

MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD OCTOBER 27, 2016

CALL THE MEETING TO ORDER: Chairman Kaminski called the meeting to order at 7:30 p.m. and read the following Statement of Compliance.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Leslie Hamilton – Present
Carl Miller – Present
Bob Neubig – Present
Robert Schultz – Present
William Hickerson – Present
James Homa – Present
Randy Roof – Present
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas F. Collins, Esq., P.P., and Carrine Piccolo-Kaufer, P.P., A.I.C.P., were present.

FLAG SALUTE: Chairman Kaminski led the *Pledge of Allegiance*.

APPROVAL OF MINUTES:

Minutes of the Hardyston Township Planning Board Meeting Held June 23, 2016: A motion to approve was made by Leslie Hamilton and seconded by Bob Neubig. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; Brian Kaminski – yes. The motion carried.

Minutes of the Hardyston Township Planning Board Executive Session Held June 23, 2016: A motion to approve was made by Bob Neubig and seconded by Leslie Hamilton. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; Brian Kaminski – yes. The motion carried.

Minutes of the Hardyston Township Planning Board Meeting Held September 22, 2016: A motion to approve was made by Bob Neubig and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled for review.

HEARINGS: PB-8-16-1, SMS Hardyston, LLC, Preliminary and Final Major Subdivision, Ridgefield Commons and Mountain Ridge; Amended Preliminary and Final Site Plan, Ridgefield Commons; Preliminary and Final Site Plan, Mountain Ridge;

Block 67 Lots 2.01 & 46: Antimo A. Del Vecchio, Esq., appeared on behalf of the Applicant. He presented the property consists of 84.6 acres in the R-5 Zone. He provided an overview of the matter and stated the project is conforming. He addressed a comment forwarded by Robert P. Guerin, P.E., P.P., which identified a potential variance for an additional dwelling unit above an office noted on a plan sheet. Mr. Del Vecchio stated the unit in question is an office and not an apartment, which would trigger a D Variance. He noted there are three offices planned for the project: a rental office, maintenance office, and a sales office. The Applicant agreed to amend the plan sheet.

The Applicant discussed the current status of the project. Mr. Del Vecchio stated 182 units of the original approved project have not been built – 12 townhomes and 160 additional units. He stated

the rezoning allows a subdivision creating two developments, Ridgefield Commons being one development inclusive of the twelve approved townhomes with a separate and distinct homeowners association, and Mountain Ridge being the other that will contain the rental quads. He stated the projects will not be intertwined from a maintenance, ownership, or management standpoint. He stated both projects will stand on their own. He explained the subdivision creates the break, and the amended preliminary and site plan for Ridgefield Commons covers the amenity and recreational package that was not built by the prior developer. He stated a reduced amenity and recreational package has been agreed upon with the Ridgefield Commons Homeowner's Association. Regarding the 12 unbuilt townhouses in Ridgefield Commons, Mr. Del Vecchio requested a modification to the prior approval to allow five affordable units, four of which were to be built amongst the townhomes, to be interspersed in Mountain Ridge Phase I. He presented the Mountain Ridge Preliminary and Final Site Plan has stacked and side by side units.

Joseph J. Bruno, AIA, was sworn, qualified, and accepted as an expert. He stated Mountain Ridge is proposed to have 160 buildings with a variety of one, two, and three-bedroom type units. He submitted Exhibit A-1, a colored elevation titled *Mountain Ridge Side by Side Quadruplex Building, Hardyston, New Jersey, Sheet A3 of 12, rev. date 1/12/16*. He explained there are four side-by-side two-story units. Mr. Bruno stated the building footprint is 4075 sq.ft., which includes the living space, one-car garages, and porches. He stated the first floor living area is 685 sq.ft. He stated each unit will have a living room, kitchen, laundry, dining area, bath, one car garage, and a front porch for an entrance, and the units have patios outside of the dining areas. He confirmed there is no commonality of entranceway noting the shared spaces are the front porches. He stated there is 624 sq.ft. living area for each unit on the second floor, which features two bedrooms and one bath.

Mr. Bruno submitted a colored elevation marked as Exhibit A-2 and titled *Mountain Ridge Stacked Quadruplex Building A, Hardyston, New Jersey, Sheet A7 of 12, rev. date 1/12/16*. He stated the 4,090 sq.ft. building has two types of unit arrangements featuring one bedroom or three bedrooms. He stated the one-bedroom unit has an interior living space of 1112 sq.ft., which includes a living room, kitchen, dining room, one bedroom, one bathroom, laundry room, and a one-car garage. He stated the first floor living area for the three bedroom unit is 1383 sq.ft. that includes a living room, kitchen with dining room, three bedrooms, two bathrooms, a laundry, and a one-car garage. He stated there are patios outside the units for exterior living space. He noted there is a deck at the second floor for exterior living space.

Mr. Bruno submitted a colored elevation marked as Exhibit A-3. This exhibit is titled *Mountain Ridge Stacked Quadruplex Building B, Hardyston, New Jersey, Sheet A11 of 12, rev. date 1/12/16*. He noted a unit arrangement with two-bedroom units on the second floor. He stated patios are outside units. He stated the buildings would have asphalt shingle roofing and vinyl clapboard siding. He stated the garages and entrance ways would feature stone veneering.

