

October 2, 2019
PLANNING BOARD MINUTES

A Regular meeting of the Township of Roxbury Planning Board was held on October 2, 2019 at 7:30 p.m. in the Municipal Building at 1715 Rt. 46, Ledgewood, N.J. After a Salute to the Flag the Chairman read the "Open Public Meetings Act"

ROLL CALL:

PRESENT: Michael DiDomenico, Jim Rilee, Amy Overman, Jacquie Vitiello, Tom Carey, Robert DeFillippo and Charlie Bautz
ABSENT: John Wetzel, Michael Shadiack, Shawn Pottillo, Russ Stern
STAFF: Tom Germinario, Esq.
Paul Ferriero, P.E.

MINUTES: September 18, 2019

Motioned by Mr. Rilee and seconded by Mr. Carey to approve.

Ayes: Mr. Carey, Mr. Rilee, Ms. Vitiello, Mr. DeFillippo, Mr. Bautz

Abstain: Ms. Overman, Mr. DiDomenico,

Noes: None

MOTION APPROVED.

RESOLUTIONS:

COMPLETENESS:

PBA-19-014 ROXWOOD ASSOCIATES LLC. BLOCK 9401, LOT 13.01 1550-1800 Rt. 46

Final Site Plan Approval for Buildings 3 & 5 for resident occupancy in the completed buildings

Motioned by Mr. Rilee and seconded by Mr. Carey to deem the complete.

Ayes: Mr. Carey, Mr. Rilee, Ms. Vitiello, Mr. DeFillippo, Ms. Overman, Mr. DiDomenico, Mr. Bautz

Abstain:,

Noes: None

MOTION APPROVED.

APPLICATIONS:

PBA-19-014 ROXWOOD ASSOCIATES LLC. BLOCK 9401, LOT 13.01 1550-1800 Rt. 46

Final Site Plan Approval for Buildings 3 and 5 for resident occupancy in the completed buildings

Steve Santolo, Esq. represented the applicant and Senior Vice President Howard Irwin handed out drone photos to the Board marked Exhibit A1-A3 taken on 10/2/19. Mr. Irwin was sworn in. The last application they were before the Board was for final approval for Building 4 and they committed to complete the pool and dog run and now they were here for Building 3 & 5. Building 3 is 99% complete, they were waiting for electric power and final inspections for Building 5. Building 6 is 70% complete. They topcoated the asphalt in front of 3 & 4. On Oct. 14 the topcoating for buildings 5 & 6 and the entrance driveway between is scheduled along with parking areas also. Their next application will be for Building 1, 2 & 6. Garage 1 has not been turned over to residents yet. Each garage goes with adjacent buildings and will be turned over when Certificates of Occupancy are issued. The pool is fully operational but is now closed for

the season. The cabana is complete. Safety fence has been installed on Building 3. The site lighting in areas of completed buildings is working and their dumpster enclosures had been done.

They had reviewed Mr. Ferriero's September 27, 2019 report and Mr. Stern's letter of September 25, 2019 and can met their requests. Item D, Utility in Ferriero's report was discussed, there is no significant deviation but they will submit a letter regarding this. The sidewalks on Building 3 are not flush but there is a co-compliant ramp. A TCO was issued for Building 4. They can meet all the conditions of the reports before the TCO is issued. The bluestone was a deviation approved by Mr. Stern as part of the landscape plan.

Fire Official Pellek's report dated October 2, 2019 said the buildings were not in compliance yet but they understand everything that needs to be done as was consistent with issuance of the other building's CO. Mr. Kobylarz report of September 30, 2019 was informational. Certain items might be determined to be addressed before a CO issued based on the judgement of Mr. Stern and Mr. Ferriero. They were hoping to come back on November 6, 2019 for Building 1, 2 & 6. A TCO is good for 90 days and when are they looking for the CO, a performance bond used to be required but that legislature doesn't exist anymore. Stabilization, landscaping and safety bonds could be put into place. Mr. Bautz was concerned about issuing CO's for clusters before CO's for Buildings 7-10. The issuance of CO will be determined by the Planner, Construction Official and Engineers. They are planning on getting a CO when the topcoat is done. All construction loans have a guarantee of completion.

Regarding safety issues Mr. Ferriero they will make sure everything is addressed before a TCO is authorized. There is a lot of activity on the site but the project looks very nice. Ms. Vitiello thought a 6 ft fence around the dog park would be an improvement. They liked to use the 4 ft fence in their projects and haven't had a problem yet. The utilities are bonded and Mr. Ferriero will follow up on the information he needs.

Open to public. No one from the public commented. The meeting was closed to the public.

Motioned by Mr. Rilee and seconded by Mr. Carey to approve.

Ayes: Mr. Carey, Mr. Rilee, Ms. Vitiello, Mr. DeFillippo, Ms. Overman, Mr. DiDomenico, Mr. Bautz

Abstain:

Noes: None

MOTION APPROVED.

OLD BUSINESS:

NEW BUSINESS:

CORRESPONDENCE:

OPEN TO THE PUBLIC:

Motion to adjourn 8:05 p.m.

FOR THE PLANNING BOARD

Eugenia Wiss, Board Secretary