew asked if the fencing can be something like the waterfront park possibly the same color.

Motion made and carried to open to the public at 8:12 pm

Doreen Minutella, 34 Kearney Street, asked if it was the same picture from the last application. Mr. Leff stated that it was the only change was the trash enclosure. Ms. Minutella stated that she would like a lid so that she wouldn't have to look out her window and see trash. Ms. Minutella spoke about the area behind her house and what would be there to protect her property from vehicles; Mr. Leff explained that there would be curbs and trees, they vehicles would have to drive over the curb and then go through the tree. Mr. Fotopoulos asked Ms. Minutella to point out on the plans where she lives. Ms. Minutella asked about the assigned spots; Mr. Leff replied yes. Ms. Minutella asked if this was HUD housing complex; not at all.

Mayor Harry Aumack, 52 Kearney Street, feels that it is a big improvement to what is there now. However, the height of the building is going to stand out since it is so close to the street. Mayor asked if T&M has looked at the three foot retaining wall. Mayor stated that 30 Kearney Street just had to build a new retaining wall because it was sliding down the bank. The bank is not in good shape Mayor would like T&M to look at it. Mr. Rosensweig stated that the engineer will look at the wall. There was further discussion regarding the rear bank.

Mr. Slachetka state that any vegetation that gets lost needs to be replaced; okay.

Mike Lane, 51 First Street, would like that the wall stability be a condition in the resolution. Mr. Leckstein stated that it would have to be. Mr. Lane asked where a barbecue or bicycle be stored. Mr. Burlew stated that a barbecue is not allowed.

Mr. Lane asked the applicant's planner how many road cuts will take place; Mr. Leff stated that he would be working with T&M right now he is proposing at least three. Mr. Lane asked that one condition of the resolution be that the street be stored as is.

Motion to close to the public at 8:27pm was made by D. Fotopoulos, second by A. Hudson with ayes by all present.

Mr. Lawrence Quirk, Architect was sworn in. Mr. Quirk stated that T&M suggested a colored version of exhibit A-5, colored version was marked in as exhibit A-9. Mr. Quirk describes the building and how it would like.

Mr. Fotopoulos asked about the front entrance; yes, there is also an entrance to the stair tower on the side.

Mr. Benedict asked about the roofing if it was shingled and if it will be the same color as it is now; yes. Mr. Leckstein asked about the roof line. Mr. Leckstein asked about the comment that T&M made about the roof line. There was further discussion on how the roof will look in the back of the building. Mr. Slachetka asked to have a gables in the rear like the front. Mr. Quirk agreed that there would be three (3) gables in back and two (2) in front.

Mr. Benedict asked if the brick veneer will be around the building; yes.

Mr. Fotopoulos asked if there were bay windows in front; yes.

Mr. Musson question on A4 which is your A2 the one bedroom why two (2) small closets why not make it one walk in closet. There was a discussion as to why this is a good idea; applicant architect agreed to make it one large walk in closets for the one bedroom units. Plans will be revised to make one walk in closet.

Mr. Benedict asked about the square foot being the same; yes. Which units will be the one bedroom units; Mr. Quirk stated that the best location would be the south end.

Mr. Fotopoulos asked if the washer and dryer would be included; no just space for them.

Mr. Slachetka referred to the gravel area in front they are open areas how will the space be used because of the flooding issues. Mr. Rosensweig stated that he would have speak to his client and it would be addressed as a supplement to the lease. Mr. Slachetka stated he would be concerned about anything being stored under the building that would be visible to see from the streetscape. Mr. Slachetka asked Mr. Quirk to describe the placement of vegetation in front of the building and where it will be placed. Mr. Quirk explained in front of the railing there would be some trees between the sidewalk and street which will conceal where cars. There was further discussion on what vegetation would be in the front.

Discussion on storage Ms. Kovacs explained that if we are trying to get young professionals they might have bicycles. Mr. Musson stated that his concern is since we are raising the area because of the flood area but then you are willing to storage.

Mr. Kovacs asked about the shrubs that are going to be placed in the front how high will they be. It was explained that it would be enough to screen the vehicles but will not be very high approximately three to four feet but it will be maintained.

There was discussion as to the height between the parking area and the first floor. Mr. Burlew stated that he is not comfortable with anything being stored underneath the building he would prefer something being placed in the back. Mr. Burlew is concerned about the fence being used as a bike rack or for hanging banners off of it. There was further discussion as to issues of storage.

Mr. Leckstein stated that they are already deficient with parking. Mr. Burlew is suggestion to eliminate one space for storage.

Mr. Slachetka suggested that there is space in the rear of the two end units that there is no parking spaces possibly place a lattice enclosure under that part for storage and that would not eliminate no parking spaces. This would only be used to store bikes and not trash. Mr. Hudson asked how the applicant would make sure it is just bikes; Mr. Rosensweig stated that would be the Superintendent's job.

Mr. Rosensweig mentioned that four one bedroom one of the units are designated to the superintendent. The alternate version was marked in as exhibit was marked in as A-10 They applicant would like to board to consider to add a study or office. Mr. Hudson stated that it would be used as a bedroom. There was discussion on this exhibit. Mr. Rosensweig stated that it was just an idea. Ms. Kovacs stated that in her experience it will be used as a bedroom. Mr. Leckstein stated that they would withdraw the exhibit since the board is against this idea.

Motion to open to the public at 8:58 pm was made by A. Hudson, second by R. Burlew with ayes by all present.

Mayor Aumack mentioned that each of the six stair cases must be fire proof. If tenants are parking cars underneath you will have to have a two hour ceiling and smoke alarms. Mr. Burlew explained that the fire separations will go directly to the roof lines. The fire sub-code official will make sure they meet all standards.

Mike Lane, 51 First Street, asked about insight to what size pile that is needed to drive into sight; not yet. One issue for board the project of First Street the piles had to be water jetted in and believes the Engineer should be involved when they are driving in the piles to make sure there is no damage to the surrounding area. Mr. Lane pointed out the issue with the bank behind the building. Mr. Lane asked about the life expectancy of the building; Attorney stated he feels it is irrelevant to the application.

Mr. Lane explained that Mr. Burlew mentioned about the ground being raised. Mr. Lane explained what was done on First Street project and how they had to raise the street three feet and that took care of the flooding. Mr. Lane spoke of the sea level in years to come. The attorney stated that they will comply with all codes as they are now. Mr. Rosensweig objects to the sea level discussion. Mr. Leckstein explained that he agrees and that the Board can only ask to have the applicant build to what they are today.

Motion made and carried to close to the public.

Mr. Benedict clarified that there will be one walk in closet in the one bedroom.

There was discussion as to what the Board would approve before the managerial plan. Mr. Rosensweig asked that the application gets approved with the condition that the managerial plan has to be approved. If the board is not happy with the plan then the application can be denied. Mr. Rosensweig stated that the applicant would like to move forward with this application.

Motion to approve site plan but keep application open for the managerial plan. Motion made by Mr. Musson, second by Mr. Kovacs with ayes by all present.

Meeting was opened to the public at 9:24pm. The meeting was closed at 9:25pm.

Motion made and carried to adjourn meeting at 9:26pm.