

under the porous pavement. The basin is within an existing easement that allows the DRCC and/or the Township to maintain the basin in the event the owner does not. The proposed parking will not impact any of the volume that the basin achieves.

The Clarke Caton Hintz memo was discussed. Parking is for office only and not the daycare. The note on the plan will be removed. The gross area of the buildings is 16,000 square feet. The parking relief is not because they are deficient in parking but because of the need for tenants. The Code requires a fence to be installed on top of the retaining wall since the wall is in excess of 30" in some locations. The fence itself will not be more than 4' tall but the fence added to the height of the retaining wall will be higher. The parking to the south is less than 50' from the boundary. The southerly boundary is common with the other office lot owned by the applicant. The wall will be constructed with modular block. Structural calculations will be submitted as part of the building permit.

The applicant will comply with Mr. Bartolone's suggestions. The tree species will be changed.

The Remington & Vernick memo was discussed. Although the application is for 29 spaces the owner is not certain the need would be that high so they would like flexibility in the installation. The three areas could be constructed in phases based on tenant needs and/or construction cost. The access drives would be maintained. The drawings will be revised to show that circulation will be maintained during construction. The existing aisle widths will be maintained. Any ADA deficiencies will be complied with. The applicant will comply with all the grading and stormwater management comments. Construction access will be through the parking area. The Township Engineer will require a Construction Sequence Agreement. The basin functions adequately in its existing condition. The applicant will maintain ownership of the basin and the operation and maintenance of the pervious pavement. If the light pole impacts the existing tree, the tree will be removed and replaced. The existing light poles are being maintained and will be protected during construction. If damaged they will be repaired or replaced.

The Board of Health memo was discussed. The septic system field and lines leading to the field will be verified and flagged to prevent damage during construction.

Ms. Wasilauski's memo was discussed. The trees near the area of disturbance will be protected. The plans will be changed to reflect a two year guarantee for the new trees.

The Environmental Commission memo was discussed. The parking spaces are above the highest watermark of the basin.

Mr. Schatzman said that the existing detention basin easement will need to be changed to allow parking which requires the consent of the Township Committee.

Ms. Goldman testified that a design exception is needed for the off street parking screening and for tree planting. The applicant agreed to plant an additional two trees on top of the 1 to 1 replacement so the tree planting exception is no longer needed.

The meeting was opened to the public.

Steve Baumgarten, 19 Milford Place, asked why the parking is needed. Mr. Schatzman responded that there is additional parking needed due to the tenant uses in the building. There will be no increase in traffic.

There being no further public comment, a motion to close the public hearing was made by Mayor Conforti and seconded by Mr. Trzaska. The motion carried unanimously.

Vice Chairman Wilson wondered if the existing buffer would mitigate any impact on the residents on Hartwick Drive.

Mr. Glockler said it is a pretty thick buffer. Mr. Goldman said that PIRHL will be planting street trees as part of their project.

Mr. Matthews wondered if the car lights would impact the neighbors when pulling into the new spaces. Mr. DeRochi thought the fence on top of the wall would mitigate the car lights.

Mr. Schatzman said the variances are C-2 variances. The benefits outweigh the detriments. They provide for safety and adequate space for tenants.

Mr. Linnus summarized. The motion would be for minor site plan approval to add additional parking spaces coupled with the variances for parking space increase, height of the wall/fence and parking setback. An exception is needed for off-street parking screening. There is a submission waiver from showing information within two hundred feet. The applicant will comply with the staff reports where testified to. There will be a Construction Sequence Agreement as well as the standard conditions. The modification to the existing declaration of easements covenants and restrictions are subject to the approval of the Township Committee.

A motion to approve the application was made by Mr. Mani and seconded by Mr. Trzaska. The motion carried on the following roll call vote:

Ayes: Conforti, DeRochi, Mani, Matthews, Sarle, Trzaska, Wilson, Glockler and Conry

Nays: None

VI. MINUTES

March 5, 2018 – Regular Meeting

A motion to approve the minutes was made by Mayor Conforti, which was seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Conforti, DeRochi, Mani, Matthews, Sarle, Wilson, Glockler and Conry

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.