

PLANNING BOARD MINUTES
REGULAR MEETING
OCTOBER 19, 2015

1. The Planning Board Meeting of October 19, 2015 was called to order by Chairman Joseph Brower at 8:00 p.m..
2. Sunshine Law Statement that this meeting is being held in accordance with the Open Public Meetings Law, noticed of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975
3. Pledge of Allegiance
4. Roll Call by Secretary Mel Levine

NAME	PRESENT	ABSENT
Chairman Joseph Brower	X	
Vice Chairman James Campbell	X	
Mayor Joseph Alessi		X
Councilman Art Rees	X	
Member Dr. Carl Spinelli	X	
Member Scott Fishbone	X	
Member Mel Levine	X	
1 st Alt. Member Joseph Barba	X	
2 nd Alt. Member Sandra Nathans		X
Borough Engineer Frank Zichelli	X	
Attorney John Dusinger	X	

5. Chairman Joseph Brower reviewed protocol for Planning Board meeting

The Chairman asked Mr. Gaccione, Esq., counsel for the applicant, what his plan was for this evening's meeting.

6. Mr. Gaccione, Esq. wanted to complete the cross examination of K. Hovnanian's engineer, Mr. Ciliberto, and move on to the architect, to review the architectural plans. Mr. Ciliberto will have to be back again with regards to drainage. Suburban Consulting Engineers submitted a report for the adjacent property owners, but expect a proposed plan from Hatch Mott MacDonald. The Borough Engineer will be part of the review process.

Mr. Gaccione stated that he had two (2) witnesses for this evening; Mr. Ciliberto, engineer, and Mr. Joseph Lipanovski, architect. Mr. Gaccione did not want to bring in the applicant's Planner until the engineering testimony was complete.

Chairman agreed, but felt that just the architect should be heard tonight, since Mr. Ramsey, Esq. was not present. The Chairman also stated that when the engineers gather together, a lot of the issues that the public had concerns and questions about will be solved, and the public may have new questions.

When testimony is completed, the public will have an opportunity to ask questions directed to the engineer.

Mr. Gaccione agreed with Chairman Brower, and called upon Mr. Joseph Lipanovski, architect to testify.

Mr. Lipanovski was sworn in by Mr. Dusinger, Esq.

Mr. Gaccione asked Mr. Lipanovski the number of proposed units.

Mr. Lipanovski stated that the Hilltop community at North Caldwell will consist of 62 single family detached homes

There will be four (4) models offered ranging in size from 3,036 sf to 3,961 sf. The width of each model ranges from 45 'to 50' and the minimum depth ranges from 46' to 79'. Where permitted, the depths will increase based on a customer's selection of certain structural options.

All four (4) models are two (2) stories in height, are in compliance to the town's height limitations, and will include a basement and an attached 2 or 3 car garage.

As required by the Borough's redevelopment plan, two (2) of the four (4) models will offer a first floor owner's suite, which includes walk-in-closets and private owner's bath.

Each model will offer a minimum of three (3) elevation design options to provide for a varied streetscape and to comply with the look-a-like requirements in the Borough's redevelopment plan.

All home elevations will be compatible with the architectural style of the local area as well as the broader region. Each elevation includes many jogs and recesses to provide interest and diversity in the massing of each home. The roof pitch on main roofs will vary between 5:12 and 6:12, depending on the depth of each home.

They propose a traditional mix of brick and stone masonry and cement siding materials at the front elevations to compliment the key design features such as porches, columns,, accent trim around windows, doors and dormers.

Rear and side elevations will consist of vinyl siding with Azak trim and a generous amount of glass, as well as glass sliding doors to access the rear yard.

Mr. Piromalli asked Mr. Lipanovski to present Exhibits.

Mr. Lipanovski presented twelve (12) architectural exhibits of the four (4) proposed models to the Board and public.

