

**MINUTES OF
MUNICIPAL COUNCIL
WORKSESSION MEETING
March 20, 2017**

The Worksession Meeting of the Municipal Council of the Township of Edison was held in the Council Chambers of the Municipal Complex. The meeting was called to order at 6:02 p.m. by Council President Lombardi, followed by the Pledge of Allegiance.

Present were Councilmembers Coyle, Diehl, Gomez, Lombardi, Patil and Sendelsky.

Councilmember Shah was absent.

Also present were Township Clerk Russomanno, Clerk McCray, Township Attorney London, Business Administrator Ruane, Assistant Public Works Director Russomanno, Health Director Elliott, Township Engineer Kataryniak, Fire Chief Latham, Police Captain Kelly and Cameraman Cologne.

The Clerk advised that adequate notice of this meeting as required by the Open Public Meetings Act of 1975, has been provided by an Annual Notice sent to The Home News and Tribune, The Star Ledger and the Sentinel on December 30, 2016 and posted in the Main Lobby of the Municipal Complex on the same date. Council President Lombardi opened the meeting for comments from the public.

Walt Stochel, 2118 Oak Tree Road, Open Space Meeting on March 30th 6:00pm in Council Chambers. He asked if the notice can be put on the Website Calendar. He asked if the township requires the vendors to have health insurance for their employees. Could the town look into adding to our contracts with vendors to make sure they provide health insurance to their employees.

Council President Lombardi, he will have Mr. Northgrave look into and report back.

Esther Nemitz, 162B Fay Street, regarding items under Law b, c, and g. they all pertain to the Senior Housing project (aka Our Lady of Pease Redevelopment) by the way they named the projected St. Peter the Apostle Senior Housing. Item b, is this strictly for their approval to get financing. She wants to make sure she understands these resolutions. Item c, is the actual developer and item g. construction will be for 41 units and 1 unit for a superintendent. They are applying for a Pilot.

Ms. London, item b is required for financing, item c they have to have a separate entity and item g she explained the pilot program process.

Ms. Nemitz, complained about the hand held microphones when you watch on channel 15 your cannot hear..

Bruce Diamond, 74 Calvert Avenue, West, regarding a Star Ledger article about finishing up the old garbage dump.

Council President Lombardi, we are waiting for the plan to complete. On Wednesday night he will have Mr. Northgrave report.

Lois Wolke, 10 Peake Road, on O.1965-2017, does the person have to have a certification or license to do this

Mr. Kataryniak, no specific license is required, typically there are components required to be done by the Engineer so we are just clarifying.

Hearing no further comments, this public hearing was closed, on a motion made by Councilmember Sendelsky seconded by Councilmember Gomez, with all in favor.

5. REPORTS FROM ALL COUNCIL COMMITTEES:

Councilmember Diehl the sub-committee meeting with Top Golf held last Wednesday and we are making progress with the residents and Top Golf.

6. POINTS OF LIGHT

Council President Lombardi, reminder everyone to attend the Open Space Meeting on March 30th at 6:00pm here also Edison Chamber of Commerce will be hosting their Taste of Middlesex on March 27th at the Pines Manor from 5:30 to 8:00pm. North Edison Baseball Opening day is Saturday, April 16th at 9am and April 30th the CARE Walk at Edison High School we have flyers if you are interested in participating in the walk.

Councilmember Sendelsky added on March 10, 2017 is was Read Across America, he went to James Madison Primary School, he read two books, it was very enjoyable. On Thursday March 23, 2017 the Annual Thomas Edison Center Meeting will be held here.

7. FROM THE BUSINESS ADMINISTRATOR:

a. through d. No comments were made.

8. FROM THE DEPARTMENT OF FINANCE:

a. through e. No comments were made.

9. FROM THE DEPARTMENT OF LAW:

a. through h. No comments were made

10. FROM THE DEPARTMENT OF PLANNING AND ENGINEERING:

a. No comment was made.

11. FROM THE DEPARTMENT OF PUBLIC WORKS:

a. No comment was made.

b. Councilmember Sendelsky asked if this is the Council Chambers unit.

