

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Meeting Minutes of September 17, 2020

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

ATTENDANCE

Board Members:

Joseph E. Doyle, Chair
Timothy Kernan
Valerie Hrabal
Janice Talley
Joseph Staigar
Thomas Olenik
Thomas O'Shea
Suzanne Walters

DCA Staff:

Marie Daniels
Rob Austin
John Lago
John Donadio
Thea Popko

Guests:

Chuck Olivo	Stonefield Engineering and Design
Jeff Kolakowski	NJ Builders Association
Mike Pisauro	Policy Director for Stony Brook-Millstone Watershed Association
Jason Kasler	New Jersey Planning Officials - NJPO

CALL TO ORDER

Mr. Joseph Doyle, chair of the Site Improvement Advisory Board, called the meeting to order at 9:05 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

Chairman Doyle asked for corrections to the minutes of the June 20th, 2019 meeting. There were none. The minutes were approved by all who attended.

OLD BUSINESS

DCA staff gave an update on new rule adoptions. The new rules completed a 60-day public comment period and DCA responded to each comment. The new rules will be published in the NJ Register within the coming weeks and become finalized.

The new rule proposals include:

1. Water supply standards that are lower (less water use) than those now in the RSIS. This change was made with DEP and their water supply rules, which reference the RSIS.
2. Extending assisted living facilities as residential uses in the RSIS.
3. Clarification of the requirement for large parking lots to have more than one access. Secondary access is meant for emergency vehicles only and can be used by residents and visitors only with reviewer approval.
4. Language added to chapter 8 (authoritative sources) that says later editions of a cited source may be used if both the designer and reviewer agree to do so.

Mr. Tom O'Shea was appointed to the Stormwater Committee.

NEW BUSINESS

Mrs. Valerie Hrabal commented that the RSIS needs to review BMP (Best Management Practices) references and keep tables and rates up to date. Specifically, she mentioned runoff rates that need to be updated.

Chairman Doyle urged the committees to be an active and essential part of the process to make sure the rules are in harmony with other agencies and not out of date. The committees determine how to cite, make changes, and reference authoritative sources.

Stormwater

There was a motion that passed at the June 18th, 2020 SIAB meeting which amended subchapter 7 -Stormwater Management. The motion was carried to amend chapter 7, including removing Appendix B which incorporates NJDEP stormwater rules. DCA staff and the Stormwater Committee needed more understanding on the specific language to be removed as some disagreement on what sections of chapter 7 were to be amended was brought up. The issue of which precise changes are to be made will go into working committee to resolve.

Mr. Tim Kernan noted that the NJDEP and RSIS stormwater management rules should be harmonized. This would help engineers and developers have clarity on the rules.

Mrs. Valerie Hrabal gave notes and comments from her attendance at the NJ Climate Resiliency PACT meeting. (PACT -Protecting Against Climate Threats) She noted this executive mandate will affect stormwater rules in the RSIS in a major way. Some of the changes the NJDEP PACT initiative includes are flood hazard rules, dam exemptions, onsite retention basins, net impervious surface calculation changes, changes to rainfall amounts, and amendments to stormwater runoff calculations. She noted these changes are big in scope and that rules in chapter 7 in the RSIS are already out of lockstep. Mr. Tom Olenik cautioned on “feel good engineering” and the impacts that required over-development can have. Mrs. Hrabal went on to note that there is now a lower development threshold which triggers stormwater management rules. The smaller disaggregate development might need to be addressed by the RSIS.

Streets and Parking

Electrical vehicle (EV) charging stations and parking standards (table 4.4) were the two topics of discussion.

Mrs. Janice Talley remarked work needs to be done on EV charging. Issues at hand are questions of whether EV charging spaces will count in total parking calculations, like handicap parking does. The board wants to craft EV parking standards and this topic will go into the Streets and Parking committee to be hashed out.

Parking standards Table 4.4 was discussed by two guest speakers. Mr. Jeff Kolakowski of the NJ Builders Association remarked that Table 4.4 needs to be updated. He advised that alignment with current population densities can be possible which can better capture rural and urban characteristics. A regional approach to parking calculations can be possible. He wants the parking table to be consistent with current ITE trip generation rates. He also mentioned that while the RSIS allows for exceptions and flexibility in its parking standard, towns tend to be rigid on developers.

Mr. Chuck Olivo of Stonefield Engineering and Design also supported revising Table 4.4. He told the board that his firm conducted a survey of parking demand and parking counts in residential developments within NJ. They found less need for parking and he

objects to the notion of parking shortages. He commented that parking requirements can be an anchor on development which exacerbates housing shortages. He explained that urban characteristics have changed, with TOD development and new urban mobility patterns, which equates to reduced parking demand. He questioned whether parking demand is real or reinforced from the rule itself. His work and research support that parking demand is inflated, and that the rates need to be adjusted. He proposes a tiering of Table 4.4 to account for population density and other characteristics such as transit hubs and walkability. He urged the committee to consider revising the table.

Mr. Staigar questioned if there was a legislative initiative for parking standards. Mrs. Hrabal questioned if a special area standard can be utilized in certain areas instead of changing the table and parking standards. The issue of revising Table 4.4 will be discussed further among the Streets and Parking Committee during a working meeting.

PUBLIC COMMENTS

Mr. Chuck Olivo made comments during the streets and parking portion of the meeting which is reflected above. He advocated for revising Table 4.4 in the RSIS, which determines parking requirements.

Mr. Jeff Kolakowski made comments on parking and Table 4.4 which is reflected above. He also commented that they are not against EV but wanted rules to be appropriate and completed in a uniform manner throughout the state. Mentioned the UCC will be involved as well for installation rules.

Mr. Mike Pisauro asked if the public can be invited to working committee meetings. The board said the public can attend.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:25 a.m.

Respectfully submitted,

John Donadio
Secretary to the Board