Exhibit A-13, dated 10/19/2015 – Mounted Floor Plans – Dover Unit

Exhibit A-14, dated 10/19/2015 – Booklet Compilation of Unit Floor Plans & Elevations

Exhibit A-15, dated 10/19/2015 – Mounted Elevation – Dover Unit

Exhibit A-16, dated 10/19/2015 – Mounted 1st Floor Plans – Maine Unit

Exhibit A-17, dated 10.19/2015 – Mounted 2nd Floor Plans – Maine Unit

Exhibit A-18, dated 10/19/2015 – Mounted Elevation – Memphis Unit

Exhibit A-19, dated 10/19/2015 – Mounted 1st Floor Plans - Memphis Unit

Exhibit A-20, dated 10/19/2015 - Mounted Elevation – Memphis Unit

Exhibit A-21, dated 10/19/2015 - Mounted 1st Floor Plan – Weston Unit

Exhibit A-22, dated 10/19/2015 - Mounted 2nd Floor Plan – Weston Unit

Exhibit A-23, dated 10/19/2015 – Mounted Alt. 2nd Floor Plan – Weston Unit

Exhibit A-24, dated 10/19/2015 - Mounted 1st Floor Plans – Weston Unit

Councilman Art Rees questioned the elevations.

Mr. Lipanovski stated the elevation is related to type of windows, front configuration modified and trim around windows.

Member Joseph Barba questioned whether attic space would be used for living space.

Mr. Lipanovski said attic is not designed for living space, there will not be pull down stairs, but will have an access panel to enter attic for maintenance purposes.

Chairman Brower asked if the Board had any other questions?

Frank Zichelli, reminded Mr. Lipanovski about North Caldwell's ordinance regarding look-a-like requirements very specific offering different options.

Mr. Lipanovski felt they have met all the requirements by offering three (3) different elevations of each model, and if necessary will introduce a fourth (4) or fifth (5) elevation.

Chairman Brower had several questions; roof slopes, 5 and 12, and 6 and 12, do they meet the height requirements, and on the plans of the Dover model, it looks as though there is a proposed skylight.

Mr. Lipanovski said they are not seeking any height variances, and all models meet height requirements. There is no proposed skylight in the family room of the Dover model. The ceiling is a proposed copper ceiling treatment, and the rear roof would be finished.

Mr. Chairman asked if anyone else from the Board had any questions?

Member Scott Fishbone questioned whether the Dover model meets standard elevation, and if decks or patios are included.

Mr. Lipanovski said the Dover model as illustrated meets the standard elevation. Decks and patios are optional, but a landing will be provided at rear doors.

Mr. Dusinberre, Esq. swore in Mr. John Crane, Land Developer Manager for K. Hovnanian.

Member Scott Fishbone wanted to know how the widths of the houses proposed, compared with the homes on Arbor Road.

Mr Crane stated that the homes on Arbor Road are between 60' to 75' in width, but they are on much larger parcels of property. New development lots are on lots half the width of Arbor Road lots.

Chairman Brower asked, other than the similarity rule, can all models be built on any lot?

Mr. Lipanovski stated that any of the four (4) models can be built on any of the 62 lots.

Councilman Rees questioned whether there would be any retaining walls constructed between sidewalks and driveways.

Mr. Gaccione, Esq. referred question to project engineer, Mr. Ciliberto.

Mr.Ciliberto we have retaining walls between properties to level property.

Chairman Brower stated that since there were no other questions from the Board, he would like to open the meeting to the public for questions.

Mr.Bernard Albanese, 5 Four Seasons Drive, North Caldwell, New Jersey – wanted to know the prices of the new homes.

Mr. Gaccione, Esq. said they have not been decided at this time.

Donald Theobald, 54 Ferndale Road, North Caldwell, New Jersey – questioned whether the homes were going to have basements, and if a house is on a downward slope, then would it have the appearance of three (3) stories?

Mr. Lipanovski said all homes would have basements eight (8) feet in height. Some of the homes with a downward slope would have the appearance of three (3) stories, but would have a door leading to a deck, or stairs going to the lower level.

Mrs. Kay McCormack, 16 Four Seasons Drive, North Caldwell, New Jersey – wanted to know the distance between the homes.

Mr. Crane said the distance between the homes would be twenty-two feet.

Mr. Gaccione, Esq. stated that they are not asking for any variances dealing with the distance between homes.

John Zurlo, 19 Glenview Road, North Caldwell, New Jersey – questioned the visibility of the new homes from Glenview Road, Ferndale Road, and Four Seasons.

Chairman Brower said that was an engineering and land use question.

Mr. Ciliberto did not have an answer to Mr. Zurlo's question.

Mr. Gaccione, Esq., stated that they are not seeking any height variances, all homes will comply.

