

City of Northfield Planning Board
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Minutes: March 3, 2016

Notice of this meeting had been given in accordance with Chapter 231 Public Law 1975, otherwise known as the Open Public Meetings Act. Notice of this meeting had been given to The Press, posted on the bulletin board in City Hall, filed with the City Clerk, and posted on the City website, stating the date, time and place of the meeting and the agenda to the extent known.

This REGULAR meeting of the Northfield Planning Board, held on Thursday, March 3, 2016 in Council Chambers, City Hall, Northfield, was opened by Chairman Richard Levitt at 7:00 p.m. and the following members were present or absent as noted:

Timothy Anderson
Mark Bruno
Mayor Erland Chau
Jim Leeds
Dr. Richard Levitt
Lou Milone-absent
Chief Paul Newman
Henry Notaro
Councilman Frank Perri
Ron Roegiers
Derek Rowe
Clem Scharff
Jim Shippen

Matthew Doran, Professional Engineer
Norman Zlotnick, Solicitor

There were a number of items of business to cover this meeting. Chairman Levitt started with the application on the agenda. Dr. Levitt noted that Mr. Scharff would be a little late to the meeting and Mr. Plackter, the applicant's attorney, stated that he would allow him to hear the tape of the hearing, which is allowed by law, if need be, so that he could vote on the application. Dr. Levitt commented on the history of this application. The Ordinance was revised in 2014 which created the C-MF (Commercial Multi-Family) zone where the city recognized the need for affordable housing that can be offered as rental units and applies to this specific property. This was after extensive negotiations between the city and the developers to avoid a builder's remedy lawsuit. This type of zoning which permits some affordable housing is not considered spot zoning by the state and the city was able to tailor the Ordinance to this specific development. The public should be made aware that if the application conforms, it is technically a by-right application, but opportunities to comment on design items where waivers are required are welcomed.

Mr. Zlotnick commented on legalities. He stated that New Jersey is engaged in COAH litigation and negotiations. The Governor did not allow COAH to carry out functions, leaving it to the courts to handle on their own throughout the state. This litigation has been very expensive and few municipalities were COAH compliant and it has not been their fault. COAH kept changing the numbers and requirements. In Northfield's case, a Developer's Agreement was met with the applicant setting forth what the developer would be doing including the legal positions of the city and the board. A new zone was created to allow this to happen. There will be 40 affordable units allowed that will be provided legally toward the city's obligation to COAH numbers. Dr. Levitt noted that this is an ongoing process and the numbers continue to be a moving target. Mr. Zlotnick said there are public groups that would want the number to be as high as possible. The city wants the numbers to be reasonable and realistic and the city must cooperate. This agreement can be salutary for both sides and this will help to allow us to meet our obligation. There is a section in the agreement that states that we cannot unreasonably put barriers in the way of allowing this project to move forward. We must cooperate and this is a requirement by law.

Mr. Bruno remarked about an email he received today commenting on the application and asked if the comments were legal and justified. Mr. Zlotnick said he did not receive the email and emails cannot be taken into account at tonight's hearing since they cannot be cross examined. It is extraneous to this hearing and is actually worse than hearsay and cannot be considered.

The hearing began with an introduction from Jack Plackter of Fox Rothschild in Atlantic City, the attorney for Max Gurwicz and Son, Inc. and the Cresson Hill project. The property is located in Block 17, Lots 4, 7, 8, 9, 10, 11, 12 and Block 2208, Lot 10 in the City of Pleasantville and the location is Tilton Road and Cresson Avenue. The property is located in the C-MF Zone adopted by Ordinance 7-2014. The application is for a Minor Subdivision and a request for Preliminary and Final Site Plan Approval for a 266 unit rental apartment complex to be constructed in four phases. The project will include 40 affordable rental units, 225 market rate rental units, and one unit for a live-in maintenance person. A community building and pool will also be proposed. The subdivision involves re-subdividing seven lots into three lots. Mr. Plackter began by stating this project involves affordable housing, but is not involved with Section 8 housing. The affordable housing will be integrated throughout the development. Individuals such as new teachers, government employees, and seniors are expected to apply for this type of housing. Mr. Gurwicz will be completing background and credit checks on the applicants and this is accepted everywhere. They are seeking preliminary and final site plan approval and there are no variances. The proposed subdivision will re-subdivide the seven lots into proposed Lot 4.01 fronting on Tilton Road for future commercial use, proposed Lot 8.01 which will contain the 266 apartment units and community building, and proposed Lot 9.01 will be the existing Tilton Shopping Center and its use will remain commercial. They are not proposing development on the Egg Harbor Township land.

Mr. Plackter noted that they published and noticed the required properties and entities in January and a public announcement was made for a continuance at the previous Planning Board meeting February 4, 2016. This allowed for revisions to meet conditions of Mr. Doran's Engineer's Report. Mr. Zlotnick asked Mr. Plackter to clarify the number of units being constructed. Mr. Zlotnick said he studied this carefully, and

one unit is not a dwelling unit or a rental unit; it is for on-site management. Dr. Levitt asked that the maintenance unit be considered an accessory unit to avoid a variance. Mr. Zlotnick agreed given the Developer's Agreement that they do not require a d(5) variance for density. Dr. Levitt asked for the Board's opinion, and they agreed as well. Mr. Plackter said this is exactly the intention of MGS, which is the developer. The Developer's Agreement clearly states that 265 units are permitted and they also have the right to construct a non-rental unit for the maintenance person.

Mr. Plackter introduced Jay Sciuolo of Marathon Engineering to provide testimony. He prepared the plan and review of the C-MF zone per Ordinance in conjunction with Mr. Doran's report. Mr. Sciuolo described the existing site. He presented Exhibit A-1, a Land Use graphic showing the borders of Egg Harbor Township, Northfield, and Pleasantville. It also showed the existing commercial section. Mr. Sciuolo said there is no planned development for the Egg Harbor Township land at the far northern edge. A section of the site touching Tilton Road is for future commercial use and is not a subject of this application. The open wooded area on Cresson Road is the major site for the start of Phase one. The framework for the design is balanced between five standards-namely RSIS (Residential Site Improvement Standards of NJ), CAFRA, the Development Agreement, the C-MF Ordinance created from the Agreement, and the Northfield Land Use Ordinance. The Developer's Agreement was marked Exhibit A-2, dated December 16, 2014 showing the boundaries and the lots highlighted. Exhibit A-3 showed the subdivision plan which proposed to change the current seven lots to three lots. The subdivision will consist of:

Lot 9.01	Cresson Avenue and Tilton Road	19.50 acres	Commercial; Tilton Shopping Center
Lot 8.01	Cresson Avenue & Tilton Road	19.43 acres	Cresson Hill Development
Lot 4.01	Tilton Road	2.65 acres	Vacant wooded ground Future Commercial

Mr. Sciuolo discussed the Developer's Agreement between Mr. Gurwicz and the city and presented highlights. Exhibit A-4 is a color version of the site plan. Patches of wooded area will remain. Storm water basins will be installed and this project will improve drainage. Mr. Sciuolo explained why the building positioning changed on the plans. In Phase one and two of the project, the buildings will be parallel with the northern back line and the inner buildings will be perpendicular. This will limit some of the clearing, will be an advantage with the sloping, and will make the utility hookup easier.

Mr. Sciuolo discussed site plan items and waivers requested. Floor Area Ratio (FAR) applies to commercial structures and they requested a waiver from doing the calculation for living space. They also did not show elevations for the 2nd floor. They requested a waiver from performing the soil tests during the winter since it is better to do them at other times of the year. They did not address sign details as there was nothing to review at this time. It is a separate process which will follow.

Mr. Sciullo continued to describe various checklist waivers they are requesting. He discussed existing trees on the 20 acre development site. Dr. Levitt said specimen trees should be identified. Mr. Sciullo said there are some large trees on Cresson Avenue and they intend to preserve as many as they can and also relocate some if possible. Under coastal rules, portions of the site will remain forested. Dr. Levitt said our Ordinance requires it. Mr. Sciullo said development start time will depend on the DEP and CAFRA permits which are out of their control. They are also seeking waivers for the Minor Subdivision Checklist as noted in Mr. Doran's report regarding Certificate of Title and the City Engineer's Report and the Map Filing Law at this time. He noted that the 200 ft. list properties are shown on the plans. Mr. Leeds asked for more clarification on the soil testing and booring logs. Mr. Sciullo said that they have to make sure the ground is solid enough and can handle the water runoff. Mr. Leeds asked when the tests are completed. The tests are based on soil color so it is better to perform the tests during the prime time summer months when the water tables are not as high as in the winter. By current standards, this produces a more accurate test.

