

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
December 12, 2019
Combined Session
7:30PM**

Meeting Called to Order at 7:30PM by Chairman Hanlon

Open Public Meetings Statement: Read into the record by the Board Secretary.

Roll Call: Messrs. Pierson, Reade, Newman (absent), Jones, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also in Attendance: Gary J. Cucchiara, Esq., Board Attorney; Mr. Thomas Behrens, Burgis Associates/Borough Planner (attended for Mr. E. Snieckus); Mr. Michael Cristaldi, Alaimo Group/Conflict Engineer (attended for Mr. Thomas Lemanowicz); Ms. JoAnn Carroll, Board Secretary

Discussion:

Nominating Committee: Chairman, Vice Chairman and Secretary
After a brief discussion, it was decided upon that the Nominating Committee would be comprised of Member Pierson and Member Newman.

2020 Proposed Meeting Dates:

A brief discussion was held regarding the proposed 2020 Meeting Dates; the Reorganization Meeting date of January 9, 2020 was agreed upon by all Members present.

Approval of Minutes:

November 7, 2019

Motion to approve November 7, 2019 minutes: Pierson

Seconded by: Councilman Policastro

Ayes: Pierson, Reade, Councilman Policastro, Chairman Hanlon

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: Minor Subdivision application.

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: Preliminary/Final Major Site Plan application: 13 unit, 4 story, multifamily affordable housing; lot area and side yard setback variances; driveway aisle and parking aisle width waivers.

Chairman Hanlon: introduced the application; reviewed the meeting procedures; stated the application was deemed complete on 11/7/19; confirmed with the Board Secretary that the application file was available for public review.

Please note: no Board Members had a conflict with the application.

A. Delvecchio, Esq., applicant's attorney: submitted to the Board Attorney the public hearing proofs for review which were previously emailed to the Board Secretary.

Mr. Cucchiara: reviewed the notices and affidavits submitted; all in order; taxes are current; the notice requirements of the MLUL were satisfied.

The following exhibits were marked during the 12/12/19 hearing:

- Exhibit A1: Minor Subdivision and Preliminary/Final Major Site plan applications; dated 10/24/19**
- Exhibit A2: Public Hearing Proofs, submitted to the Board on 12/12/19**
- Exhibit A3: Architectural plan entitled: BCUW/Madeline Partnership-Ho-Ho-Kus, prepared by Z+ Architects; consisting of 7 pages; dated 10/23/19**
- Exhibit A4: Engineering plans entitled: BCUW/Madeline Partnership prepared by Hals Engineering; consisting of 8 pages; dated 10/23/19**
- Exhibit A5: Drainage Calculations prepared by Hals Engineering, dated 10/22/19**
- Exhibit A6: Intermediate Soil Moving application, dated 10/24/19**
- Exhibit A7: Colored West Elevation prepared by Z+ Architects; not dated**
- Exhibit A8: Colored East Elevation, prepared by Z+ Architects; not dated**
- Exhibit A9: Aerial Image/Google Earth; submitted by Hals Engineering**
- Exhibit A10: Colored version of Sheet 8 of 8 of A4, entitled "Survey"**
- Exhibit A11: Colored version of Sheet 3 of 8 of A4, entitled "Phasing Plan"; latest revision date of 11/25/19**
- Exhibit B1: Thomas Lemanowicz, Conflict Engineer, Alaimo Group, technical review of application, dated 12/6/19**
- Exhibit B2: E. Snieckus, Borough Planner, Burgis Associates, review of application, dated 12/9/19**
- Exhibit B3: K. Rosazza, HHK FD Chief, review of application, dated 12/4/19**
- Exhibit B4: J. Pattman, DPW Superintendent, review of application, dated 12/12/19**

Mr. Delvecchio: described the location and zone; project intends to assist the Borough with its unmet affordable housing need; 13 credits; project intended to be 100% affordable housing; 4 story building; 13 units; on property that is used for commuter parking; lots will be re-subdivided; a portion of which will continue to be used for commuter parking; other portion to be used for the building; applied for minor subdivision to re-subdivide the property; filed an application for a soil movement permit with a separate application with bulk variances and waivers.