Ms. Ruane, no its another unit.

12. FROM THE DEPARTMENT OF RECREATION:

a. No comment was made.

13. FROM THE CHIEF OF FIRE:

a. and b. No comments were made.

14. FROM THE TOWNSHIP CLERK:

a. and b. No comments were made.

15. FROM THE COUNCIL MEMBER TO THE PLANNING BOARD:

Councilmember Sendelsky report as follows:

Edison Township Special Planning Board Meeting Minutes From March 7, 2017

The first item was to pass a resolution for Project# P12-2016 Federal Business Center preliminary and final approval. This was approved unanimously.

The second item was case #P12-2016 Block 161.N Lots 42T, 142T2, 42M, 65 and 42V. This was the continuation of the Shore to Shore Project on Route 1 and Stony Road which was carried over from the previous meeting. This project was for a Wa-Wa gas station and convenience store. The applicant did not finish their testimony and the objector attorney was also not available at the previous meeting. The applicant's Planner Kanan Hughes testified that the property was in the GBH zone permitted a retail store and the gas station as a conditional use. He stated that the building height variance was not required based on the Township's definition of the average height. The applicant finished his testimony and the meeting was opened to the public. The objector attorney cross examined the applicant's planner and then called his planner as a witness. The meeting was opened to the public and several neighboring residents voiced their concerns about the project. I had asked the applicant to install a sound barrier adjacent to the neighboring residents and they agreed to as well as agreeing to lower the height of their light poles to 12 feet from 15 feet. The board then voted unanimously to approve the application with the following conditions: no deliveries between 10PM and 7 AM except for baked goods, no garbage pickup from 10 PM to 7 AM, the applicant must make the no truck signs larger, the applicant must agree to re-locate the air-compressor away from the neighbors, 150 feet of a sound barrier wall must be erected along the neighbors property as well as the two rows of landscaping indicated on the plan, the applicant must designate 7 parking spaces adjacent to the neighbor's property as employee parking only, they must supplement the plantings along Stony Road as necessary to buffer the lights from cars shining onto neighboring properties, the light poles must be lowered to 12 feet and minimize the lighting along Stony Road, a variance was granted for the main sign and the 2 canopy spanning signs and the applicant would install all interior directions signs.

Respectfully Submitted Councilmember Sendelsky

Minutes From Edison Planning Board Meeting of Monday March 13, 2017

The first item that was heard was comments and recommendations on Resolution R.109-022017 Block 252 Lot #24, Lot #19, aka 520 Route 1 Beauty Rest Development Plan. Susan Gruel of Heyer & Gruel planners did the short presentation. The property in question was deemed an area in need of redevelopment by the council, and she proposed that the property be redeveloped into a commercial use. She recommended vacating the paper street between the two properties to make a better development site. The plan she proposed will supersede the previous zoning for the site. A member of the planning board asked her if the owners were on board with the revised plan and Susan Gruel stated yes. The planning board voted unanimously to send the plan back to the council.

The second item of new business that was heard was case #P15-2016 Hilltop Associates- Preliminary and Final Oak Tree Road & Dayton Drive Block 643.DD Lot 20.F, 20G1 & 20G2. The applicant's engineer William Lund detailed the proposal to add a flagpole and revise curb returns, enlarge an island on Dayton Drive and replace ID sign. They will eliminate 2 signs and combine into one sign that will not block the site triangle because it will be set back further than the original sign. There is no pipeline within 75 feet. The project was unanimously approved subject to the professionals' reports, consolidate 2 signs into 1 & grant a variance for section 46.75, the new flagpole must be illuminated, and they will extend the westerly sidewalk and add an ADA ramp on the west and east sides of the street.

Four resolutions were approved unanimously: #P13-2016 American Real Estate Company, #P5176 Gulberg Builders, McKinley Street Minor subdivision, #P5143 Chen & Hou Final Subdivision, & #P2-2017 Camp Kilmer and Urban Renewal Associates.

