



CLARA BARTON NEIGHBORHOOD

PRESERVATION COMMITTEE

AGENDA

THURSDAY, OCTOBER 10, 2019.

1. Welcome
2. Minutes: September 12, 2019 – None
3. Treasurer's Report – Janice Haus.
4. Meeting Dates for 2019 - the 2<sup>nd</sup> Thursday of each month.  
Jan. 10, Feb. 14, Mar. 14, Apr. 11, May 9, June 13, July 11, Aug. 8, Sept. 12, Oct. 10,  
Nov. 14, and Dec. 12 a combined meeting of CBNPC and the Greenway Group.
5. Current Events
  - a. \*\*\*\* October 1, Tuesday, 6:30 PM – Technical Review Committee -  
Town Hall - Edison Room – per 7/1 & 9/3 TRC meetings -  
\*\*\*\* 979 Amboy Avenue – Review of proposed development plan. They were  
back. This is a must meeting for our review. Please go to page 6, Item 10g for  
more information. \*\*\*\*
  - b. \*\*\*\*\* CLARA BARTON TRAFFIC STUDY DISCUSSION - held Thursday, May 9<sup>th</sup>.  
Ptl. Tim Alexander of the Edison PD attended the CBNPC May meeting. Busing  
and traffic problems were raised by residents in the following areas:  
James Monroe School, Jackson Avenue and Liddle Avenue.  
Possible petitions and assistance from the Board of Education and Edison  
Township PD, Mayor and Council are being considered. Await updates.  
\*\*\*\* Jackson Avenue Truck Traffic - work in progress. Let's review.
  - c. \*\*\*\* Nov. 12, Tuesday, 7 PM - Library Board Meeting – Council Chambers.  
A report by the Facilities Committee is expected.  
\*\*\*\* To support the bookmobile, contact Maureen Ruane, the Edison's Business  
Administrator, Councilman Sam Joshi the Council's representative to the Library  
Board, the Library Director or any Library Board Member or Council Member.
  - d. Sept. 10, Tuesday - Edison Township voted for Edison's Water (south end) and  
Sewer systems to be owned and operated by the Township of Edison.
  - e. Committee of the Whole – Meeting re Election Flyers, next date not known yet.
  - f. September 28, Saturday – Fall Family Festival – we had a booth.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA

THURSDAY, OCTOBER 10, 2019

6. Future Events.
  - a. \*\*\*\* October 19, Saturday, 8 AM to 11 AM - The Clara Barton Fall Cleanup, Rose Pittenger, Maria Orchid, - scouts, students and supporters. \*\*\*\*
  - b. \*\*\*\* October 19, Saturday, NOON to 5 PM – Block Party at the First Aid Squad – Fund Raiser for the Clara Barton First Aid Squad to thank them for letting us hold our meetings there. A committee is hard at work. Plans including story telling for kids, games, music, pot luck lunch, etc. A banner showing supporters will be soon hung on Dr. Acello’s fence. Please spread the word and ask folks to come out. Other details will be made known soon. See flyer attached. \*\*\*\*
  - c. \*\*\*\* October 19, Saturday - 6:30 - Edison Tower – Rec. Dept Trail of Horrors.
  - d. October 26, Saturday – Chamber – Lake Papaiani – Horror Fest
  - e. \*\*\*\* November 4, Monday, 6:30 PM – Technical Review Committee - Town Hall - Council Meeting Room – per 7/1 & 9/3 & 10/1 TRC meetings - \*\*\*\* 979 Amboy Avenue – Review of proposed development plan. This is a must meeting for our review. Please go to page 6, Item 10g for more information. \*\*\*\*
  - f. November 5<sup>th</sup>, Tuesday – Election Day.
  - g. Second Tuesday, 7 PM - Library Board Meeting – Council Chambers. All Library Board meeting are held there on the second Tuesday of each month. They are televised and replayed on Channel 15 and will be available on your computer. Please watch these meetings. Attend if possible.
  - h. Christmas Tree Lighting – December, Amboy Avenue – Joyce Firche.
7. Future Discussion Items:
  - a. Farmers Market Loss – Maria Orchid.
  - b. Clara Barton Paving

The Township still needs to pave the following streets in Clara Barton between Rt. 1 and the New Jersey Turnpike and from the Greenway to Grandview Avenue: Wagner, Starkin, Barton, Jackson, Hoover South, Phoenix, Plymouth, Gibian, Liddle, Brower, Victory, MacArthur, Waltuma South, Pleasant, Waltuma, Seventh, Jay, Echo, Roosevelt Terrace, Hoover from 6<sup>th</sup> to NJTP.  
\*\*\*\* Fowler will be paved.
  - c. Grandview Ave. has been paved from Rt.1 half way to Woodbridge Avenue.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA

THURSDAY, OCTOBER 10, 2019

7. Future Discussion Items – cont.:

- d. Per the Clara Barton Neighborhood Block Watch, the Edison Police Department wants to create a registry of private surveillance cameras to help catch and prosecute criminals or aid in accident investigations. This is the voluntary “Community Crime Cam Program”. Contact Officer Keith Jackson at 732-248-6462. – Maria Orchid.
- e. Amboy Avenue Streetscape Mapping – Esther Nemitz, Maria Orchid, Bob Takash.

\*\*\*\* Chris Mazauskas advises that Sustainable Jersey and The College of New Jersey’s Center for Community Engaged Learning and Research can partner with a municipality’s Green Team for a specific project that contributes to their certification. “Community asset mapping in neighborhoods” is one choice. We wish to map the Amboy Avenue Street Scape assets. Bob Takash, Maria Orchid and Esther Nemitz are on the Green Team and plan to work on this project. We are working with Brian Piccirillo in Engineering

\*\*\*\* July 17<sup>th</sup>, 2018, a meeting was held with DPW, PSE&G and CBNPC regarding replacement of missing light poles. Obstacles to be overcome include: insurance claims from accidents which take out poles; the cost of these leased poles which is about \$8,000; are replacements really needed. The Streetscape is a keystone of the Amboy Avenue Redevelopment Plan. Funds should be made available for the replacement of poles and other needed items.

- f. June 30<sup>th</sup>, 2018 - Trees on Amboy Avenue between Our Lady of Peace and the New Jersey Turnpike. ETEC and CBNPC committee members Walter Stochel, Rose Pittenger, John Poyner, Chris Troiano and Esther Nemitz met by Our Lady of Peace and walked to Woodbridge Avenue. Walter produced a possible tree plan for the area. We still have to study the Boulevard down to the New Jersey Turnpike. Date to walk to be decided – probably next year.  
\*\*\*\* The ETEC must prepare a plan for the Mayor and the Budget Committee in order to get approval for monies to be allocated for these trees.

- g. Main Street and NPP future funding – Esther Nemitz.

The Governor and DCA are making grants available in 2019. Metuchen has received one from MSNJ. We should keep this on our agenda for review.

- h. May 10<sup>th</sup>, 2018 – CBNPC officers. Chairman, Esther Nemitz; Vice Chairman, Maria Orchid; Treasure, Janice Haus. \*\*\*\* A secretary is needed. Sarah Nasser took minutes for our May, June and July meetings. Many thanks.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA

THURSDAY, OCTOBER 10, 2019

8. Amboy Avenue Development.

All information is at the end of the agenda for your reference.

9. Adjournment.

Esther Nemitz,  
CBNPC Chairman

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA ADDENDUM

THURSDAY, OCTOBER 10, 2019

10. Amboy Avenue Development

- a. \*\*\*\* 1031-1043 Amboy Avenue – Dr. Acello – On Monday, May 14<sup>th</sup>, 2017, this application was heard and approved by the Planning Board.

The existing 1-story medical office will remain on the western corner of the site. A 4-story building will be on the eastern corner of the site fronting on Brower Ave. and Amboy Ave. Floors 2, 3, and 4 each contain five (5) 1-bedroom apartments for a total of 15 dwelling units. Floor 1 has three commercial units.

Parking: 8 spaces under the building in back, 8 spaces by fence in back.

9 spaces, angled in parking yard of existing building.

5 spaces by the building on Cabot Avenue.

They subdivided into two separate lots. There is a cross lot easement for traffic flow between Cabot and Brower Avenues across the back of the property.

- b. 975 Amboy Avenue – Brahma Kumaris World Spiritual Organization. Their Site Plan for a religious meditation center on the first floor and a parsonage on the second floor was approved on Tuesday, December 19<sup>th</sup>, 2017. The lot on MacArthur Drive will be separated by an 8' high fence. The 29 parking spaces include 3 ADA spaces. Seating capacity is set at 96 people. Hours of operation are 6 AM to 9 PM. Awaiting development activities.

- c. \*\*\*\* COAH Court Settlement – Kaplan K-LAND No.66, 44 Gibian at Jackson Ave., called Camelot at Edison, is constructing 14 buildings with 220 units of which 15% (33) could be affordable.