Mr. Thomas Toronto, President of the Bergen County United Way and Co-Manager of Madeline Housing Partners: sworn in by Mr. Cucchiara; has been building affordable housing since 2005; completed 28 projects; several in surrounding towns; BC UW is the applicant; 501c3 organization as is Madeline Housing; the intended occupants are 10 affordable family rentals and 3 will be independent living; independent living supporting housing is intended to service those with down syndrome, autism, MS, etc.; typically these individuals are drawn from the local community; they will work or be gainfully employed; the family rentals have a preference for veterans; occupants can pay rent at an affordable rate; in regards to the parking demand, typically independent living occupants have little or no parking demand; family rents have more cars but they typically do not have multiple cars; there will be a community room; housing service coordinators are used; programs in the community room will be open to the public.

Mr. Reade: asked about the selection process.

Mr. Toronto: stated an affirmative marketing plan is required; list of places where the units must be advertised; a marketing strategy must be demonstrated and regulatory requirements must be fulfilled; applicant pool is vetted for income eligibility; diagnosis; will have a fairly robust pool for both groups of apartments; after vetted, a third party firm is used to conduct a random selection process; the independent living selection is more involved; have to ensure the occupants can live safely; roommate matches; will interview the individual and the family to obtain a full picture.

Mr. Reade: asked if the support staff resides in the apartments as well.

Mr. Toronto: stated only the eligible individuals and their families; a sole occupant will have no provision nor a requirement for direct service staff to live with them.

Mr. Pierson: asked what the typical length of occupancy was.

Mr. Toronto: stated it is very rare to have a vacancy with supportive housing; there is more of a turn over with the family units due to job transfers or other circumstances; pretty stable long term proposition.

Mr. Pierson: asked if income eligibility was determined on an ongoing basis.

Mr. Toronto: stated the occupant's incomes are annually certified to confirm compliance; indexed each year.

Chairman Hanlon: asked how those will special needs who require assistance receive it.

Mr. Toronto: stated there are two classifications; some people with special needs require 24/7 care and that is usually provided in a group or shared home; that is an entirely different level of service; independent living is for those people who have support budgets or smaller budgets; they do not require direct service staff to help them; minimal level of support; all of the apartments will be fully ADA compliant; there will be the ability for the residents to evacuate in an emergency.

Chairman Hanlon: asked if a person who lives in a 3-bedroom apartment could bring a caregiver with them.

Mr. Toronto: stated the 3-bedroom units are for families; a home health aide would be permitted but would not live in the apartment; children are allowed, but not required; they would attend the local schools; pets are not allowed, unless they are a service animal; there will be one elevator and a machine room; there is a fire suppression system with an alarm which is connected to the Borough.

Chairman Hanlon: asked if a generator would be installed.

Mr. Toronto: stated he will take it under advisement; his preference is to add one.

Chairman Hanlon: asked about the use of the community room.

Mr. Toronto: stated it would be used for holiday parties, birthday parties, etc. and tenant meetings; adaptable space; the public would not have a right to use the community room but would be invited for resident programs; the community room would not be used as a rental space.

Chairman Hanlon: asked if the building would be accessible only to the residents.

Mr. Toronto: stated the building would be secured.

Chairman Hanlon: asked who would maintain the property.

Mr. Toronto: stated the BCUW; property management is a strong suit of theirs; the building will be attractive with curb appeal; the residence will be well maintained.

Chairman Hanlon: asked if BCUW maintains an office at the site.

Mr. Toronto: stated no.

Chairman Hanlon: asked if each tenant pays for their utilities separately.

Mr. Toronto: stated yes; each unit is separately metered.

Chairman Hanlon: asked what would happen if a tenant couldn't pay.

Mr. Toronto: stated that has never been an issue.

Meeting opened to the public.

Ms. Sharon Moran, owner of 610 Cliff Street: asked questions of Mr. Toronto.

No further members of the public came forward; public portion of meeting closed.

Mr. Behrens: asked Mr. Toronto who would own the property.

Mr. Toronto: stated BCUW/Madeline Housing.

Mr. Michael Scro, Z+ Architects, applicant's architect: sworn in by Mr. Cucchiara; gave his educational and professional background; license is in good standing; accepted as an expert in the field of architecture; familiar with the project and zone; experienced with developing similar projects; building is located on a sloped site; exterior materials described; has not repeated a design in any municipality; color rendering represents the color scheme as currently conceived; showed entrance points; both entrances take you to elevator access; common corridor which will have secured entry; referred to sheet SK1; can obtain access to the elevator and both egress stairs; building is fully sprinklered; VB construction; anticipates truss construction for floor structure only but the roofs will be stick framed; the smaller spaces will be stick framed; community room on lower level; sizes of units given; 2-1 bedrooms; 8-2 bedrooms and 3-3 bedrooms; prescriptive mandate; ground floor will have 1-3 bedroom unit, community space, rest rooms, service office and mechanical support space; 1st floor will have 1-1 bedroom, 2-2 bedrooms and 1-3 bedroom; 2nd floor will have 1-1 bedroom, 2-2 bedrooms and 1-3 bedroom; identical to the first floor; total living area is 19,500 sf; the building was designed to maximize the efficiency and the number of units prescribed for the site; looked at a variety of different footprints; wanted a design that would be the least detrimental to the commuter parking; responded to the FD report.

