

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Meeting Minutes of June 17th, 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
Kevin Luckie
Timothy Kernan
Thomas Olenik
Thomas O'Shea
Jason Kasler
Ed Smith

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
Matt Ward	Jersey City Planner

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 April 15th, 2021 meeting. There were none. The minutes were approved.

OLD BUSINESS

Stormwater

The stormwater committee will revise chapter 7. 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. The committee hopes to have a revised rule proposal up for consideration by next meeting.

Parking Standards

Committee Chair Janice Talley said that the streets and parking standards committee will propose language to clarify the parking standard. It has looked for new parking requirements to replace those in table 4.4 but has not found an authoritative source for parking better than what is in the current rule. 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. The committee will try to meet again before possibly presenting a rule clarification at the next board meeting.

Electric Vehicle (EV) Charging Stations/Spaces

Maria Connolly of the DCA briefed the board on the progress of bill NJ-S3223. She advised the bill passed both NJ legislative chambers and is expected to be signed into law in July. The new legislation has two basic proponents. It enables electrical vehicle (EV) charging stations to be classified as an accessory use in all land-uses and it established a make-ready requirement for new development. The law also requires the DCA to develop a model ordinance for EV charging stations from which each municipality will follow and requires the Site Improvement Advisory Board to recommend changes in the RSIS to be consistent with EV requirements.

Janice Talley asked whether EV spaces can be shared when not in use by electrical vehicles. She said the administration of rules falls on the towns. She continued that rules should deal with time limits on EV spots and deal with exemptions and fees. Chairwoman Hrabal said the law will require more parking and parking offsets. She thinks it might add more impervious surface too. Ms. Connolly said the new law provides for a 15 percent make-ready quota (as a portion of the total spaces in an off-street parking lot). Tim Kernan asked if there was data on how many electrical vehicles are registered in NJ. Some figures show that electrical vehicles account for about 3 percent market share of total vehicles registered globally, but that figure is expected to rise to well over 10 percent in the next 5 years.

NEW BUSINESS

Water Supply

The fire code and construction official of Berkeley Heights asked about water supply standards in the RSIS. Currently, there is no standard in the RSIS that says the transmission water line to a multifamily building with more than 20 dwellings must be looped and come from two different directions. The water looping rule only applies to distribution lines in the development. The fire code official felt it should apply to transmission lines as well. Professor Thomas Olenik, the chair of the water supply committee, said such a recommendation is complicated. It must balance public safety with practicality and economics and consider factors specific to a local project like water pressure, utility requirements, construction costs, and easements. Any statewide standard would also have to come from an authoritative source, such as the American Water Works Association. The committee agreed to discuss further.

PUBLIC COMMENTS

The chair asked for public comments and there were none.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,

John Donadio
Secretary to the Board