UNION TOWNSHIP PLANNING BOARD

MEETING

SEPTEMBER 22, 2016

The Township of Union Planning Board held its regular meeting on September 22, 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, O'Hara, Rev. Starling, Bowser, Mayor Figueiredo and Louis. Absent were Delisfort, Guerra-Frazier and Cantalupo. Also present was Diane U. Dabulas, Esq., Acting Board Attorney on behalf of the absent Daniel J. McCarthy, Esq. Board Attorney; Philip A. Haderer, Assistant Township Engineer and Diana Rutledge, Clerk.

Mr. Morrison then asked for a motion to approve the minutes of the August 25, 2016 meeting. Rev. Starling then made a motion to approve the minutes of that meeting which was seconded by Mr. Bowser. On the vote: Morrison, yes; Rev. Starling, yes; O'Hara, yes; Mayor Figueiredo, yes; Bowser, yes; Louis, yes; and Perkins, abstain.

Mr. Morrison asked, at this point, that Philip A. Haderer, Assistant Township Engineer, be sworn by Ms. Dabulas in the event he needed to give testimony or comments to the Board during the meeting.

The first matter to come to the attention of the Board was Application 2016-08, Bed Bath Beyond for Resolution of Approval. Mr. Louis then made a motion that Application 2016-08 Bed Bath Beyond be approved, which was seconded by Mr. Bowser. On the vote: Morrison, yes; Rev. Starling, yes; O'Hara,yes; Mayor Figueiredo, yes; Bowser, yes; Louis, yes; and Perkins, abstained.

The next matter to come to the attention of the Board was the matter of the Redevelopment Study for Schaefer Salt - Addendum 1. Kristin J. Russell, a Planning Specialist, came forward to testify on the Redevelopment

Plan and was sworn. She advised that the site is defunct and vacant since the 1980's and is contaminated. She advised that Addendum 1 amends the Schaefer Salt Redevelopment plan to include the Crossroads Garden Apartments. The mater and sewer infrastructure serving 126 units in the apartment complex is ower 50 years old and in need of repair. The development currently offers 163 parking spaces. Upon questioning by the Board, she stated there will be 153 new garden apartments constructed. The parking requirement would be or should be 236 parking spaces. It should be noted that all Board members received a copy of the Redevelopment Plan prior to the meeting. Addendum 1 will modify the RC zoning district so that the existing Crosings development on Lot 57 will conform to the Redevelopment Plan. She testified that the Addendum modifies the standards of the SS-1 Redevelopment District to support higher densities on the site than previously stipulated in the 2005 Redevelopment Plan. Previously, the SS-1 District supported townhomes and a clubhouse as an accessory use. She further testified that the plan is to redevelop the Schaefer Salt site and adjoining properties to create a mid-rise garden apartment complex. Also, to protect the health, safety and welfare of the citizens of the Township by redeveloping the former facility from an abandoned and environmentally contaminated site to a site that will contribute economically and physically to the Township. It will also provide tax rateables to the Township's character and residential neighborhoods is the basic objective of the Master Plan. She also testified that the district is intended to permit the development of a mid-rise garden apartment complex with a themed architectural design, which will be compatible wit adjacent single-family and duplex residential uses. The district will incorporate a private clubhouse to serve and service the social needs of the community. The intent will be to create a suburban setting that will be compatible with the existing land uses. She further advised that landscaping, lighting and a trash enclosure

will be provided. She advised that the developer shall submit a traffic study and stormwater management report. After questions by the Board, Mr. Morrison asked for a motion and Ms. Perkins moved that the Redevelopment Study be forwarded to the Township Committee which was seconded by Rev. Starling. On the vote: Rev. Starling, yes; Perkins, yes; O'Hara, yes; Mayor Figueiredo, abstain; Bowser, yes; Louis, yes; and Morrison, yes.

There being no further business to come to the attention of the Board, Ms. Perkins made a motion to adjourn which was seconded by Rev. Starling. The meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Diana Rutledge

DIANA RUTLEDGE,
CLERK OF THE BOARD