

BOROUGH OF WESTVILLE LAND USE BOARD

RESOLUTION NO.: R-17-10

RESOLUTION GRANTING AMENDED
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
TO
MANTUA URBAN RENEWAL ASSOCIATES, LP

RE: BLOCK 73, LOTS 6 AND 7
(1000-1002 BROADWAY A/K/A COUNTY ROUTE 551)

WHEREAS, an application was filed with the Borough of Westville Land Use Board, hereinafter the “Board”, by Mantua Urban Renewal Associates, LP, whose address is 77 Park Street, Montclair, New Jersey 07042, hereinafter the “applicant”, for amended preliminary and final major site plan approval for a previously approved four (4) story, sixty-four (64) unit age restricted, multi-family building with associated parking and improvements on the property known as 1000-1002 Broadway, Westville, New Jersey, also known as Lots 6 and 7 in Block 73 on the official tax maps of the Borough of Westville, hereinafter the “property”, which property is more particularly depicted on drawings captioned Site Plan Amendment, Westville Senior, Plate 7, Block 73, Lots 6 & 7, Westville Borough, Gloucester County, New Jersey, prepared by Inglese Architecture + Engineering dated April 23, 2017, hereinafter the “plans”, which plans together with all documentation, materials and exhibits submitted with the application and/or presented to the Board during the course of the public hearing are incorporated by reference herein; and

WHEREAS, the applicant was represented by Kathie L. Renner, Esquire; and

WHEREAS, the application was determined by the Board to be complete on June 5, 2017 with a waiver granted for completeness purposes only as to submission of a corrected affidavit of ownership; and

WHEREAS, a public hearing was held by the Board on June 5, 2017 at which time the Board heard testimony from Kevin Kavanaugh, Vice President of RPM Development Group; John Inglese, AIA, PE, LEED AP and Anthony D’Agosta, III, AIA, NCARB; and

WHEREAS, the board reviewed the report of Bach Associates, PC of date May 30, 2017 which report is incorporated by reference herein; and

WHEREAS, the applicant presented the following exhibits for consideration by the Board during the course of the public hearing;

1. Exhibit A-1 captioned “Westville Senior Residences” setting forth the revisions to the previously approved major site plan.

2. Exhibit A-2 consisting of samples of the materials to be used for construction of the exterior of the proposed building; and

WHEREAS, the Board provided an opportunity for interested members of the public to make statements or ask questions regarding the application and two (2) members of the public, one of whom is a member of the Westville Environmental Commission did so; and

WHEREAS, the Environmental Commission submitted a list of questions to the applicant prior to the hearing for which written answers were provided by the applicant; and

WHEREAS, the questions submitted by the Westville Environmental Commission of date May 29, 2017 were marked as Exhibit B-1 and the answers of the applicant of date May 30, 2017 were marked as Exhibit B-2; and

WHEREAS, the Board made the following findings of fact and conclusions based thereon:

Findings of Fact

1. The property is located at the northwesterly intersection of Broadway a/k/a CR 551 and Walnut Street in the C-3 Business District.

2. The property is a designated area in need of redevelopment.

3. The property is 54,871 square feet in size.

4. The amended plan still proposes a four (4) story sixty-four (64) unit age-restricted affordable housing building. It has been redesigned in accordance with the May, 2013 Redevelopment Plan for the property as most recently amended by Borough Ordinance No. 2-2017.

5. The proposed revisions to the preliminary major site plan are as follows:

a. The building footprint has been relocated to be adjacent to the western property line and the majority of parking has been relocated to be adjacent to the eastern property line.

b. The building footprint will be 16,207 square feet with an overall size of 64,828 square feet whereas pursuant to the prior approval the building footprint was to be 16,326 square feet with an overall size of 65,306.4 square feet.

c. Fifty-eight (58) off-street parking spaces are now proposed whereas pursuant to the prior approval sixty-three (63) off-street parking spaces were to be provided. There will be four (4) handicap accessible parking spaces and fifty-four (54) standard parking spaces. The off-street parking is in compliance with the Residential Site Improvement Standards for high rise housing which require a total of fifty-six (56) off-street parking spaces.

