UNION TOWNSHIP PLANNING BOARD

MEETING

FEBRUARY 25, 2016

Before the regular meeting commenced, the Board held its conference meeting for consideration regarding Verizon, Route 22 Center Island, for site plan waiver. Steve Harcarik came forward on behalf of Verizon. He advised that the applicant is looking to make configuration adjustments to the Building. Mr. Haderer advised these changes would have minimal impact on the site plan. Mr. Harcarik handed out to the Board members two sketches showing the adjustments to be made. He stated the plan is to take the front door at the corner and relocate it to the center of the building, facing the new parking lot. The door will now be placed on the west side. He advised there was some concern about sight distances as you exit the parking lot. He advised at the urging of the Building Department that some of the landscape be cut down and same has been done. He advised all existing lot demographics would stay as they are without change. He further advised there will be some striping into the parking lot. After some clarifying questions by the Board, Mr. Morrison asked for a motion and Mr. Moyer then made a motion that the Board approve the Site Plan Waiver for Verizon on the Route 22 Center Island, which was seconded by Ms. Guerra-Frazier. All members were in favor.

The Township of Union Planning Board held its regular meeting onFebruary 25, 2016, pursuant to the Sunshine Law of the State of New Jersey, at 7:00 p.m., in the Municipal Building, 1976 Morris Avenue, Union, New Jersey. Present were Morrison, Guerra-Frazier, O'Hara, Bowser, Florio and Louis. Absent were Cantalupo, Perkins, Mayor Figueiredo, Delisfort and Rev. Starling. Also present were Daniel McCarthy, Esq., Board Attorney; Philip A. Haderer, Assistant Township Engineer, on behalf of the absent Joseph R. Venezia, Township Engineer, and Diana Rutledge, Clerk.

Mr. Morris asked, at this point, that Philip A. Haderer, Assistant Township Engineer, for theTownship, be sworn by the Court Reporter in the event he needed to give testimony or comments to the Board during the meeting.

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Mr. Morrison then asked for a motion to approve the minutes pf December 21, 2015 and January 7, 2016 meetings. Mr. Bowser then made a motion to approve the minutes of those meetings which was seconded by Ms. Guerra-Frazier. On the vote: Guerra-Frazier, yes; Moyer, yes; O'Hara, yes; Florio, yes; Bowser, yes; Louis, yes; and Morrison, yes.

The Board then moved on Application UTP-017, Corrected Ministerio Evangelistico Resolution of Approval. Mr. O'Hara then made a motion to approve the Resolution which was seconded by Mr. Moyer. On the motion: Guerra-Frazier, yes; Moyer, yes; O'Hara, yes; Florio, yes; Bowser, yes; Louis, yes; and Morrison,yes.

The next matter to come to the attention of the Board regarding Amending Ordinance--Chapter 170, Article XIIC, UCBD Zoning Requirements. Mr. Haderer stated that a report came back from the Township Committee amending Chapter 170. He further advised that the Township Committee had referred a Land Use Ordinance to the Board for its consideration. He advised that the Ordinance deals with the allowable building height within the UCBD zone , which is the downtown district. He advised that the Ordinance increases the allowable building height from 48 feet to 52 feet and increases the allowable number of stories from three to four. He advised on the first story, you would have a commercial or retail type use and three residential floors above it consisting of various studio one and two family apartments. He further advised that each apartment would require a minimum ceiling height of 10 feet and the minimum ceiling heights for the commercial portion to be 12 feet. He advised that the change is necessitated by the fact that theTownship has continued interest in seeing the downtown revitalized, the downtown area. He advised that inorder for this to be done, there had to be adjustments to what had been approved five years ago, to slightly higher building heights and the allowable number of stories.

He further advised that when the Master Plan was last adopted in 2010, there was a section in the Master Plan that called for economic revitaliation, and considered various ways of doing that, including making adjustments to what would be allowed in the downtown. Mixed use came into play in 2010. He further advised that there was associated heights that came along with that at that time, but it has been proven out that they are inadequate to attract enough interest to actually see some of these projects initiated. He advised the Board that the Township Committee was looking for a report back to them based on the consideration of the Ordinance. Mr. McCarthy then stated that the Board had the opportunity to discuss the matter with the Township Engineer and had their questions answered and that it was now appropriate to ask for a motion to direct the engineer of the Board to report back to the Township Committee that the Planning Board recommends that the Township Committee adopt the ordinance as presented. Mr. Morrison then asked for a motion and Mr. Moyer made a motion that theTownship Engineer draft a report to the Township Committee concerning the ordinance amending Chapter 170, Article XIIC, UCBD Zoning Requirements which was seconded by Mr. O'Hara. On the vote: Guerra-Frazier, yes; Moyer, yes; O'Hara, yes; Florio, abstain; Bowser, yes; Louis, yes; and Morrison, yes.

There being no further business to come to the attention of the Board, Mr. O'Hara then made a motion to adjourn which was seconded by Mr. Bowser. The meeting was adjourned at 7:15 P.M.

Rrepectfully submitted,

Diana Rutledge

DIANA RUTLEDGE,
CLERK OF THE BOARD