Further, Mr. Bruno identified additional buildings in Ridgefield Commons and Mountain Ridge. He stated the clubhouse for Ridgefield Commons is a 1500 sq.ft. one-story building featuring a meeting room, office, and bathrooms. He identified a fitness center in Mountain Ridge off of Sunset Way consisting of a one-story building 1500 sq.ft. featuring an exercise room, rental office, and bathrooms. He also described a maintenance and storage building consisting of 1440 sq.ft. He stated this two-story building has an office on the second floor. He agreed to amend the plan sheet and label this second floor space as office space. He stated the buildings would have asphalt shingle roofing and vinyl clapboard siding.

With reference to accessibility and adaptability, Mr. Bruno stated it will be addressed in construction documents, and there is enough space to address any concerns. He confirmed that each unit has its own stairwell and confirmed the stairwells are 3.5ft. wide. Mr. Bruno stated the stairwells can accommodate a chairlift. He also stated the ground floor units will be accessible, and there is a direct entrance from the garages to the units.

With reference to the affordable units and bedroom count, Mr. Del Vecchio noted the one and three-bedroom units are COAH units and the two-bedrooms are market rate.

Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

Richard Preiss, AICP, P.P., and Kenneth D. Dykstra, P.E., L.S., P.P., were sworn and accepted as expert witnesses.

Board members reviewed the attached engineering reports prepared by Robert P. Guerin, P.E., P.P. The reports are identified as Ridgefield Commons/Mountain Ridge Preliminary & Final Major Subdivision Application, Block 67 Lot 2.01, Application No. PB-8-16-1A, Our Project No. 1001, dated October 21, 2016; Ridgefield Commons Amended Preliminary & Final Site Plan Application, Block 67 Lot 2.01, Application No. PB-8-16-1B, Our Project No. 1001, dated October 21, 2016; and Mountain Ridge, Preliminary & Final Site Plan Application, Block 67.21, Lot 2.01, Application No. PB-8-16-1C, Our Project No. 1001.

Board members reviewed completeness in the matter of the subdivision. Mr. Guerin recommended the Board grant waivers of Preliminary Subdivision Technical Checklist items 13, 14, 15, 34, and 44. He also recommended the Board grant waivers of Final Subdivision Technical Checklist items 2 and 3. The Applicant agreed to comply with Mr. Guerin's substantive comments 2-8. A motion to grant the waivers as recommended by Mr. Guerin and deem the matter complete was made by Carl Miller and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

Board members reviewed completeness in the matter of the Ridgefield Commons Amended Preliminary and Final Site Plan. Mr. Guerin recommended the Board grant waivers of Preliminary Site Plan Technical Checklist items 2, 11, 22, 25, 26, 29, 33, and 34. He also recommended the Board grant waivers of Final Site Plan Technical Checklist items 2, and 22. The Applicant agreed to comply with Mr. Guerin's substantive comments 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, and 17. With reference to Comment Two, Kenneth D. Dykstra, P.E., L.S., P.P., presented the addition of twelve lots on Exhibit A-4, a colored rendering titled *Phasing Plan, Preliminary & Final Site Plan, Mountain Ridge, Block 67.21 Lot 1.01, Township of Hardyston Sussex County New Jersey, Sheet 3 of 33, dated 7/14/1* and Exhibit A-5, a colored rendering titled *Preliminary/Final Subdivision Exhibit, Ridgefield Commons, Township of Hardyston, Sussex County, New Jersey, Sheet 1 of 1, dated 10/26/18*. With reference to Comment Three, the Applicant stated that the 14 parking spaces were being eliminated and they were not needed. With reference to Comment Five, the Applicant agreed to install a 6' high chain link fence around the proposed pool and a 4' fence around the tot lot. A motion to grant the waivers as recommended by Mr. Guerin and deem the matter complete was made by Robert Schultz and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

Board members reviewed completeness in the matter of the Mountain Ridge Preliminary and Final Site Plan. Mr. Guerin recommended the Board grant waivers of Preliminary Site Plan Technical Checklist items 2, 21, 33, and 34. He also recommended the Board grant waivers of Final Site Plan Technical Checklist items 1, 17, 20, 22, and 25. The Applicant agreed to comply with Mr. Guerin's substantive comments. With reference to Site Layout Comment 3.3, the Applicant agreed to install a tot lot amenity. A motion to grant the waivers as recommended by Mr. Guerin and deem the matter complete was made by Robert Schultz and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

The Board reviewed the Applicant's proposed affordable housing requirements. Referencing Exhibit 4, Richard Preiss, AICP, P.P., explained the Applicant's affordable housing obligation stating the total requirement equals 24 units. He stated four units would be one-bedroom, five units would be three-bedroom, and 15 units would be two-bedroom units. He stated the COAH units will be rental units, integrated throughout the project in stacked units. He stated they will all be accessible and located on the first floor with one exception – one two-bedroom affordable unit on the second floor. He stated five affordable units are proposed for Phase One. It was confirmed that the COAH units would look the same as the market rate units from the exterior.