Mr. Sciullo went on to describe the project. They are proposing 265 units with 225 at market rate. The market rate units will be two bedrooms and the 40 affordable units will be a mix of one, two, and three bedroom units. Mr. Plackter said there will be a minimum requirement of eight three bedroom units. Mr. Sciullo said there will parking in the back of the buildings and some of the cars will be parked in garages. Not all of the units will have garages and they can be rented and are considered an amenity.

The proposed recreation center will be a 3,000 sf clubhouse at a minimum and can possibly be constructed up to 5,000 sf and will contain a swimming pool and pool building. Dr. Levitt asked about outdoor play areas. Mr. Sciullo said in the center of the site they will construct an area referred to as a Tot Lot and will include a safe surface for play.

Mr. Sciullo discussed the internal roadway from Cresson Avenue to Tilton and it will be a private road. It will be RSIS compliant for the road, sidewalk, and parking compliance. Information has been delivered to the Fire Department and they will add an additional fire hydrant at the Fire Department's request. There is a potential for widening Cresson Avenue, but they are not proposing any at this point. The parking will be more than adequate. Considering the combination of garage and other on-site parking with standard spaces of 9 ft. x 18 ft., they will exceed RSIS by 30 spaces and will be fully compliant with sidewalks which will be provided throughout the site and along both sides of the road and compliant with public utilities as well. The lighting will be owner controlled. Mr. Sciullo spoke about their drainage plans and underground storage. They will fully comply with RSIS, but not with the City standards for underground storage which creates maintenance issues. The removal of suspended solids is expensive and must be pretreated. A lot of basins fail and are not noticed right away because they are out of site. The storage facilities at this site will be maintained by the owner/developer. They will be fully fenced and will not hold water

for more than three days. The deepest sections will be 3.5 ft. in the worst of conditions. They do not intend to use underground storage. The fencing will be up to standards and will not be chain link which is easy to climb and is not aesthetically pleasing. They will use a mesh type of fence and it will look like an open field which is a little lower than the other grounds.

Mr. Sciullo continued with testimony saying the signs would be addressed later. They are proposing an extensive landscape package. Even though it cannot be imposed by the Board according to the agreement, the applicant is saying it will be extensive including foundation plantings, buffer plantings, basin plantings, and existing preservation of trees, native or adaptive with nothing unusual. There will be no plantings at the back of the buildings, but they intend to plant more in front. Plantings at the back of the building won't serve any purpose and will be difficult to maintain. Mr. Sciullo pointed out that the alleyways are located in dead end sections and are RSIS compliant and not unusual. The trash enclosure is proposed to be a 6 ft. block structure painted to match the buildings and it will be surrounded by landscaping.

Mr. Sciullo displayed Exhibit A-5 which is a colored Phasing Plan:

Pink-Phase 1

Green-Phase 2

Yellow-Phase 3

Blue-Phase 4

Tan-Future Commercial

The phases of development are as follows:

Phase One-Clubhouse and pool, 50 units, 2 buildings, No affordable units-not required to be included until 25% of development is completed

Phase Two-3 buildings, 4 affordable units

Phase Three-3 buildings, 28 affordable units

Phase Four-4 buildings, balance of 8 affordable units

There was a concern from the Board that if the development was constructed in phases and the third and fourth phases never come to fruition, what would happen with the affordable housing units designated for those buildings. Mr. Sciullo said they wouldn't want to put all the affordable units in the first phase. He added that the numbers will always be included in the affordable housing numbers until built. Mr. Bruno added that the city has to have a plan in place including the numbers; they don't necessarily have to be built. Dr. Levitt asked if all the land would be clear cut at the beginning of construction. Mr. Sciullo said no. The road will be created in phases going forward. The road will begin at Cresson Avenue and move left or westward. They may need to cut the road further to run the sewer lines. Dr. Levitt asked if the Fire Department is aware of the road being built in phases as there would only be one way in and out of the

development in the early phases. Mr. Sciullo said the Fire Department has reviewed the plans. Mr. Perri read the Fire Department letter. He noted that there is a concern in the letter about the road and the phased development. Dr. Levitt said this needs to be addressed and expressed concern that the road may never be completed if phase three never happens. Mr. Sciullo said it is not a requirement of RSIS. Mr. Scharff agreed with Dr. Levitt and said the road should be completed. Mr. Scharff added that he believed the Tilton Road pavement closing project was held up due to this project. Mr. Sciullo said that was a county issue, Mr. Scharff asked if Tilton Road would need to be torn up due to the sewer tie-in on Tilton Road. Mr. Sciullo said Cresson Avenue cannot handle the sewer tie-in and Tilton Road would need to be opened up after Phase Two to connect to Tilton Road. During phase one the sewer will be tied into a nearby manhole. Mr. Plackter said he would get clarification on this. Mr. Zlotnick asked how it would be clarified and what the solution will be. Mr. Plackter said Mr. Mitchell Gurwicz wanted to answer this question and was sworn in.