\*\*\*\* Work is under way. All buildings are up. Move in will start next month.

- d. COAH Court Settlement - 634 Amboy Avenue – “Our Lady of Peace Redevelopment Plan” will be called St. Paul the Apostle Senior Housing. It is a three story building with 42 units of senior housing (age starts at 62) to be ready by the end of 2018. Awaiting development activities.

- e. Dr. Kishyk – 922 Amboy Avenue – TRC on May 1<sup>st</sup>, 2017. Two 3-story buildings with a walk through to the parking area in back with 25 spaces. There were 5 commercial spaces. All 14 residential units were 2 stories with interior stairways to 1-bedroom areas and 3<sup>rd</sup> floor balconies. Currently there is a Kroll Commercial Sale sign in front of the lot.

- f. Former Raritan Bakery is being developed as a meditation center and restaurant. Status is difficult. Some work is being done.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA ADDENDUM

THURSDAY, OCTOBER 10, 2019

g. \*\*\*\* 979 Amboy Avenue – TRC 10/1/19 - Esther Nemitz

\*\*\*\* The applicants and their attorney, Bernard Shihar appeared.

\*\*\*\* Here are some items from Mr. Bignell's report.

“2”. Proposed Development

The applicant proposes to demolish all of the buildings and structures on site and construct a four-story, 5-level mixed-use building on the site. Two (2) levels of parking will provide 80 parking stalls. Parking will be provided on the ground level and in an underground parking level. Three (3) residential levels are proposed above the ground parking level. The building will contain (12) 1-bedroom, (23) 2-bedroom and (2) 3-bedroom apartment units. Limited landscaping and lighted are also provided. Two (2) entrance driveways are proposed on Liddle Avenue. The northern driveway provides access into the ground level parking structure. The southern driveway provides access into the underground parking level. One (1) exit driveway is proposed on the Amboy Avenue frontage of the site. An 1,890-sf retail space is proposed on the ground floor in a unit fronting on Amboy Avenue. The parking layout contains several areas of double-stacked stalls. The site contains a number of monitoring wells shown on the plan. The 2<sup>nd</sup> through 4<sup>th</sup> levels of the building partially cantilever over the proposed Liddle Avenue sidewalk.

“3”. Master Plan Review

The 2003 Master Plan and the 2011 update recommends this lot for a mix of retail, professional office and residential uses. The singular residential use is not consistent with the Master Plan land use recommendations.

“6” Parking Review

A.2. Retail Space

Provided: 80 spaces, including several double-stacked spaces and 4 ADA compliant spaces.

Complies. The redevelopment plan allows for the stacking of up to 50% of the required parking if the stacked spaces are assigned to the same unit.

Approximately three (3) additional parking spaces are provided on the Amboy Avenue frontage of the site. However, these spaces are available in the public right-of-way and also available to non-residential dwellers.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA ADDENDUM

THURSDAY, OCTOBER 10, 2019

\*\*\*\* Here are some items from Mr. Bignell's report - cont.

"11" Plan Review Comments

B. ...A building height of >45 feet will require variance approval...

C. ...The applicant should indicate if a Phase I and II have been conducted on this site. Is there any current contamination on the site? What is the status of the monitoring wells? Are the wells being covered or will they remain accessible for testing.?

D. What is the disposition of Little Avenue? Is this a public street? What is the width of the right-of-way and cart way? Does this street have enough width to meet RSIS standards and for two-way traffic? These details need to be shown on the plan. This should include installation of 249' of new curbing, {both sides} pavement, and a concrete driveway apron. This lot appears to have a 1' deep "overhang" which may need to be dedicated to the right-of-way. Significant improvements must be provided to Little Avenue for this development to utilize this street.

F. The applicant should provide testimony to address the proposed building as it relates to the architectural styles in the ordinance. The Beige stucco/EIFS should be completely eliminated from the exterior façade of this project. These areas should be converted into brick. All window and door openings on the façade should be surrounded by moldings, brickwork, trim, etc.

13. Recommendations

B. This office recommends that this application be deemed incomplete until all outstanding items in this review are submitted.

C. Submissions of revised plans to address the above mentioned planning comments to the satisfaction of the TRC.

Cont.

CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA ADDENDUM

THURSDAY, OCTOBER 10, 2019

h. \*\*\*\* 979 Amboy Avenue – TRC 7/1/19 – Esther Nemitz

\*\*\*\* On Monday, July 1, 2019, the 979 applicant appeared at the Technical Review Committee to restart their application for a four-story multi-use building. They will probably be attempting to have the redeveloper named for this project. Note below that on September 26<sup>th</sup>, 2018, R155 to do this was pulled by the Edison Township Council following many objections.

The report by Henry Bignell, the planner for the Planning Board, dated July 1, 2019, contains 30 recommendations. For example:

- o Item G says: “Stacked parking should not be proposed. ... The parking should be redesigned ... A reduced building will allow for less required parking.
- o Item I says: “...eliminate driveways on Amboy Avenue. The proposed driveway will interfere with the overall goal of the AAR – creating walkable mixed-use center.

The report by D&R, the PB engineer, raised many items regarding the use of Liddle Avenue

i. \*\*\*\* At the Wednesday, September 26<sup>th</sup>, 2018 meeting, the Council was asked by the Administration to consider R552 to designate a redeveloper and approve the terms and conditions of an agreement for this location even before any site plans had been reviewed by the Planning Board. For the second time this year (R155) and without seeing plans, the Council was asked to approve the following:

“the construction of a four-story, multi-use building, including twelve (12), one (1) bedroom apartments, twenty three (23), two(2) bedroom garden apartments, two (2), three (3) bedroom garden apartments, 1,850 square feet of retail space and 75 parking spaces constructed with thirty-seven (37) spaces provided in a garage on the first floor of the building, and the remainder of the spaces being provided along Liddle and Amboy Avenue along the building frontages ...”.

\*\*\*\* After lengthy discussion and strong objections from Councilman Coyle and members of the public, a motion was made to pull the resolution from the agenda. It was supported by Joe Coyle, Bob Diehl, Ajay Patil and Sam Joshi.

\*\*\*\* After the meeting, someone related to the builder said they propose to add below ground parking on a second level. The parking plan includes tandem back-to-back parking for two rows of cars against the back wall.

\*\*\*\* There is intense pressure to force construction on Amboy Avenue.

\*\*\*\* The plans are now available. They show both parking decks. I will have them at our meeting.

Cont.



CLARA BARTON NEIGHBORHOOD PRESERVATION COMMITTEE

AGENDA ADDENDUM

THURSDAY, OCTOBER 10, 2019

- j. \*\*\*\* 979 Amboy Avenue – Located next to Liddle Avenue, this 4-story residential building was delayed due to the pending Amboy Avenue Revitalization Plan.

The Council Agendas for March 12 and 14, 2018 included Resolution R155 “designating redeveloper and authorizing execution of the Redevelopment Agreement with 979 Amboy Avenue, LLC regarding the area in need of rehabilitation....”.

The resolution says:

“WHEREAS, 979 Amboy Avenue, LLC (the “Redeveloper”) desires to be designated as the “redeveloper” (as such term is defined in the Redevelopment Law) to implement the construction of a four-story building, including twelve (12), one (1) bedroom garden apartments, twenty three (23), two (2) bedroom garden apartments, two (2), three (3) bedroom garden apartments, 1,850 square feet of retail space and 75 parking spaces constructed with thirty-seven (37) spaces provided in a garage on the first floor of the building, and the remainder of the spaces being provided along Liddle Avenue and Amboy Avenue along the building frontage (The Project), ... etc.”

There was lengthy discussion by both the public and the Council members. Some of the objections included:

1. Parking inadequate. Too many units and cars for the area. No parking deck. Some people wanted this site to be flat parking for Clara Barton.
2. Building too big and too tall for the area. Cavern effect. Metuchen example. Big hit for the Clara Barton neighborhood.
3. Too many units and too many people and too many school children.
4. Not enough retail which is the main thrust of Amboy Avenue development.
5. Four stories too much for the area. Corridor is only about 100 feet deep except for this lot.
6. This lot fronts on a privately owned road, Liddle Avenue which creates several issues. Also it is a brown field.
7. The Council was not given the developers plan to review even though it has been available for over two years since he came to the TRC in 12/15 and 1/16 seeking to go to the Zoning Board. The developer’s plan is part of the Amboy Avenue Redevelopment Plan written by Heyer and Gruel and the basis of the information in R155.

One major issues that has yet to be discussed is the tandem parking design of the parking deck. Imagine not being able to leave because someone is parked behind you or not being able to park because someone is blocking a spot.

Given the number of objections and issues raised, Sam Joshi and Bob Diehl made a motion to TABLE R155 which passed.