

Township of Millburn
Minutes of the Planning Board
April 4, 2018

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, April 4, 2018** at 7:30 PM in Millburn Town Hall.

Chairman Kenneth Leiby opened the meeting by reading section 5 of the Open Public Meetings Act.

The following members were present:

Marilyn Atlas-Berney
Daniel Baer
Elaine Becker
Cheryl Burstein – arrived at 7:50 PM
Dianne Eglow
Roger Manshel
Joseph Steinberg
Beth Zall, Vice Chairwoman
Kenneth Leiby, Chairman

Also present:

Valerie Kimson, Acting Board Attorney
Eric Fishman, Court Reporter
Martha Callahan, Township Engineer
Eileen Davitt, Zoning Officer/Board Secretary

APPROVAL OF MINUTES

A motion to approve the minutes of February 28, 2018, with corrections as noted, was made by Joseph Steinberg, seconded by Daniel Baer, and carried with a unanimous voice vote.

APPLICATIONS

APPL#18-003, NEW JERSEY AMERICAN WATER, 167 JFK PARKWAY, SHORT HILLS

*Dianne Eglow recused and left the meeting room.

Niall O'Brien, Attorney for the applicant, stated his appearance. He stated that the applicant is seeking site plan approval for the installation of a storage building and a pole barn to provide additional on-site storage at the water treatment plant.

Michael Polito, P. E., Mott McDonald, appeared and was sworn. His credentials were presented and accepted by the Board.

Entered as A-1: aerial topographical survey

Mr. Polito gave a brief description of the site conditions. He stated that the subject site is the Canoe Brook Water Treatment Plant which provides drinking water for the residents of Millburn and surrounding communities by treating water from surface and ground water sources. There is no visual impact of the proposed construction due to the excessive setback from the street and surrounding properties.

The applicant is also seeking a waiver from section 512.1 which prohibits LED lighting. The application proposes 2 LED wall packs. There is no other additional lighting proposed as part of this application. Mr. Polito indicated that revised plans were submitted in response to several comments made by the Township Planner, Paul Phillips. The zoning table was updated and the heights were clarified. In addition, the access ramp was clarified to read 10 feet wide. There are no variances associated with this application.

Entered as A-2: sheet A-2 of submitted plans

Beth Zall asked when the lights will be illuminated. Mr. Polito indicated the lights will be on from dusk to dawn.

Mr. O'Brien spoke to the professional reports and indicated that they will comply with all recommendations.

Jim Chun, 225 Parsonage Hill Road, asked if this property is in the flood zone. Mr. Polito stated that part of the site is in the flood hazard area. However, all construction is above the flood elevation.

Upon a motion made by Joseph Steinberg, seconded by Roger Manshel, and with a roll-call vote as follows:

Daniel Baer – yes
Elaine Becker – yes
Roger Manshel – yes
Joseph Steinberg – yes
Marilyn Atlas-Berney – yes
Beth Zall – yes
Kenneth Leiby – yes

Application #18-003, New Jersey American Water Company, 167 JFK Parkway, site plan approval was **GRANTED**.

*Cheryl Burstein arrived at this time. (7:50 PM)

*Dianne Eglow returned to the meeting room.

BUSINESS

HOUSING ELEMENT AND FAIR SHARE PLAN DISCUSSION

Township Planner, Paul Phillips gave a brief summary of the revised draft Housing Element and Fair Share Plan and spoke to several of the issues raised at the previous meeting of February 28, 2018.

With regard to the issue of incorporating the DPW site and former Rimback site, Paul Phillips stated that it is his recommendation that these municipally owned properties not be included in the RDP or inclusionary housing site since they are actively used by the municipality. Dan Baer felt the properties should be included in an overlay. He stated that these properties had been reorganized several years ago and much of the existing yard was inactive.

There was also discussion at the last meeting on the inclusion of the Canoe Brook Golf Course in an overlay zone. Board member Elaine Becker felt there were environmental constraints that should have been researched before including this site in an overlay zone. Ultimately, it was Paul Phillips' recommendation that the golf course remain a potential site for an overlay district. Based on an informal vote by the Board, it was agreed that the Golf Course would be included as an overlay zone. Finally, there was discussion regarding the density in the overlay zones. It was the recommendation of Paul Phillips that the Township permit 10 units per acre with the exception of the overlay zone at the golf course which is proposed at 6 units per acre.

Public comments were heard from David Cosgrove, 99 Oakview Terrace; Amy Lawrence, 36 Hawthorne Road; Cary Heller, 57 Byron Road; Judy Rosenthal, 12 Marion Avenue; Jean Cosgrove, 99 Oakview Terrace.

Paul Phillips stated that he will prepare the final revised copy of the Housing Element and have it submitted to the Board Secretary by Friday, April 6. The Board will review and vote on the plan at the April 18, 2018 meeting.

MASTER PLAN REVIEW

Chairman Leiby stated that a Master Plan review committee consisting of himself, Beth, Miriam and Liz Leheny has been formed. He would also like to ask Elaine Becker to join the group. The committee will steer the process of the Master Plan review. There have been many topics discussed. He hopes to have a town-wide visioning session on May 19. This will afford the public an opportunity to give their thoughts and ideas. In addition, several members of the

steering committee will be reaching out to specific stakeholders, such as the Mayor, Chair of the Zoning Board, Township department heads, etc. for their input.

A motion to establish a steering committee of Kenneth Leiby, Beth Zall, Miriam Salerno, Elaine Becker and Liz Leheny was made by Cheryl Burstein, seconded by Joseph Steinberg, and carried with a unanimous voice vote.

ADJOURNMENT

A motion to adjourn was made by Joseph Steinberg, seconded by Cheryl Burstein, and carried with a unanimous voice vote. (9:30 PM)

Eileen Davitt
Board Secretary

Motion: JS
Second: CB
Date adopted: 5/2/18