Mr. Mitchell Gurwicz said that there will be plenty of turnaround in phase one and they will work with the Fire Department. They want to construct a roadway that is not a cul-de-sac. They don't want a roadway with an unsafe, unlit entrance that leads into the backside of the development. They could possibly remove some of the proposed landscaping to create a hidden second entrance on Cresson Avenue. Dr. Levitt asked about the timing between phases one and four. Mr. Gurwicz said he couldn't say for sure and the timing would be based on market conditions. It is in the Developer's Agreement that it is market dictated. He added that when phase one is fully rented, they will begin the next phase. Dr. Levitt said that the Fire Department must be made aware that the road may never be built to the second access. Mayor Chau expressed concern about fire apparatus. He said due to the size of our vehicles, certain radius is necessary to maneuver the trucks.

Mr. Sciullo said they studied the turning radius at every turn. Mayor Chau asked if the trucks can completely turn around the entire buildings in phase one and Mr. Sciullo assured him that they could. Dr. Levitt expressed concerns that the Fire Department is fully aware of the phasing situation and that the temporary situation of the road not being completed may become a permanent situation. Mr. Plackter said they will go back and talk to the Fire Department to make sure they fully understand. Dr. Levitt said he would like to see the road built in phase two. Mr. Shippen asked if the trucks would be able to fully turn around in each phase. Mr. Plackter assured him that they would. Mr. Shippen said he is unsure about the road being built in phase one since there may not be adequate lighting and for safety reasons; he felt the Police Department might not be too happy about it. Mr. Zlotnick said the turning radius tests were completed and have been shown to the Fire Department and they are RSIS compliant. He addressed Mr. Sciullo and said he thinks it should be a condition of approval that the Board has a clean letter from the Fire Department. The Board needs

some control over the process. Mr. Leeds noted that the Fire Department also needs to understand that the total number of fire hydrants will also be installed in phases.

Dr. Levitt asked Mr. Sciuлло about the cost differentiation between underground and above ground basins. Mr. Sciuлло said it is in the millions. Underground basins are very expensive. Mr. Roegiers added that underground basins can become polluted and hard to maintain and keep clean. Dr. Levitt expressed concerns about standing water. Mr. Sciuлло commented that the soil is good and the above ground basins will be properly maintained. Mr. Scharff had questions about storm water basin #4. He asked about the utility easement and asked if power lines would run through the basin. Mr. Sciuлло said there would not be utility poles running through the basin. Mr. Perri had concerns about storm water on Cresson Avenue. Mr. Sciuлло said there would be none as Cresson Avenue runs uphill. Mr. Perri then asked about the effects of flooding on Tilton Road. Mr. Sciuлло said runoff would not affect Tilton Road flooding. Mr. Leeds commented on the cost per unit numbers. The average unit will be 1,100 sf and could cost about \$3,700 per unit or \$3.00 per sf and suggested using the savings for more open space in the form of playing fields. Dr. Levitt suggested waiting for the testimony from the architect before addressing this. Mr. Roegiers agreed that underground basins can be very inefficient, expensive, and not necessarily better due to costs and maintenance.

Mr. Sciuлло said they have started sewer discussion for approvals with the city and have begun the submission for the State of NJDEP for CAFRA permit approval. There are other outside agency approvals that will be necessary such as Soil Certification, NJ American Water, South Jersey Gas, Atlantic City Electric, and Atlantic County approval and they will pursue them. The property will be developed in accordance with the Northfield Zoning Ordinance and the Developer's Agreement.

Dr. Levitt reminded that increased traffic generation is designated by the courts in NJ and is not to be a valid reason for disapproving the project.

The next professional to provide testimony was the Traffic Engineer, David Shropshire. Mr. Plackter asked him to address the impacts on services and Cresson Avenue improvements. Mr. Shropshire said his study, dated December 11, 2015, considered 134 to 164 generated trips during peak hours between the two access points when the road is fully completed. He said his study found no increase or change in any levels of service between Cresson Avenue and Tilton Road and the cross street will not be affected. Traffic will be heavier towards Tilton Road. The first phase will increase traffic on Cresson which is a low volume traveled road. There is no need for an auxiliary lane. If the road was widened, an increase in speed would occur. County approval is needed for access to Tilton Road.

