

Township of Millburn
Minutes of the Planning Board
January 20, 2021

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, January 20, 2021** at 7:30 PM via Zoom webinar.

Chairwoman Beth Zall opened the meeting by reading Section 5 of the Open Public Meetings Act.

The following members were present for the meeting:

Daniel Baer
Gaston Haupt
Jorge Mastropietro
Marc Matsil
Maggee Miggins
Joseph Steinberg
Sanjeev Vinayak
David Morrow
Srini Vijay
Miriam Salerno, Vice Chairwoman
Beth Zall, Chairwoman

Also present:

Edward Buzak, Board Attorney
Eric Fishman, Court Reporter
Paul Phillips, Township Planner
Martha Callahan, Township Engineer
Eileen Davitt, Zoning Officer/Board Secretary

APPLICATIONS

*Maggee Miggins recused from the application and left the meeting.

APPL#20-007, 85 WOODLAND ROAD, LLC, WOODLAND ROAD/CHATHAM ROAD, SHORT HILLS

John Inglesino, Attorney for the applicant, stated his appearance. He gave a brief summary of the proceedings to date. The applicant is seeking preliminary and final site plan approval for a mixed use development consisting of 62 apartments and 10,000 SF of medical office. The property is in the RMF-AH zone, which was created as part of a Mt. Laurel case settlement agreement.

David Minno, Architect for the applicant, appeared and was sworn. His credentials were presented and accepted by the Board. He gave a brief description of the architectural plans. He referred to a google earth photo of the subject area which showed the existing conditions of the area. He stated that the RMF-AH zone is a perfect fit for this site and will clean up a site that has been an eyesore and a detriment to the area property values.

Entered as A-21: sheet A-1 of architectural plans-building diagrams (11/20/20)

Entered as A-22: sheet A-2 of architectural plans-building diagrams (10/16/20)

Mr. Minno gave a brief summary of the phasing of the project. He spoke to exhibits A-21 and A-22 which show the building diagrams. Elevation 187' is the lower level garage which is completely below grade and out of sight. Elevation 196' and 197' shows the access point to the garage off of Chatham Road and the lower level gym which fronts on the central courtyard. Elevation 206' and 207' illustrates as you come up to the 2nd garage entry point along Chatham Road. This also shows the main residential building entry and amenity space. Elevation 217.75' and 218.33' show the residential level surrounding the upper level courtyard which is a double loaded corridor with access from the central core area. Elevation 228.4' shows the roof-top deck and elevations 230' and 240' show the upper level and roof level.

Entered as A-23: sheet A-4 of architectural plans-Chatham elevation (11/20/20)

Entered as A-24: sheet A-3 of architectural plans-Woodland elevation (11/20/20)

Entered as A-25: sheet A-5 of architectural plans-Courtyard elevation (10/16/20)

Entered as A-26: sheet A-6 of architectural plans-rear elevation (11/20/20)

Mr. Minno spoke to the elevations and indicated that the materials being used are consistent throughout the site. They are using cast stone extensively on the first level and hardie panel around the window areas. They will be using aluminum railings for the Romeo & Juliet balconies. Mr. Minno added that the balconies extend only 6 inches from the building off French doors and are not sitting balconies. Asphalt roof materials on the mansard roof are proposed which breaks down the scale of the building. The residential units will have 9 foot ceilings which provides a great sense of space.

Entered as A-27: sheet A-7 of architectural plans-signage details (11/20/20)

Mr. Minno spoke to the proposed signage. He indicated that there are 2 overhead signs proposed at the garage entries on Chatham Road. One sign will indicate "medical office parking only" and the other will indicate "reserved parking only." Each sign will be 7 feet wide by 8 inches tall. Also proposed along the Chatham Road frontage is a 3 foot by 2 foot-1 inch medical office façade sign. There are also 2 pedestrian warning lights proposed at each garage entrance along Chatham Road.

There is a 7 foot by 8 inch "reserved parking only" sign proposed at the Woodland Road garage entrance along with a pedestrian warning light. In addition, there is a 9 foot by 1 foot-4 inch residential façade sign proposed at the residential entrance on Woodland Road.

Entered as A-28: perspective view from arboretum (5/30/20)
Entered as A-29: perspective view from Chatham Road (5/30/20)
Entered as A-30: perspective view from Woodland Road looking uphill (5/30/20)
Entered as A-31: perspective view from Woodland Road (5/30/20)
Entered as A-32: theme imagery (1/20/21)
Entered as A-33: upper roof-top amenity space (11/20/20)
Entered as A-34: perspective rendering of roof-top amenity (1/20/21)
Entered as A-35: occupancy loads (1/20/21)
Entered as A-36: aerial site plan (1/20/21)

Mr. Minno indicated that the development will use green and recycled building materials where they can. They will use energy star appliances, low VOC paints, motion sensor light fixtures, water efficient landscaping, roof-top gardens and a waste management plan for recycling.

In response to Board questions, Mr. Minno offered the following information. With regard to the phasing of the project and the timeline for each phase, Mr. Minno indicated that he is not the one to give that information. He stated that there is excavation involved in phase I and also in phase II. Information as to the timeline would be best answered by the owner. With regard to LEED certification, Mr. Minno stated that they are designing to LEED silver certification standards but are not applying for LEED certification. In response to the question about a service area dedicated to moving vehicles, Mr. Minno stated that the move in/move out process is a managed activity. Leaseholders are given a specific time/day to move in/out and the size of trucks is restricted. In response to questions related to occupancy of the roof decks, Mr. Minno stated that occupancy and related issues will be enforced by management. He added that this is a high quality and costly rentals and management will strictly enforce all regulations. In response to questions about sidewalk usage during construction, Mr. Minno stated that site circulation would be afforded to pedestrians at all times during construction. In response to questions raised about units with dens, Mr. Minno stated that the dens proposed have no closets and are not intended to be used as bedrooms. They are more conducive to a home office area.

Members of the public were given the opportunity to ask questions on Mr. Minno's testimony. In response to several public questions, Mr. Minno offered the following. He indicated that the RMF-AH zone is a perfect fit for this site as it is walkable to transit and retail, incorporates affordable housing, and is considered smart growth by the State. The building has been designed with the surrounding residential character in mind. With regard to the fire pits proposed on the roof top deck, Mr. Minno stated that there are 2 proposed and they are natural gas fire pits with glass covers. There are also 2 grills proposed on the roof top deck.

The Board and applicant's attorney discussed a future agenda date. Mr. Inglesino requested a special meeting date. Based on Board availability, it was indicated that the Board could accommodate a special meeting on February 24, 2021. Mr. Inglesino stated that he would need a day to confirm the availability of his traffic engineer.

The matter was carried to February 3, 2021 for scheduling purposes only.

ADJOURNMENT

A motion to adjourn was made by Joseph Steinberg, seconded by Jorge Mastropietro, and carried with a unanimous voice vote. (10:00 PM)

Eileen Davitt
Board Secretary

Motion: MS
Second: BZ
Date Adopted: 2/24/21