Chairman Hanlon: asked what material would be used on the exterior of the building.

Mr. Scro: stated Hardie board; 15 year factory warranty on the finish; there will be natural stucco on other parts of the building.

Chairman Hanlon: asked if sump pumps would be needed.

Mr. Scro: stated he will be doing borings and will look at the particular makeup of the soil.

Mr. Behrens: asked the distribution of housing for the special needs and family units.

Mr. Scro: stated they are not that far into the planning yet, but the distribution will comply with the prescription.

Chairman Hanlon: asked if Mr. Scro was involved with the landscaping.

Mr. Scro: stated no but the site will be landscaped with an irrigation system.

Meeting opened to the public.

Ms. Sharon Moran, owner of 610 Cliff Street: asked questions of Mr. Scro.

Ms. Aileen Mastin, 103 First Street: asked questions of Mr. Scro.

Mr. Larry Dekoek, 81 First Street: asked questions of Mr. Scro.

No further members of the public came forward; public portion of meeting closed.

Mr. David Hals, applicant's engineer: sworn in by Mr. Cucchiara; gave his educational and professional background; license is in good standing; accepted as an expert in the field of engineering; has visited the site on numerous occasions; prepared and/or oversaw the documents submitted; described the site; site itself encompasses all commuter parking; additional commuter parking on Brookside Avenue; the Warren Avenue bridge is located on the lower portion of the site; opposite the subject property is the Zabriskie Park; Ho-Ho-Kus brook flows down through the Warren Avenue bridge in an easterly direction; the VFW site goes completely around the subject property; referred to Exhibit A10; survey colored to show how the existing site is to be developed; to the south of the subject property are 2 residential properties; garage shown which is 614 Cliff Street; the driveway leads to a garage which is on the subject property; the home on Lot 8 is right up to the property line of the subject property; the driveway is located on the Borough's property; to the west is a cemetery; the site is bisected for sanitary sewers for Ridgewood; any work done in the upper portion of the site would trigger the need to relocate the sewer; coast would be an added expense to the applicant; major considerations taken as to how the site would be developed; there are 3 large trees 30 ft. off of the property line; another cluster of trees towards the driveway of Lot 8; the 3 trees towards the parking area will be removed; the topography of the property is such that it falls from First Street towards Cliff; the slope of the property runs about 10%; 164 to 142 roughly; stormwater from site flows off diagonally, almost to the intersection of Brookside and Cliff; existing utilities are in the roadway; Brookside contains the water main; main feed to this side of the Ho-