Dr. Levitt suggested a scenario and asked what a person, living in Building 14, has to do to see a movie in phase four. Mr. Sciuлло said there are two ways to go either by car, out and around, or a walk down to Tilton Road where sidewalks can be accessed. Dr. Levitt asked about Building 8 and the answer was the same, but in the opposite

direction. Dr. Levitt spoke about the importance of local, walkable communities. He said it would be easy to provide a gravel walkway to allow easy access to the commercial area. He said Cresson Hill seems landlocked from the commercial site and he is not in favor of this. In the Developer's Agreement, this was considered an added cost. Dr. Levitt felt that it is simply good planning to provide walkways. Every planning seminar that he has been to has agreed with this. A 30 ft. to 40 ft. access path would not be a major expense. He would like to see pedestrian access to the commercial area. Mr. Mitchell Gurwicz said he understands the purpose of planning to connect the two areas. The commercial side facing the Cresson Hill site is the back of the commercial businesses. They are doing everything they can to insulate the project from the commercial area. For safety reasons, they want to reduce access to this area. If conditions change, they would consider providing access. He doesn't want to see pedestrians here. They want to keep the area tree-lined and not have pedestrians walking at night near the basins. If the shopping center changes, they will construct an access. Dr. Levitt said a bright light behind the theater would work. He believes that people will make their own access to get where they want to go if an access is not in place. They will find a path through the woods in order to get there. It is good planning.

Dr. Levitt called for a 5 minute break.

The meeting reconvened at 9:00 p.m.

Mr. Plackter said that he spoke with Mr. Gurwicz during the break and the applicant has agreed to construct a pedestrian walkway between the commercial area and the residential property. This walkway will be discussed with Matt Doran and subject to his approval. The walkway will be constructed during phase three of the project.

The Architect for the project was Ms. Laura Staines of L&M Designs and she described the clubhouse building which would be consistent with the residential buildings. The residential buildings will have four access doors and all will have elevators centrally located. They will be three stories in height and the third floor units will have loft areas in the attic space and can be used for home offices. There will be no walls on the third floor and it will not be used as a third bedroom. It cannot be enclosed. This area is about 150 sf. Dr. Levitt asked if it could be notated in the lease that the loft could not be used as a bedroom and the applicant agreed.

The following exhibits were added to the record by the Architect:

Exhibit A-6 Front Elevation Large Building Concept Design of Residential Building

Exhibit A-7 Front Elevation of Small Building

Exhibit A-8 Clubhouse Facility

Exhibit A-9 Side and Rear Elevations of Large Building

Exhibit A-10 Side and Real Elevation of Small Building

Ms. Staines described the importance of the phased development. She said that no one will know which units are affordable and which are market rate. The floor plans will be subtly different and will not be noticeable. Colors will be earth tones with a little variety.

Dr. Levitt asked if a renter was paying for a regular unit and his finances changed, could he apply for an affordable unit. Mr. Gurwicz said there will be leeway. He said the person would be able to stay and if approved, they would have to make another unit affordable to keep the affordable number consistent.

Ms. Staines added that the buildings would be all wood frame. Mr. Scharff asked about an alarm system. Ms. Staines said there will be communication on this and it will be dictated by the Building Code. Dr. Levitt asked if there would be energy efficient appliances. Ms. Staines said yes. Mr. Gurwicz said they anticipate that gas would be available for the units and it will likely be individually metered. Ms. Staines was asked to describe heating and air conditioning. She said the units will have central air conditioning. They are unsure if they will be using condenser units or wall unit magic-paks which will be individually controlled. Dr. Levitt asked Ms. Staines to describe the garages. She said they will provide garages for rent and they will be self-contained with doors that open to a corridor with access to the elevators. There will also be private storage areas to rent and there will be necessity closets for sprinkler equipment, utility closets, and necessity closets to be used for building maintenance. Each garage will be privately enclosed. Mayor Chau asked about pets. Mr. Gurwicz answered that small registered pets will be allowed and there will plenty of wooded areas to walk them.

Chief Newman asked about access into the buildings for the general public and how rescue services would enter the buildings. Ms. Staines said guests will come in the front door of the buildings, but she is unsure of further details at this time. She added there will be a lock box in place for emergencies. Dr. Levitt said the municipality and Fire Department need to be informed of this. Ms. Staines said it is part of the Municipal Code. She noted that the elevators are 3,500 lb. capacity which is about standard for a residential elevator. Mr. Leeds asked about the square footage of the units. She said the one bedroom are 850 to 900 sf, the two bedrooms are about 1,350 sf with a range for certain premiums. This includes living space only. If a garage is rented there will be stacked parking, but both vehicles will belong to the same unit.