d. The architectural façade of the building will provide a mix of red brick, stone veneer, fiber cement architectural panels and fiber cement lap siding whereas vinyl siding was proposed pursuant to the prior approval.

e. At the ground floor, individual private patios are now provided for the units.

f. The lighting now reflects current technology with improved energy consumption.

g. Photovoltaic canopies have been added to the parking area and will blanket the entire roof of the building.

h. A 4,000 square ft. landscaped outdoor amenity area has been added.

i. The current design attempts to achieve a zero-net-energy building which would provide minimal utility expenses for the residents.

j. All units will be handicap adaptable. All ground floor units are designed to meet the applicable housing requirements of the New Jersey Division of Development Disabilities.

k. Drainage has been modified with detention areas to connect to the Borough sewer system.

6. There will remain sixty-four (64) units of which fifty-six (56) will be one (1) bedroom units and eight (8) will be two (2) bedroom units.

7. No variances are required for approval of the application.

8. Although a landscape buffer is not required for C-3 age restricted housing the applicant has provided a contiguous row of large pyramidal evergreen shrubs spaced at 5 feet on center along the boundary line of the property with adjacent Lot 8.

9. The applicant agreed to comply with all recommendations and requirements of the Board Planner and Engineer as set forth in their report of date May 30, 2017.

10. The applicant testified that the existing stormwater piping on Ambler Street will be replaced down Ambler Street to the creek. Two (2) new street inlets are proposed by the applicant on Broadway and one new street inlet is proposed at the intersection of Broadway and Ambler Street. The applicant agreed to add one (1) additional street inlet on Ambler Street to be situate between Broadway and the existing street inlets on Ambler Street.

11. There will be a property manager/superintendent on site 24/7. Provision will be made by the applicant for coverage during such times that the property manager/superintendent is unavailable due to vacation, illness, etc.

12. The applicant acknowledged that in accordance with Resolution No. R-09-06 the property will be deed restricted to prohibit parking of tractors, trailers, tractor-trailers, recreational vehicles, boats,

boat/car/utility/construction and other trailers, utility vehicles, construction vehicles and similar vehicles/objects on the property so as to preserve all off-street parking spaces for standard size motor vehicles.

Conclusions

1. The Board has jurisdiction to hear the application.
2. Subject to the applicant complying with all requirements of the Board Planner and Engineer as set forth in their report of date May 30, 2017; subject to the applicant complying with all conditions of approval set forth in Resolution No. R-09-06 and Resolution No. R-09-07 as amended by Resolution No. R-13-07 and as amended herein; subject to the applicant complying with all representations made to the Board during the course of the public hearing and subject to the applicant complying with all conditions of approval set forth herein, the granting of amended preliminary and final major site plan approval is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Westville Land Use Board that amended preliminary and final major site plan approval for the construction of a four (4) story, sixty-four (64) unit age-restricted affordable housing building together with parking and related improvements on the property known as 1000-1002 Broadway, Westville, New Jersey also known as Lots 6 and 7 in Block 73 on the official tax maps of the Borough of Westville be and hereby is granted to the applicant subject to the following conditions and requirements:

1. The applicant shall pay all required fees and escrows that are due or may become due to the Borough of Westville within seven (7) days notice thereof.
2. The applicant shall comply with all conditions and requirements of the Board as set forth in Resolution No. R-09-06 and Resolution No. R-09-07 as amended by Resolution No. R-13-07 and as amended herein.
3. The applicant shall deed restrict the property to prohibit the parking of tractors; trailers; tractor-trailers; recreational vehicles, boats, car/boat/utility/construction and other trailers; utility vehicles; construction vehicles and similar vehicles/objects on the property so as to preserve all parking spaces for standard size motor vehicles upon completion of construction.
4. The applicant shall comply with all representations made by and on behalf of the applicant during the course of the public hearing and in all documents and materials filed with the application and/or submitted as exhibits during the course of the public hearing.
5. The applicant shall revise the plans and all related information and documentation for final review and approval by the Board Planner and Engineer.
6. No clearing, construction or construction related land disturbances shall occur on the property

prior to signing of the final major site plan.

