

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Meeting Minutes of April 15, 2021

Online Virtual Teams Meeting
Department of Community Affairs
101 South Broad Street
Trenton, New Jersey

ATTENDANCE

Board Members:

Valerie Hrabal, Chair
Janice Talley, Vice Chair
Ed Smith
Kevin Luckie
Joseph Femia
Timothy Kernan
Joseph Staigar
Thomas Olenik
Thomas O'Shea
Suzanne Walters
Jason Kasler

DCA Staff:

John Lago
John Donadio

Guests:

Chuck Olivo	Stonefield Engineering and Design
Susan Weber	NJ DOT
Maria Connolly	NJ DCA
Jeff Kolakowski	NJ Builders Association
Gabe Mahon	NJ DEP
Grant Lucking	NJ Builders Association

CALL TO ORDER

Ms. Valerie Hrabal, chair of the Site Improvement Advisory Board, called the meeting to order at 10:00 a.m.

OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act (P.L. 1975, chapter 231), notice of the time, date, and place of this meeting was given to the Secretary of State of New Jersey,

The Star-Ledger of Newark, The Asbury Park Press, The Press of Atlantic City, and The Courier-Post of Camden.

ROLL CALL

The roll was called and attendance noted for the record.

APPROVAL OF MINUTES

Chairwoman Hrabal asked for corrections to the minutes of the December 17th, 2020 meeting. There were none. The minutes were approved.

NEW BUSINESS

Stormwater

Chairwoman Hrabal said the stormwater committee will revise chapter 7 on stormwater. The revised chapter will be shorter and reference relevant sections of NJAC 7:8, the Department of Environmental Protection (DEP) stormwater rule, which sets water quantity, quality, and recharge standards. The RSIS will treat DEP standards and the BMP stormwater manual as statewide maximums for residential development. Municipalities can exceed them only by going through the variation process in the RSIS.

Chairwomen Hrabal discussed a recent New Jersey court ruling, *Builders League of South Jersey v. Borough of Haddonfield*. In the case, the court invalidated a local stormwater ordinance that extended full DEP and RSIS stormwater standards to smaller residential projects below the major development threshold in both the DEP and RSIS. Janice Talley said there is confusion among localities because DEP allow local stormwater standards to be stricter. Localities have interpreted this to mean they can redefine major development to include smaller projects. Jason Kasler suggested a clarification be written on how the RSIS intends for the stormwater standards in DEP rule be applied to residential development. Gabe Mahon of the DEP emphasized RSIS rule NJAC 5:21-7.1(a) which allow municipalities to adopt ordinance dealing with runoff rate and routing. Chairwomen Hrabal said the stormwater committee will have to tackle what the RSIS should require regarding development below the major development threshold (one acre of disturbance).

Parking Standards

The streets and parking committee had a working meeting to suggest changes to table 4.4, which specifies statewide standard for the number of parking spaces. Janice Talley briefed members on their progress. The committee is looking at parking data from

recent multifamily development. Most of the parking data in table 4.4 is original to the Rutgers model ordinance and based on settlement patterns in the 1970s. DCA received comments the parking standards need to be updated. Ms. Talley said the results of the new data are mixed. The committee has not yet found a clear, authoritative parking standard better than what is in the rule. It will continue to look but has proposed that NJAC 5:21-4.14(c) be re-written to emphasize table 4.4 as a maximum standard. The current parking table considers only three factors: the number; size; and type of housing. Other site specific factors affect parking, and local reviewers must consider them.

Jeff Kolakowski from the NJ Builders Association said he appreciated the work the committee is doing to make the parking standards clearer. He is concerned however, that stronger steps are needed. Many local reviewers and public commentators treat the parking standards as a minimum. They do not understand that the rules require them to consider site specific factors and accept fewer spaces. He recommended the parking standards should consider density and mass transit. Mr. Chuck Olivo agreed.

Joe Staigar shared parking data from the Institute of Transportation Engineers (ITE) that showed parking requirements for various multifamily residential developments and how they were affected by density of development and mass transit. Mayor Walters said she appreciated the flexibility in the current parking standard. Mr. Olivo said another important parking concern brought up at public meetings is guest parking for multifamily development.

The streets and parking committee will continue work on table 4.4.

Electric Vehicle (EV) Charging Stations

Municipalities have begun to adopt ordinances requiring electrical vehicle (EV) charging stations for both commercial and residential development. A bill in the New Jersey legislature would require parking lots for multifamily developments to have a minimum of 15 percent of the spaces reserved for EV charging stations. Chairwomen Hrabal asked DCA staff to get more information on this proposal and share it with the streets and parking committee.

PUBLIC COMMENTS

The chair asked for public comments and there were none.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

John Donadio
Secretary to the Board