At this time, Matt Doran's letter was addressed in detail by number as to those items resolved.

1. The Engineer requested more information about curbs and sidewalks on Cresson Avenue. They will be constructed around certain trees to preserve them. Details must be provided to Matt Doran. The sidewalk will be as straight as possible considering the trees. Mr. Sciuillo noted that utility poles are a consideration as well.

2. It was agreed that a Utility Availability letter would have to be provided from the Sewer Authority of the City of Northfield.
3. CAFRA permit application has been submitted and all approvals would be forwarded to Matt Doran when available.
4. As to buffers, Mr. Doran said Mr. Sciullo sufficiently covered the comments on this. A waiver was requested for the required double row of plantings required.
5. A waiver was requested to allow a "critical foot print area" in excess of 20 feet for the clearing as part of the grading plan and will comply with the required Soil Conservation Permit.
6. Mr. Doran said the plan needed to be amended to show curbs and sidewalks on Cresson Avenue. The applicant agreed to supply plans to Mr. Doran as condition of final approval.
7. The applicant agreed that the driveway configuration and design is subject to review by Atlantic County.
8. The traffic engineer testified that acceleration and deceleration lanes on Cresson Avenue would not be necessary.
9. Easements are shown on the Minor Subdivision Plan and required no response.
10. The CAFRA report is in the review process and will be submitted when available. This report is in lieu of and Environmental Impact Statement.
11. The applicant agreed that any proposed fencing comply with Section 215-95 of the Ordinance.
12. As to the Fire Department review as well as the fire truck movement plan, items have been covered and agreements reached. Anything required further or clarification needed by the Fire Department will be rectified by the applicant.
13. No response was required as to Landscaping and Shade Trees as this has been addressed on the plan.
14. The applicant agreed to provide a detail dealing with wooded edges to prevent soil from running onto sidewalks. It should be clarified on the plans.

Mr. Doran noted that sewer connections must be approved by both the city and the state.

15. A waiver was requested concerning street trees at 40 ft. on center. They requested 60 ft. The trees will be moved behind the sidewalk on Cresson Avenue as required, but the waiver is still requested for the trees along Tilton Road.
16. A waiver was requested for showing all trees of 6 inches in caliper or larger on the plan.
17. The applicant has proposed the appropriate number of trees and no response is required to provide at least one tree for each 10 parking spaces.
18. The parking scheme had been discussed in detail. A loading area is not needed.
19. The applicant and Mr. Doran discussed the proposed lighting. The applicant agreed to additional lighting along the driveway heading to Tilton Road.

20. Did not need to be addressed as a loading zone is not required for a common building in excess of 5,000 sf. The proposed community building is 3,000 sf.
21. The plans comply for parking spaces at 575 spaces with the requirement at 535 spaces. No response was required by the applicant.
22. The Board engineer was satisfied with the parking layout and the garage utilization.
23. No response was required for the onsite pavement design.
24. Mechanical screening detail will be added to the plan as noted by Mr. Doran.
25. The plans will be revised to show all sewer clean outs and inverts under Tilton Road as requested by Mr. Doran. Mr. Doran noted that a Road Opening Permit is required by the County for access to Tilton Road.
26. The sewer capacity letter from the city was previously discussed.
27. Additional construction details of the onsite sewer system will be shown on the plans as requested by Mr. Doran.
28. It was agreed to revise the plans to show concrete sidewalk along the entire frontage of Cresson Avenue and pedestrian access Lot 9.01.
29. Two Residential Site Identification Signs are proposed along Cresson Avenue and Tilton Road which comply in size, height, and setback, but a sign detail needs to be provided with the plan. The applicant's agreed.
30. As discussed, the applicant will provide Cape Atlantic Soil Conservation District permit when received.
31. Trash will be privately collected and there are seven proposed Trash /Recycling areas throughout the site. The applicant provided testimony that they are made up of concrete block and will be painted the same color as the buildings. They also will be landscaped as required. This will also be shown on the revised plans.
32. Mr. Doran noted that the extensive drainage design will follow the criteria of NJ State Regulations provided in the Residential Site Improvement Standards (RSIS). The project proposes 6 open basins for overflow storm water. Mr. Doran noted that a waiver is required for this as the Ordinance states that all storm water be stored underground. The applicant stated that open basins are not prohibited by RSIS, therefore a waiver is not needed.