Ho-Kus brook; Cliff also has a water main; gas main in Brookside up to the intersection of Cliff; power for this portion of the site comes up to the pole on Brookside; overhead wires feeding the internal parking lot lighting; referred to Exhibit A11; proposed property line will follow the outside of the proposed improvements; come into Brookside at proposed driveway entrance; 5 parking spaces for proposed housing; separating out what is going to be public improvements with proposed housing/residential improvements; separating residential from commuter parking; plan shows two types of improvements; have to reconfigure parking area to improve the parking in the commuter parking area; made some expansions and realigning of parking on Brookside; public improvements shown as well as BCUW improvements; public improvements do not have to obtain site plan approval from the Board; showed how they would be integrated; variances triggered for lot area; 2 lots; 2 existing lots; 1 is a small portion of the site located in the NW corner; remaining is existing lot 2; subdivided so Lot 1.01 on the westerly portion of the lot is retained by the Borough; the lawn area of lot 2.01 will be the ownership of the BCUW; rezoned to the MF-AH zone district; zone requires a minimum of 1 acre; that encompasses the entire area; lot frontage 300 ft. requirement; lot depth 100 ft. requirement and front yard is a 10 ft. requirement; proposing to basically divide in half for the housing portion of the property and the rest to remain for commuter parking; non-conformities: lot 2.01 has a lot area of 20,228 sf; on variances; lot depth variance sought; lot is narrower; middle of the lot is perpendicular to the front street line; comes over a short distance between the lot line and the VFW; that condition arises due to the shape and size of the property; creating a lot under 1 acre or will end up with an unusable parking area on the west side of the site and would not benefit the community in terms of commuter parking; lot frontage deviation; reduction in the frontage of the lot; maximizing the amount of commuter parking; commuter parking has 207 spaces; parking on Brookside, First Street and in the train station parking lot; with reconfiguration, end up with only 17 less spaces or 190 spaces; lot configuration carves into what would be counted towards frontage; proposed lot itself slopes 10%; 2 different elevations; 4 story portion on easterly side; 2-way driveway entering from Brookside towards 10 parking spaces; retaining wall along brook; 7-8 ft. of the end of the retaining wall will be removed; there will be 10 parking spaces with 1 designated as handicap; will make sure they can produce a handicapped space that meets the ADA requirements regarding slope; several deviations from the RSIS; portion of site is completely residential; 20 ft. driveway aisle; there is a 21 ft. backup area towards one part of the parking lot; 2 parallel parking spaces; 8' x 20'; all three are deviations from the RSIS; need a de minimis exception from the Board for these 3 conditions; frequency of comes coming in and out of the site is small; not a turning movement that will be high volume; over striped the last parking space so it is not restricted for movement in and out; in the upper parking area there are 5 spaces; those spaces will be designated for the residents themselves; from the lower back to the upper portion there is a 11 ft. difference from one side of the building to the other; grading goes away from the building; stormwater coming

through the parking lot will not flow to the building; will flow diagonally away from the building; building will stay dry; barrier free handicapped space in that area as well; one variance was missed; under Ordinance, *D(3); private resident parking must be accessed by a driveway separate from commuter parking*; another de minimis waiver from the RSIS; ordinance speaks to the parking demand; 1.15 parking spaces per unit which totals 15 which is being provided; the RSIS specifies parking based on garden apartments which this project would technically be under; that would require 26 spaces; de minimis waiver for the Board to grant for the development; fully affordable housing complex; special needs parking does not have a demand associated with them; the other parking spaces have a lower parking need; in close proximity to the train; RSIS speaks to referral parking demand could be less in transit villages; that is the case with this application; **stormwater management:** reducing the improved coverage by 1,000 sf; stormwater management regulations are met; runoff reduced; extending the storm drain from the existing storm inlet on Brookside up along the southerly curb line of Brookside; 2 new storm inlets in Brookside; **utilities:** extending gas main from Cliff Street up towards the development and into the building itself; electric is underground; electric will come into an electric transformer outside; 2 connections for water main service; one for fire and one for domestic; providing fire connection for sprinkler system on the outside of the building; only location for a fire lane would be on the easterly side of the building around the area where the fire department would have access to the fire connection; **lighting:** 6 new pole mounted lights are proposed; lights will be 20 ft. high; single heads; double headed lights along the VFW uphill side of the wall; there will be 5 building mounted lights on the perimeter of the building; LED fixtures; white light; **landscaping:** 3 trees on the site to be removed; too close to the building; providing additional shade trees; additional foundation plantings and evergreen plantings along the southerly side for screening; providing a hedgerow for landscaping to help screen cars from residences; **sewer:** sewer connection to be from the building out to the Borough sewer on Cliff Street; **soil movement:** site has a full basement in front; rock borings done; rock is 6 ft. down on the First Street side of the sewer main; if developed on opposite side, that rock would add to the cost of construction; rock at other portion of the site is 10 ft. down; total soil movement is 1,300 cu. yds.; remaining 300 cu. yds. for the parking areas; overall 1600 cu. yds.; is modest amount; **trash collection:** will be on the southerly side of the building in an enclosure; will be handled in the same fashion the Borough handles trash pickup for other residents; **parking lot design:** angled parking spaces; doesn't meet with the Borough's ordinance but it does meet with the Traffic Engineer's Handbook; the dimension is designed in accordance with the handbook design; **buffers:** front yard buffer 0 ft.; parking area in front; 5 ft. buffer up to property line; matching current location today; would need a variance; rear buffer; side yard is 0 ft.; abutting up against the commuter parking lot; lot line is there; needs a variance; technically, no one will ever be able to tell where the property lines are when they are on the site; condensers would most likely go along the southerly side of the building