Mr. Darryl Haffner, 24 Four Seasons Drive, North Caldwell, New Jersey – concerned whether there could be an encroachment on a bordering property if a deck was added, especially on the Memphis model.

Chairman Brower said all lots have to conform to set backs and impervious coverage, they are under the same restrictions as every homeowner in North Caldwell.

Mr. Dusinberre explained to Mr. Haffner that this project is not a condominium, this is an application to develop Fee Simple lots. Each lot will be owned by homeowner, there will be a master association that will be maintaining the detention basins and architectural control restrictions contained in that document. Any approvals will require this.

Dan Gallagher, 36 Ferndale Road, North Caldwell, New Jersey – regarding other options to the rear of the home, does that mean just decks or patios ?

Mr. Lipanovski stated that some of the other options included extensions to the family room, home office, or the entire rear getting bumped out, providing it meets the setbacks and impervious coverage.

Joseph Selzer, 41 Four Seasons Drive, North Caldwell, New Jersey – questioned whether homes would be landscaped, or would it be left up to the homeowner.

Mr. Crane said landscaping will be provided in the front yards.

Chairman Brower asked if there were any other questions from the Board ?

Member Joseph Barba – questioned if the Board had any control over fencing that might be installed.

Chairman Brower said this community will have to follow the same requirements that every homeowner in North Caldwell follows.

Mr. Dusenberre asked if there is any intent to restrict, as part of your Declaration of Covenants, the construction of perimeter fencing, is it a preference to K. Hovnanian in developing this type of community.

Mr. Crane stated that this issue was not a preference, but could be considered.

Chairman Brower asked Mr. Crane how has this issue been handled in similar communities around the State.

Mr. Crane said that to his knowledge they have never put in a fence restriction.

Mr. Zichelli, P.E. stated fences are permitted in the front yard, but must be 50% open and not in the right of way, in this case, 12 feet back.

Mr. Gaccione, Esq., stated that fences on retaining walls will be non-climbable fencing.

Member Scott Fishbone asked if Mr. Crane or Mr. Ciliberto had any sense as to how close they would be to the impervious coverage limitations on the models they are proposing ?

Mr. Ciliberto said there are some lots that are close to impervious limitations, and other lots that are much larger are not even close to coverage limitations.

Member Scott Fishbone was concerned with the zoning board being burdened with variance applications.

Mr. Dusenberre stated that any variances requested would not go before the Zoning Board, but would come to the Planning Board because this is a redevelopment zone.

Chairman Brower asked if there were any other questions?

Mrs. Kay McCormack, 16 Four Seasons Drive, North Caldwell, New Jersey – questioned whether all the trees in the new development would be cleared to allow the building of

of new homes ?

Mr. Ciliberto said it is their intention to leave as many large trees as possible. He showed Exhibit A-5 which showed the plan.

Mr. Bernard Albanse, 5 Four Seasons Drive, North Caldwell, New Jersey – questioned the Chairman as to what was going to be discussed at our next meeting.

Chairman Brower said that it is his intention to complete engineering testimony, and then have questions.

Mr. Gaccione, Esq. said his engineers are waiting for reports from Hatch Mott McDonald, and when they receive their reports, the engineers will meet and discuss plans, and Mr. Zichelli, P.E. will also be a part of the discussion. Mr Ramsey is aware of this plan.

Mr. Chairman closed this part of the meeting, and announced that the next Planning Board Regular Meeting will take place on November 23, 2015, at 8:00 p.m., without further notice.

- 7 Mr. Chairman opened the meeting to the public for any questions other than the application before us tonight. There were no more questions.
- 8 The Chairman asked for a motion to adjourn the evening meeting.

A motion to adjourn the evening meeting

Moved by:	Member Joseph Barba
Seconded by :	Member Vice Chairman James Campbell

Roll Call Vote:

MEMBER	YES	NO	ABSTAIN	ABSENT
Chairman Joseph Brower	X			
Vice Chairman James Campbell	X			
Mayor Joseph Alessi				X
Councilman Art Rees	X			
Member Dr. Carl Spinelli	X			
Member Scott Fishbone	X			
Member Mel Levine	X			
Member Joseph Barba, 1 st Alt.	X			
Member Sandra Nathans, 2 nd Alt.				X

Respectfully submitted,
Mel Levine
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Planning Board Secretary