Dr. Levitt called for a straw vote of the Board as to whether they are in favor of the open swales rather than underground drainage. All the Board members agreed except for Jim Leeds who voted no. He thought they should be located underground. Mr. Zlotnick and Dr. Levitt said the Board is constrained by the Developer's Agreement. The conceptual plan shows open basins and the developer cannot be overburdened with imposed costs. Mr. Leeds said that the plan shows a completed road as well and Dr. Levitt agreed with him. Mr. Leeds said he thinks the open basins will cause a visual problem. Mr. Sciuollo described the size of the basins. Mr. Leeds felt that the people in the first floor units will view a 10 ft. hole. He brought up the comparison to the Pep Boys site and

reminded the Board of the large retention basin hole on that site. Mr. Bruno asked the applicant if they are opposed to underground basins and Mr. Sciuлло answered that they are opposed due to the cost to maintain. Dr. Levitt asked Mr. Sciuлло if they have an idea how to minimize the visual impact and asked if they could possibly put plants on the first five feet. Mr. Gurwicz referred to the Developer's Agreement. He said The Pep Boys Shopping Center is a small site in comparison. Cresson Hill is a much larger site and will resemble rolling fields. The basins will need to be serviced and if they were to be an eyesore, they would need to do something about that for economic reasons. A design waiver is required for the basins.

33. The applicant's Engineer agreed to provide additional construction details for the storm water piping as required by Matt Doran.
34. No response was required concerning the pipe report since it is shown in Appendix I and matches the plan.
35. The plans will be revised to show connection details for the HDPE roof drain system.
36. The applicant agreed to revise the plans to include information concerning the six storm water basins. Mr. Doran noted in his report that the design depth of water to the proposed grass varies from 5 ft. to 6 ft. Mr. Doran is requiring a cross section plan showing the side slopes and additional details of slope location and basin bottoms as well as the fencing around the basins.
37. No response was required regarding since the plan identified an acceptable stabilized vehicle access into each basin.
38. Mr. Doran's report required the applicant to provide a basin maintenance manual consistent with RSIS which has been submitted.
39. Mr. Doran noted in his report that the roof drains from the existing shopping center flow directly over the sidewalk on Cresson Avenue. He asked if this could be better controlled as no improvements are proposed for the commercial site. The applicant agreed to redirect the flow to a nearby drainage area.
40. Mr. Doran noted that the lighting on Cresson Avenue should be discussed and whether existing street lights are adequate. It was determined that the existing lighting is acceptable.
41. Street signs were addressed. The applicant agreed to no parking signs for the main drive of the residential site. A request was made to discuss the signage through Lot 4.01, the site proposed for future commercial development. It will be addressed when a site plan is developed.
42. It was agreed to revise the plan to show location of all water mains and service sizes. A letter of availability of services for water has been supplied by NJ American Water Co.
43. It was acknowledged that a Road Opening Permit will be necessary from the County for Tilton Road and from the city for Cresson Avenue.

44. The plan will be revised to show details of types and sizes of fencing as well as location.

45. Before any final signoff of plans, the following will be supplied:

Approvals from the City of Northfield Sewer Department, Northfield Fire Department, Atlantic County Division of Planning, Cape Atlantic Soil Conservation District, NJ DEP-CAFRA, and letters of Utility availability as mentioned previously. Mr. Doran noted that ACUA, Northfield Fire Department, and Comcast have been supplied. Mr. Doran asked that the Fire Department to give specifics as to what is needed at what point in time and to acknowledge that they will accept waiting until phase three for the road to be completed to Tilton Road.

46. The applicant is aware that Performance Guarantees and Inspection Escrows must be posted at 120% of Engineer's portable cost of the improvements.

47. The phases of construction were noted in Mr. Doran's report as discussed previously.

48. Testimony was provided as to Traffic Engineering and Air Quality Assessment in a report prepared by Shropshire Associates, LLC. A summary was included in Matt Doran's report.

Dr. Levitt opened the public session. Mr. Jeff Lischin addressed the Board. He is a Councilman for the City of Northfield and resides at 217 Mt. Vernon Avenue. He said the Gurwicz family is an outstanding member of the community and they bring employment to our area. The basins and streets are part of the development and not the city. He did have a major concern. He was under the impression that phase one included a fully constructed roadway. He had an issue with the effect of traffic on Cresson Avenue and if there were two entrances to the development, he thought that would eliminate any peak traffic issues. The sewer is a whole other issue. It was discussed that the sewer lines on Cresson Avenue empty at Tilton Road at the Davis pump station. The sewer in this area flows to this station. Mr. Lischin also mentioned that City Council recently approved the Complete Street Project and walkways and bike paths throughout the city. Improvements in this area are included in that plan. Mr. Lischin said he appreciated the Gurwicz Family and the business they bring.