between landscaping and the building or in the norther portion of the building; the building is parallel to the parking spaces along the commuter parking area; will look uniform with the parking itself; graded so the VFW will not experience any more flooding; received review letter from Thomas Lemanowicz, conflict engineer; painted island in Brookside Avenue; taking parking spaces; curb line proposing is a public improvement; replace the curbing and moving the curbing up against the existing sidewalk, allows a change from parallel to 60 degree angled parking spaces; Mr. Hals doesn't believe it is necessary to add curbing at the island due to the current parallel parking on that portion of Brookside; the DPW has an issue with snow removal; not sure if curbing is the best option; will work with the DPW; comments 1, 2 and 3 are for public improvements; comment 4 was discussed (parallel parking spaces); comment 5 discussed (number of parking spaces); comment 6 will review and consider ("Stop" and "No Right Turn" signs at all egress drives to Brookside Avenue; comment 7 discussed (how trash will be handled); comment 8 discussed (trash area location); comment 9 Warning Surfaces should be provided at curb ramps; will be in accordance with ADA regulations; comments 10 and 11 discussed (driveways); comment 12 is a public improvement; comment 13 refers to parking spaces which are part of the public improvement; the retaining wall is a foot high; separation between the sidewalk and parking area; will look into what needs to be done for public safety in this area; comment 14 proposing guiderail on most easterly portion of the wall; can be extended for safety; other comments refer to public improvements; do have lighting that is less than half a footcandle; there is a comment regarding an additional tree on the island; disagrees; will cause a problem with lighting; public improvement and does not concern the application; are asking for a waiver for concrete curbing instead of Belgian block; sanitary sewer goes to a C1 variance due to hardship; location and topography constraints of property; C2 variance is the benefit of preserving as much commuter parking spaces as possible; which is a direct benefit to the public; none of the variances requested relate to the size, bulk or height of the structure; proposed development is appropriate; provision of affordable housing inherently beneficial use.

Mr. Cristaldi: questioned the standard for angled parking.

Mr. Hals: stated the Traffic Engineer's Handbook provides for specific lengths; 18 ft. from edge of parking space; parking dimension is for large vehicles; the written section specifically talks about large vehicles and vehicles up to 18 ft. long.

Mr. Jones: stated, in the interest of the hearing and what is vital, all public improvements can be worked out.

Mr. Cristaldi: stated the wall is about a foot high and shows weep holes to drain water from behind the wall that and onto the sidewalk; asked if a drain line could be placed there with some stone.

Mr. Hals: stated yes.

Mr. Cristaldi: stated the slope is a little steep; allowed 4% and the slope is about 9%.

Mr. Hals: stated the current parking lot is at a 10% slope.

Mr. Cristaldi: asked where a generator would be located.

Mr. Hals: stated there is adequate space on both the southerly side and in the SE portion; if installed, it can be placed in a conforming location.

Mr. Cristaldi: asked about the installation of the "Stop" and "No Right Turn" signs.

Mr. Hals: stated there are currently no "Stop" signs or bars; there are "One Way" signs on the opposite sides of the streets.

Mr. Cristaldi: stated he did not know the last time the signs were reviewed but current standards should be followed.

Mr. Hals: stated he will review the signage.

Mr. Cristaldi: asked if the flood light was being removed.

Mr. Hals: stated it is located in the public right of way; has to see who is taking care of it.

Mr. Reade: asked about the driveway that runs parallel to the VFW to the garage.

Mr. Hals: stated it is shoveled by the homeowner but it is located on Borough property; the homeowner is still responsible for it; the homeowner has attempted in the past to acquire this piece of property but it has gone nowhere.

Chairman Hanlon: stated the driveway was moved in the late 1940s by a previous homeowner; it has stayed at its current location ever since.

Mr. Reade: asked about the curbing and replacing of sidewalks.

Mr. Hals: stated the sidewalks are not being replaced on the northerly side but there will be curbing; on the southerly side almost all of the sidewalks will be replaced.

Mr. Reade: asked if the lot was to be repaved.

Mr. Hals: stated that is up for debate; substantial cost; possibly in the future; not in this year's budget.

Mr. Reade: stated the DPW has contrary views.

Mr. Hals: stated the DPW would like certain improvements done where they are responsible for shoveling the sidewalk; they would like a wider sidewalk; they do not have a machine that is narrow enough to clear a sidewalk of snow.

Mr. Reade: stated there is a discrepancy in the number of trees and plantings shown on the plans; wanted to bring this to Mr. Hals attention.