7. The applicant shall post an inspection escrow and performance and maintenances guarantees for the proposed improvements. The amount of the inspection escrow and guarantees will be based on the Board Engineer's estimate of costs to be prepared upon receipt of revised plans labeled as "final construction plans". At least 10% of the performance guarantee amount shall be paid in cash or by certified check. The form of the performance and maintenance guarantees shall be approved by the Borough Solicitor. No clearing, construction or construction related land disturbances shall occur on the property prior to the posting of the performance guarantee and inspection escrow with the Borough.

8. Prior to any land disturbance, the applicant shall schedule a pre-construction meeting with the Borough Engineer.

9. All covenants, easements, restrictions and the deed of consolidation will be subject to review and approval by the Borough Solicitor and shall contain legal descriptions that have been approved by the Board Engineer. The applicant shall record all covenants, easements, restrictions and the deed of consolidation in the Gloucester County Clerk's Office and thereafter submit proof satisfactory to the Borough Solicitor that the same have been properly recorded and are not subject or subordinate to any other interest.

10. All existing and proposed deed restrictions, covenants and easements shall be shown on the plans, as applicable.

11. Approval shall be obtained from the County of Gloucester for all road and/or utility openings and for the methods of restoration. The applicant shall be responsible for obtaining and paying for all required permits, approvals and application fees.

12. The applicant shall provide a truck maneuverability plan for trash trucks and fire trucks, which plan shall be subject to review and approval by the Borough Fire Marshal.

13. The applicant shall comply with items 1-5 inclusive under the caption "Demolition Plan" on page 4 of the report of the Board Planner and Engineer of date May 30, 2017.

14. The applicant shall comply with items 1-13 inclusive under the caption "Site Plan" on pages 4 and 5 of the report of the Board Planner and Engineer of date May 30, 2017.

15. The applicant shall comply with items 1-14 inclusive under the caption "Grading & Utilities" on pages 5 and 6 of the report of the Board Planner and Engineer of date May 30, 2017.

16. The applicant shall comply with items 1-7 inclusive under the caption "Stormwater Management" on pages 6 and 7 of the report of the Board Planner and Engineer of date May 30, 2017.

17. The applicant shall comply with items 1-5 inclusive under the caption "Landscaping & Lighting"

on page 7 of the report of the Board Planner and Engineer of date May 30, 2017.

18. The applicant shall comply with items 1-9 inclusive under the caption "Detail Sheet" on pages 7 and 8 of the report of the Board Planner and Engineer of date May 30, 2017.

19. The basin maintenance plan to be provided in accordance with the requirements of the NJ DEP BMP Manual shall be recorded in the Office of the Clerk of Gloucester County. The applicant shall thereafter submit proof satisfactory to the Borough Solicitor that the same has been properly recorded and is not subject or subordinate to any other interest.

20. The applicant shall obtain any and all required outside agency approvals or submit letters of non-applicability from said agencies which shall include but not be limited to the Westville Borough Sewer Department, the Westville Fire Marshal, the Gloucester County Planning Board and the Gloucester County Soil Conservation District. The applicant shall be solely responsible for determining which governmental and/or public agency approvals are required.

21. Each resubmission of the plan shall be accompanied with a point-by-point response.

22. The applicant shall submit a corrected affidavit of ownership for the property for review and approval by the Board Solicitor.

23. The revised plan shall include one (1) additional street inlet to be added on Ambler Street between Broadway and the existing street inlets on Ambler Street.

24. One (1) property manager/superintendent shall reside in the building twenty-four (24) hours per day, seven (7) days per week. In the absence of the property manager/superintendent, a back-up system shall be in place for receipt of complaints, maintenance requests, etc.

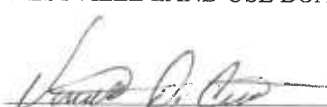
ADOPTED by the Borough of Westville Land Use Board at a meeting held on July 3, 2017 as a memorialization of the granting of amended preliminary and final major site plan approval following the conclusion of a public hearing held on June 5, 2017.

ATTEST:

WESTVILLE LAND USE BOARD



Nicole L. O'Hara, Secretary

By: 

Vincent DiCicco, Chairperson

5 On the motion to memorialize the granting of amended preliminary and final major site plan approval, 5 members voted yes; 0 members voted no and 0 members abstained.