

# NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

## Meeting Minutes of December 17, 2020

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

### ATTENDANCE

#### **Board Members:**

Joseph E. Doyle, Chair  
Ed Smith  
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
Matt Ward	NJ Builders Association
Assemblyman Clinton Calabrese	(D) NJ State Assembly
Jason Kasler	New Jersey Planning Officials - NJPO
Christine Schell	NJ DEP
Maria Connolly	NJ DCA
Jennifer Feltis	NJ DEP
Jeff Kolakowski	NJ Builders

### 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 September 17<sup>th</sup>, 2020 meeting. There were none. The minutes were approved by all who attended.

## NEW BUSINESS

### **Electric Vehicle (EV) Charging Stations**

The board heard from Christine Schell, Maria Connolly, and Jennifer Feltis, who are working on behalf of the New Jersey Department of Environmental Protection (DEP) to write a model ordinance to help municipalities deal with electrical vehicle (EV) charging stations. Ms. Connolly said municipalities have begun to adopt ordinances for EV stations. The model ordinance will recommend municipal plans to treat EV stations as an accessory use. This will make planning and zoning approvals faster and easier. The model ordinance also will recommend standard for EV stations.

SIAB members asked about EV stations and residential development. Ms. Talley wanted to know if the model ordinance would specify a ratio for EV stations. She also asked if the model ordinance would deal with enforcement issues, like the sharing of EV spaces. Ms. Hrabal mentioned a draft ordinance South Brunswick considered. That ordinance was a subject of discussion at a previous SIAB meeting because sections of the ordinance would have exceeded current standards in the building code and the parking standards in the RSIS.

Discussion was opened to the public. Jeff Kolakowski said New Jersey Homebuilders are concerned about municipalities exceeding their authority. He referred to two bills in the New Jersey Legislature that if enacted, promote EV stations statewide.

Chairman Doyle asked the streets and parking committee to keep on top of developments in EV stations and consider if the RSIS needs to specify requirements EV stations in garages, parking lots, and parking decks.

## **Stormwater**

Stormwater chair Hrabal said the RSIS stormwater chapter needs to be updated to comply with rule changes adopted by DEP and revisions to its stormwater Best Management Practices (BMP) manual. The stormwater committee will work on doing so. She expects the revised chapter to be much shorter. It will reference DEP standards for water quantity, quality control, and recharge standards within a min/max framework. This will allow stormwater standards in the RSIS to change when DEP revises them. She also is concerned about the way some municipalities try to exceed stormwater standards without going through the exception process in subchapter 3 of the RSIS. She recommended the Department issue a letter or clarification to local reviewers stating that the standards in the RSIS are maximum requirements for new, residential development.

## **Parking Standards**

Jersey City planner Matt Ward proposed a new parking standard to replace table 4.4. The proposal had different parking requirements based on planning areas. This was an attempt to account for density, mass transit options, and other settlement patterns that are not considered in table 4.4. The most important feature of the proposal, however, was that the parking standard should be administered as a maximum requirement. This was always the intention, but many reviewers, developers, and others misinterpret the rule as specifying a minimum number of parking spaces.

Janice Talley said the streets and parking committee would consider the proposal and work on recommending ways to make the parking standard clearer. The committee has started to look at parking in recent residential development to see if the number of spaces required needs to be revised. Chuck Olivo and Jeff Kolakowski have assisted the committee with this effort.

## **OLD BUSINESS**

DCA adopted changes to the RSIS in 2020. There are new water supply standards (table 5.1) which were recommended by a water advisory board to DEP. The RSIS parking standards were extended to now apply to assisted living facilities, as defined by the Department of Health. N.J.A.C. 5:21-4.16(e) was re-written to make it clear that for large parking lots, local reviewers had authority to limit the second access to only emergency vehicles.

## **Election of New Chair and Vice Chair**

Chairman Joseph Doyle announced his retirement from the board. The Department of Community Affairs greatly appreciates his dedication, commitment, and public service. Board members expressed appreciation for his leadership. The remainder of the meeting dealt with election of a new chair and vice chair.

A motion was made to create the position of vice chair with a two-year limit. This was unanimously approved.

Janice Talley was nominated as vice chair to the board. This was unanimously approved.

Val Hrabal was nominated to serve as the chair. This was unanimously approved.

### PUBLIC COMMENTS

Chuck Olivo from Stonefield Engineering presented new empirical data to the board based on their study of 30 residential sites. He states the results of his study and data supports changing the parking calculation requirements. The streets and parking Committee will look at the data in a working meeting.

Scott Brody said he would like to meet with the streets and parking committee to discuss street widths and other requirements in the RSIS.

### ADJOURNMENT

There being no further business, the meeting was adjourned at 12:05 p.m.

Respectfully submitted,

John Donadio  
Secretary to the Board