Mr. Pierson: confirmed with Mr. Hals that the VFW never had dedicated parking.

Mr. Hals: stated they would park on either Cliff Street or the commuter lot.

Mr. Pierson: asked about the parking.

Mr. Hals: stated the goal was to try to maximize the number of parking spaces on the site and the street.

Chairman Hanlon: asked Mr. Hals to work with Mr. Snieckus regarding the plantings and the lighting.

Mr. Hals: agreed.

Chairman Hanlon: asked if the apartments would have gas or electric stoves.

Mr. Scro: stated electric.

Chairman Hanlon: referred to 614 Cliff Street; the Borough property goes straight back for possible parking or some access to the new building; asked if this was ever proposed.

Mr. Hals: stated that area is going to be open; doesn't know if there will be a need in terms of driving for access; a fire truck could not fit back there; the BC UW will have ownership of the cannon and walkway; encourages them to make an agreement with the VFW or give a right to the VFW; there is an improved benefit in terms of stormwater management; vast improvement of what currently exists.

Chairman Hanlon: asked Mr. Hals to review the variances and waivers sought.

Mr. Hals: stated there are 7 variances and 3 de minimis exceptions from the RSIS and 1 waiver for the use of concrete instead of Belgian block.

Chairman Hanlon: stated he believes the triangle concrete structure should be installed; remove the curb and bring it back to the sidewalk; should think about removing the sidewalk or reducing the size of it so there is full impact into Brookside so people can get by safely; forget the 8 spots; leave the street flat at that area; also provides safety for the street; safer angle.

Mr. Hals: stated he will speak to the DPW about it.

Mr. Jones: stated parking is the responsibility of the Borough and will be handled by the Borough; this particular matter is not part of the application before the Board.

Mr. Cucchiara: stated there are 3 exceptions from the RSIS and a waiver with respect to curbing; concrete vs. Belgian block and 7 variances; 6 of which were identified in Mr. Snieckus' report and the additional variance identified by Mr. Hals during this hearing.

Mr. Larry Dekoek, 81 First Street: asked Mr. Hals regarding the possibility of placing a fence to provide privacy for his property.

Mr. Hals: stated he did not believe a fence would accomplish anything, but would work with Mr. Dekoek on a solution.

Mr. Cucchiara: stated any decision regarding screening with the neighbor would not be an obligation or requirement of the applicant.

Ms. Sharon Moran, owner of 610 Cliff Street: asked questions of Mr. Hals.

No further members of the public came forward; public portion of meeting closed for questions.

Mr. Thomas Behrens: sworn in by Mr. Cucchiara; stated most of his questions had been answered; Mr. Snieckus will be involved with the landscaping and lighting improvements; the applicant's parking is being provided in the community parking with the same access; asked if there would be an easement.

Mr. Delvecchio: stated a cross access easement will be in place; the parking spaces will be designated for the home.

Mr. Toronto: stated the site is critical for the Borough meeting its affordable housing obligation; property rezoned to accommodate development; 7 variances identified; inherently beneficial use; benefits outweigh the detriments; no

impairment of the public good; application substantially consistent with the zone that was created to facilitate a development like this.

Meeting opened to the public for comment.

Ms. Sharon Moran, 610 Cliff Street: gave a statement.

No further members of the public came forward; public portion of meeting closed.

Mr. Delvecchio: gave his closing remarks.

Chairman Hanlon: stated affordable housing helps people in difficult situation; places need to be close to transportation and food stores; the subject property is the best location.

Motion to Approve application with the following variances and waivers:

Reade

Seconded by: Jones

Ayes: Pierson, Reade, Jones, Councilman Policastro, Chairman Hanlon

RSIS de minimis waiver: 20 ft. driveway aisle

RSIS de minimis waiver: 21 ft. back up area

RSIS de minimis waiver: 2 parallel parking spaces which are 8' x 20'

RSIS de minimis waiver: amount of parking spaces; 15 provided, 26 required

Minimum lot area; minimum lot frontage; minimum depth; front yard buffer; rear yard buffer; side yard buffer; off-street parking

Design Standard Waiver: use of concrete instead of Belgian block for the curbing

Motion to Adjourn: Reade

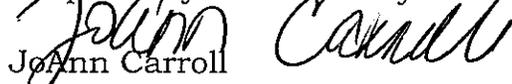
Seconded by: Pierson

All in Favor

None Opposed

Meeting adjourned at 10:35PM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary
December 19, 2019