

Township of Millburn
Minutes of the Planning Board
February 6, 2019

A regular meeting of the Township of Millburn Zoning Planning Board was held on **Wednesday, February 6, 2019** at 7:30 PM in Millburn Town Hall.

Chairwoman Beth Zall opened the meeting by reading Section 5 of the Open Public Meetings Act.

The following members were present for the meeting:

Elaine Becker
Cheryl Burstein
Dianne Eglow
Gaston Hauptert
Jorge Mastropietro
Joseph Steinberg
Marc Matsil
Tracy Goldenberg
Miriam Salerno, Vice Chairwoman
Beth Zall, Chairwoman

Also present:

Edward Buzak, Board Attorney
Eric Fishman, Court Reporter
Eileen Davitt, Zoning Officer/Board Secretary

APPROVAL OF MINUTES

A motion to approve the minutes of January 16, 2019, as corrected, was made by Joseph Steinberg, seconded by Cheryl Burstein, and carried with a unanimous voice vote.

APPLICATIONS

APPL#18-013, PINGRY SCHOOL, 50 COUNTRY DAY DRIVE, SHORT HILLS

The matter was carried to March 6, 2019.

APPL#18-017, GREENWOOD GARDENS, 274 OLD SHORT HILLS ROAD, SHORT HILLS

*Elaine Becker recused and left the meeting.

Gary Hall, Attorney for the applicant, stated his appearance. The applicant is seeking site plan approval to add a parking area and additional lighting. The applicant is also requesting a waiver from section 512.1 to permit LED lighting that exceeds the allowable foot candle.

A motion to grant the applicant's request for a waiver of EIS submission was made by Joseph Steinberg, seconded by Dianne Eglow, and carried with a unanimous voice vote.

Abby O'Neill, Executive Director of Greenwood Gardens, appeared and was sworn. She stated that Greenwood Gardens is a non-profit organization. It was opened to the public in 2013 after many years of private ownership. They are seeking approval to expand the parking on site in order to encourage more public visitors. Greenwood Gardens exists through membership, volunteers, paid programs and private donations. Their mission is to connect people with nature through historical gardens. .

Edwin Caballero, P. E., appeared and was sworn. His credentials were presented and accepted by the Board. He stated that he prepared the plans submitted for this application and gave a brief description of the proposal.

Entered as A-1: existing conditions site plan (sheet 2) of submitted plans
Entered as A-2: colored rendering of landscape plan dated 2/5/19

The property is located in the Conservation-Education zone. The Proposal will result in 14.7% total lot coverage where 18% is permitted by ordinance. There are 2 bus parking spaces located at the access drive to the carriage house which will remain. There are currently 4 ADA parking spaces and the proposal will add 2 spaces in order to meet the requirement. The parking area proposed to be added will be over an existing pool and tennis court. Access to the parking area will be off the existing driveway. The currently existing access from the north parking area to the tennis court will be eliminated. The proposed 4 foot x 6 foot ticket booth is in excess of 1000 feet from Old Short Hills Road.

Allan Summers, Landscape Architect, appeared and was sworn. He provided testimony as a fact witness.

Entered as A-3: revised lighting plan

Mr. Summers gave a brief description of the lighting proposed. He stated that the plans were revised based on comments from the Township Engineer. The new plans propose nine 19-1/2 foot LED light poles in the newly created parking area. He stated that 98% of the trees proposed are native. They have gone to great lengths to weave the new parking area in such a way as to require the least amount of disturbance to the existing trees.

Richard Murphy, deputy director of Greenwood Gardens, appeared and was sworn. In response to Board questions, he indicated that they do not have programs that run past 9 PM and they are agreeable to manually turn the lights off 1 hour after closing. The average foot candle proposed is between .41 and 2.7. The ordinance allows an average of .5 to 1.0.

There was some concern that the Township Engineer had not seen the revised lighting plan and was not present at the meeting to indicate whether her recommendations had been addressed by the applicant. However, based on the applicants testimony that the lights would be turned off manually one hour after closing, most members were comfortable approving the revised lighting plan.

Upon a motion made by Dianne Eglow, a second by Miriam Salerno, and with a roll-call vote as follows:

Cheryl Burstein – yes
Dianne Eglow – yes
Gaston Hauptert – yes
Jorge Mastropietro – yes
Joseph Steinberg – no
Marc Matsil – yes
Tracy Goldenberg – yes
Miriam Salerno – yes
Beth Zall – yes

Appl#18-017, Greenwood Gardens, 274 Old Short Hills Road, preliminary and final site plan approval was **GRANTED** subject to the following conditions: 1) parking lot lights shall be turned off one hour after closing or special event; 2) applicant shall comply with all department head recommendations; 3) landscaping plan shall be submitted to and approved by the Township Forester.

BUSINESS

Beth Zall alerted the Board to a proposed revision to the Township ordinance that will allow LED lighting, which will alleviate many of the waivers that applicants are required to obtain.

ADJOURNMENT

A motion to adjourn was made by Cheryl Burstein, seconded by Dianne Eglow, and carried with a unanimous voice vote. (9:20 PM)

Eileen Davitt
Board Secretary

Motion: DE
Second: MS
Date Adopted: 3/6/19