The third item that was heard was #P15-2016 Edison Village - Brunswick Avenue Block 4.A, Lot 19A. It is a proposal to construct a new 3,000 square foot clubhouse. They will replace the existing pool and will also add 1 handicapped parking space. The property supervisor Mr. Amaro testified that a gym and a multi-purpose room will be in the new building as well as a rental office. The existing rental office will be rented out. The applicant's engineer stated that they will comply with our planner's and engineer's reports. The pool area will be completely fenced. They have added showers to the clubhouse plan. They have also added security cameras both inside and outside the clubhouse. The project was unanimously approved.

The final case that was heard was #P16-2016 44 Gibian Street Block 762 Lot#1A. A proposal to construct 14 buildings and one clubhouse for a total of 220 units of which 33 will be affordable units. These units are a part of the township's affordable housing plan. The project will consist of 83- 1 bedroom units (7 will be affordable), 130 -2 bedroom units (19 will be affordable) and 7 -3 bedroom units all affordable. The project requires 2 minor variances, one for building # 12 at the southeast corner the building does not meet the setback requirement because of the existing water tower on the site. The second variance was for a sign (monument signs). K Land's engineer described that there would be a redundant water loop system for the project on Jackson Avenue and Gibian Street. A discussion was held regarding the separation between the applicants' property and the neighbors that there would be an 8 foot high fence erected with landscape buffer of Norway spruce. It was also suggested by our engineer that the existing sanitary sewer line on Jackson Avenue be inspected via camera. The applicant's LSRP (licensed soil remediation professional) also answered questions from the board that the site was cleaned up to the DEP residential standard. The applicant's traffic engineer Dan Desario from Langan Engineering also testified that the roadways could handle the increased traffic. The level of service at the Jackson Avenue and Amboy Avenue light was "B" before and after construction. The applicant's Architect JLM Design group testified that the 1 bedroom units would vary between 745-950 square feet , the two bedroom units would be 1,270 square feet and the three bedroom units would be 1,525 square feet. The project was unanimously approved granting the two minor variances for the site sign and the setback of 35.5 feet for building #12 with the following conditions: subject to our consultant's reports and checking the sanitary sewer system on Jackson Avenue, installing an 8 foot high fence between the neighbor's property and the applicant, installing a fence along the neighboring greenway to be worked out with our planner and Middlesex County, private garbage pickup sufficient to make sure that the trash is not a nuisance, and the applicant will work to get the eyesore water tower area buffered and cleaned up.

The final item was a unanimous resolution to send back to council an ordinance requiring zoning permits with regard to temporary storage units on private property for a period of time greater than thirty days but in no case greater than ninety days per three hundred sixty day period.

The next planning board meeting will be Monday April 17, 2017.

Respectfully submitted, Councilmember Sendelsky

**16. UNFINISHED BUSINESS:
ORDINANCES FOR FURTHER CONSIDERATION, PUBLIC HEARING, AND FINAL ADOPTION:**

- O.1965-2017 No comments were made.
- O.1966-2017 No comments were made.

18. DISCUSSION ITEMS:

- Council President Lombardi:**
- a. None

Councilmember Coyle:

- a. Earth Day is April 23, 2017, Sunday, Health Director Elliot and Environmental Committee.

Councilmember Diehl

- a. This past Saturday was the Middlesex County Bi-Annual Hazardous Waste drop off, he commended the County for providing this program.
- b. We will have our E-re-cycle drop off on Saturday, April 1st at Lake Papaianni Park from 8:00am to 2:00pm. Anything with a cord can be dropped off. This is the proper way to get rid of these items.
- c. Open Space committee meeting here on March 30th this is an open invitation to the public to get an idea what our open space looks like.

Councilmember Gomez:

- a. None

Councilmember Patil:

- a. None

Councilmember Sendelsky:

- a. He asked Mr. Elliot regarding another email on Vision Construction today, anything new I think the homeowner is pleased the way things are going.

Mr. Elliot, yes he pointed out a clean-up item, which we will be out there tomorrow.

Councilmember Shah:

- a. Absent

On a motion made by Councilmember Gomez, seconded by Councilmember Sendelsky, with all in favor, the meeting was adjourned at 6:41pm.

Michael R. Lombardi
Council President

Cheryl Russomanno, RMC
Municipal Clerk