With regard to the build-out of the COAH units, Mr. Preiss stated the Applicant would maintain a build-out ratio of 15% affordable units to total units. He stated half of the units would be low-income units and half would be moderate income units. He confirmed the bedroom mix will be compliant with requirements. The Applicant agreed to review the possibility of including very low income units. The Applicant agreed to not ask for CO's for the twelve townhouse units

remaining in Ridgefield Commons until five affordable units in Mountain Ridge are completed and ready for CO's in Mountain Ridge Phase One.

With reference to roads, utilities, and storm water facilities, the Applicant presented that the base course of Ridgefield Road, two storm water basins, Winding Way, and the Maintenance Building would be built in Phase One. The rest of the roadways would be built as buildings are built. Further, the Applicant presented the pump station would be built in Phase 3. Mr. Preiss noted the later phases could be combined and the intensity of development increased if the market called for it.

With reference to water and sewer issues including the interconnection to Indian Field, Mr. Del Vecchio presented Aqua New Jersey has jurisdiction. He stated the water allocation permit has expired and a new well survey was submitted to NJDEP as required. He stated new maintenance agreements have been requested. Mr. Del Vecchio noted that the Highlands Council has cleared the project.

With reference to parking, Kenneth D. Dykstra, P.E., L.S., P.P., stated that the plan conforms to RSIS standards. He explained project consists of 143 townhomes and 160 units at Mountain Ridge for a total of 303 units. He presented that there are 109 extra spaces that were built in Ridgefield Commons Phases 3-7 and noted there will be an additional 26 spaces for the pool area. He stated building Winding Way road gets a lot of extra parking in Phases One and Two. Mr. Guerin confirmed there was ample parking in that section of the project. Mr. Dykstra confirmed that in Mountain Ridge, there are two spaces per unit plus additional parking spaces. He stated additional parking opportunities could be worked out with Robert P. Guerin, P.E., P.P.

With reference to proposed amenities, Mr. Dykstra submitted Exhibit A-6, titled *Amended Site Plan Exhibit, Ridgefield Commons, 10/26/16, Sheet 1 of 1*. He identified the location of the Ridgefield Commons proposed clubhouse, pool, tot lot, and 8' wide fitness recreation path. It was noted that the scale of amenities was downsized due to the balance of units being transferred to the Mountain Ridge project. Mr. Del Vecchio added that the Ridgefield Commons amenity package was part of a settlement agreement with the homeowner's association that requires developer's deposits into a sinking fund. He stated this fund is accessed for build-out of the amenities at intervals determined by the terms of the agreement with the Homeowners Association. He noted the amenities are required to be built within five years.

Referencing Exhibit A-7, a colored rendering titled *Site Plan Exhibit, Mountain Ridge, Township Hardyston Sussex County New Jersey, 10/26/16, Sheet 1 of 1*, Kenneth D. Dykstra, P.E., L.S., P.P., stated the Applicant's main goal is to maintain the Ridgefield Road loop design and develop units along its frontage. He stated the water main and fire hydrants have been constructed. He noted the Applicant would install an additional hydrant along Bunn Road as requested by the Hardyston Township Fire Department.

Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board on the matter. The meeting was closed to the public.

A motion to approve the applications subject to the Applicant entering into a Developer's Agreement, inclusion of very low income units, the standard conditions, conditions discussed in the hearing, items discussed in Mr. Guerin's report, the review of parking with Mr. Guerin, and the Applicant not requesting Ridgefield Commons townhouse CO's until five affordable units are built in Phase One was made by Leslie Hamilton and seconded by Bob Neubig. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

Master Plan Review: 2016 Amendment & Supplement to the 2008 Housing

Element and Fair Share Plan September 2016: Carrine Piccolo-Kaufer, P.P., A.I.C.P., provided an overview of the plan. Thomas F. Collins, Esq., P.P., presented the Township reached a settlement with the Fair Share Housing Center and the plan was approved by the Court. He noted the Township would need to update the ordinance.

Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board. Chairman Kaminski closed the meeting to the public.

A motion to adopt the resolution titled *Hardyston Township Planning Board Resolution Adopting the 2016 Amendment and Supplement to the 2008 Housing Element and Fair Share Plan and Amending Township Master Plan* was made by Carl Miller and seconded by Robert Schultz. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

BILLS: Bill Committee representative Homa recommended payment of the bills. A motion to approve the *October 27, 2016 Bill List* was made by James Homa and seconded by Bob Neubig. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Bob Neubig – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Randy Roof – yes; Brian Kaminski – yes. The motion carried.

DISCUSSION: Clothing Bins – Board members discussed the recent appearance of multiple clothing bins in town with the Board’s professionals. They determined that no changes to the ordinance are necessary at this time.

CORRESPONDENCE: There was no general correspondence to review.

PUBLIC PARTICIPATION: Chairman Kaminski opened the meeting to the public. No members of the public addressed the Board. Chairman Kaminski closed the meeting to the public.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Brian Kaminski . All were in favor. The meeting concluded at 10:25 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator