

**BOROUGH OF MOUNT ARLINGTON**  
**LAND USE BOARD MEETING MINUTES**

December 20, 2023

7:00 PM

Meeting called to order at 7:00 p.m.

“Pledge of Allegiance to the Flag” recited.

This meeting was advertised in the Daily Record and the Roxbury Register.

**Attendance Roll Call:** Hallowich, Driscoll, Karpman, Fostle, Rinaldi, Mayor Stanzilis

**Absent:** Van den Hende, Green, Roldan, Foley, Fuller, Wilson

**November 15, 2023 meeting minutes.** Motion by Driscoll. Second by Karpman.

Roll Call: Hallowich, Driscoll, Karpman

**Motion to approve Vouchers.** Motion by Hallowich. Second by Rinaldi

Roll Call: Hallowich, Driscoll, Karpman, Fostle, Rinaldi, Mayor Stanzilis

**Motion to approve Resolution: Tony Kerrison**

38 Windemere Ave.

Block 17, Lot 6

Minor Subdivision

Motion by Driscoll. Second by Hallowich

Roll Call: Hallowich, Driscoll, Karpman

**Motion to approve Resolution: Paula & Andrew Danchuk**

44 & 50 Rogerene Way

Landing, NJ

Block 90, Lots 2 & 5

Lot Line Adjustment

Motion by Hallowich. Second by Karpman

Roll Call: Hallowich, Driscoll, Karpman

**Application: Orchards at Mt. Arlington, LLC**

181 Howard Blvd.

Mt. Arlington, NJ

Block 31.02, Lot 23.08

Amended Preliminary & Final Major Site Plan Approval

Michael Lipari attorney for Orchards at Mt. Arlington, LLC explains the minor expansion of the previous approved Site Plan. The changes they are seeking is 71 residential units to 84 units and decreasing the retail space from 38,800 sq. ft. to approximately 34,000 sq. ft.

David Hellman was sworn in.

Real Estate Broker and Project Manager for Orchards at Mt. Arlington, LLC

414 Eagle Rock Ave.

West Orange, NJ

Building 1 originally was approved for 600 sq. ft. of retail space on first floor with storage and 4 floors above with 24 apartments. They have revised Building 1 to be apartments only, no retail space making it five (5) stories of apartments. The first floor will have the same floor plan, this created an additional 11 units. No changes in the site improvements. Landscaping added for residents on the first floor to screen from pedestrian traffic, windows will be glazed for privacy also.

#### Dave Clark-Engineer Report

- No changes in engineering,
- Parking requirements were met. No changes to ev charging count.
- Added landscaping around first floor grounds for screening of residential windows
- Access for 1<sup>st</sup> Floor garbage disposal was addressed.

#### Alison Kopsco-Planner Report

- Five (5) stories at 62ft. still complies
- Residential density at 11.03 units per acre, max is 15 units per acre.
- Instead of 11 units of affordable housing they have increased to 13 units.
- Revised landscaping complies
- Design standards – the three (3) 3D elements are not present on Building 1, requires a waiver or revised plans be submitted.

Chairwoman Fostle asks Mr. Lipari to comment on the 3D elements that are not provided. Mr. Lipari states that if they were to get approval they will satisfy those conditions.

- Colors for masonry block have not been provided, the color palate to be used should be reviewed by the Planner.
- Mechanical and electrical equipment on the roof needs screening

Chairwoman Fostle states that the look of these buildings are of the upmost importance to the Community and the Land Use Board.

John Driscoll – asks where the entrance to Building 1. Mr. Hellman describes that there will be a narrow court yard between Building 1 and the retail space.

The walkway is 6ft. wide, 10ft is the full width between the buildings. Mayor suggest that the court yard should be lit up as to not have it look like an alley way. Mr. Lipari and Mr. Hellman agree with the lighting and will refer to landscape design revisions as a condition for additional pavement lighting. Building 1 and Building 2 are to have the same aesthetic design.

Mayor Stanzilis brings up the beautification of the retention basin and asks Mr. Lipari and Mr. Hellman what changes are we expecting. Mr. Hellman explains that the retention basin will be

the same, the slopes will be maintained. Additional trees are being implemented along Howard Blvd. to screen the retention basin. Karpman asks that a design rendering be made of both buildings with the sidewalks and awning along with landscaping so that the Board can see what it will really look like.

Mr. Lipari states that they will come back with the renderings as exhibits for the January meeting. The Resolution will be drafted and ready for approval on same.

Open to Public

Closed to Public

Conditions:

Architectural plans to ordinance standards,

masonry block and brick materials

screening of mechanical equipment

Providing glazing 5<sup>th</sup> floor windows

Sidewalk in front

Resolution Compliance in place to be satisfied from previous resolution.

Motion to authorize a draft Resolution approving Amended Site Plan on conditions that

Applicant has new renderings of both buildings with landscape improvements by Karpman.

Second by Rinaldi

Roll Call: Hallowich, Driscoll, Karpman, Fostle, Rinaldi, Mayor Stanzilis

Motion to Adjourn 8:08