There was no one else from the public who wished to participate and Dr. Levitt closed the public session.

The first vote was for the Minor Subdivision. Mr. Scharff made the motion and Mr. Shippen seconded.

The roll call vote was as follows:

Mr. Anderson-No vote as 4th alternate member; more than nine voting members present , Mr. Bruno- No vote as 2nd alternate member; more than nine voting members present, Mayor Chau-yes, Mr. Leeds-yes, Mr. Milone-absent, Chief

Newman-yes, Mr. Notaro-yes, Councilman Perri-yes, Mr. Roegiers-yes, Mr. Rowe- absent, Mr. Scharff-yes, Mr. Shippen-yes, Chairman Levitt-yes. The motion to approve the Minor Subdivision carries.

The remaining item for consideration was Preliminary and Final Major Site Plan. Mr. Zlotnick said everything has been covered and any loose ends are conditions. Dr. Levitt said a few items were agreed to manage administratively and Mr. Doran said these were the Cresson Avenue sidewalks, the receipt of a clean Fire Department letter, and the pedestrian walkway. Mr. Gurwicz said they are following the Developer's Agreement and RSIS. As to the roadway, they certainly do not want to see a situation such as what occurred in Absecon. They reserve the right to build the project in phases to avoid empty buildings and a roadway leading nowhere. Mr. Scharff said they will want a sign on Tilton Road for advertisement and need the road in order to do that. Mr. Gurwicz agreed to the economics of this. Mr. Doran said they will defer the road situation to the Fire Department and after first site permit for phase four, the road will be completed. Mr. Gurwicz said that if phase three are completed and sold, they will want to move right into phase four. Mr. Sciullo said that bonding will be by phase. Mr. Leeds had a comment about NJ American Water Co. and whether a water main would need to be installed for water pressure for the fire hydrants. The current water main loops around from Tilton Road to Cresson Avenue.

Dr. Levitt commented that Matt Doran did an excellent job with his extensive review.

Mr. Scharff made the motion for Preliminary and Final Major Site Plan approval including waivers and conditions for administrative review. Mr. Shippen seconded the motion.

The roll call vote was as follows:

Mr. Anderson-No vote as 4th alternate member; more than nine voting members present , Mr. Bruno- No vote as 2nd alternate member; more than nine voting members present, Mayor Chau-yes, Mr. Leeds-no, Mr. Milone-absent, Chief Newman-yes, Mr. Notaro-yes, Councilman Perri-yes, Mr. Roegiers-yes, Mr. Rowe- absent, Mr. Scharff-yes, Mr. Shippen-yes, Chairman Levitt-yes. The motion to approve the Major Site Plan for Cresson Hill carries.

There was one resolution on the agenda for memorialization. The application was for Atlantic City Country Club Properties for a sign variance which was denied. The application One Leo Fraser Drive, Block 175, Lots 1.01, 2, 48, 54, 17, 7, 5, 39, Block 179.01, Lots 1.01, 16, 17, 18, Block 173, Lot 13 for a Major Site Plan Review and "C" Variances to construct an electronic freestanding sign. The hearing date was February 4, 2016. Abstentions for the voice vote were Tim Anderson, Mark Bruno, and Lou Milone. The voice vote was unanimously in favor of memorialization.

The final item on the agenda was the proposed changes to the sign ordinance. The proposed changes involve Illumination of Signage, Omissions and Corrections, Operation of Electronic Message Boards, and documentation concerning Sandwich Board signs. The four page document was proposed by the sign committee and was prepared by Mr. Scharff. Mr. Perri commented that sign enforcement has been a nightmare and Mayor Chau agreed there are inconsistencies with the Ordinance. Dr. Levitt said City Council wants it changed. Mr. Zlotnick said the motion proposed is to send the proposed changes to City Council to consider adopting.

Mayor Chau made the motion and Mr. Anderson seconded. The voice vote was all in favor.

Mr. Shippen made the motion to close the meeting. Mr. Rowe seconded.

Chairman Levitt closed the meeting at 10:27 p.m.

Respectfully submitted,

Robin Atlas, Secretary to the Board

