

Warren Township Board of Adjustment Meeting Minutes
August 2, 2021
APPROVED

CALL TO ORDER: The meeting was called to order at 7:04 p.m.

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Fernando Castanheira
Mr. Frank Rica
Mr. Donald Huber
Mr. Michael Galbraith
Mr. Foster Cooper
Mr. Scott Bowen, Alt. #1 (excused)
Mr. Anthony Paolella, Alt. #2 (excused)
Amanda Wolfe, Esq.

ANNOUNCEMENT:

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, sending a copy to the Echo-sentinel, and filing a copy with the Municipal Clerk, all on January 14, 2021 as well as the above statement concerning emergency procedures stated above.

FLAG SALUTE:

MINUTES:

The minutes of the June 7, 2021 meetings were forwarded to members for review.

Motion to approve was made by Mr. Dealaman, seconded by Mr. Castanheira

ROLL CALL

For: Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Huber, and Mr. Cooper. Against: None.

COMMUNICATIONS: none

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:

Floor is opened to any member of the public that wish to make a statement, which is unrelated to the meeting agenda. Seeing no one come forward this portion of the meeting was closed.

RESOLUTIONS: none

AGENDA CASE APPLICATIONS:

CASE BA 19-07 Maddy Realty LLC
Block 212/lot 20.01
Variance Use—Hotel
Carried from September 21, 2020, November 2, 2020, and December 7,
2020, March 1, and April 5, 2021, June 7, 2021 meetings.

Mr. Jay Bohn, came forward as the attorney for the applicant. The plan changes were submitted and eliminated the garage under the building. Mr. Chris Nusser, engineer for the applicant, came forward and had been previously sworn in. He was accepted by the board. He spoke about Exhibit A-5, a colored rendering of the Landscape Plan. He went over the change and removal of the driveway because the garage is not planned now. The driveway would have gone around and down beneath the building. The structure is proposed further to the south and to the west, further from the homes. Access into the site is changed, the building has been flipped so the lobby has moved and the entrance is now on the southwest corner of the building.

There is an access from the northern side of the building and connects to the existing sidewalk down onto the first floor of the building, which could be used by guests after an event to their rooms.

There is an access drive that brings clients into the front of the hotel on a circular drive. There is an access ramp from the front door to accessible stalls. With the changes there are parking stalls eliminated. There is still sufficient parking for the proposed site. There are a total of 205 spaces proposed, and the requirement would be 193 spaces. There is less disturbance of the steep slope. And there is a reduction in the number of trees being removed. Instead of 49 trees now it would be 22 trees removed. There is a change in landscaping along the northern edge as it was for screening to the road.

Mr. Nusser continued that for grading and visibility, the building was lowered 8.4 feet. The roof height hasn't changed but is down 8.4 ft. The calculation shows it was 44 ft in height with the previous plan, they are 43 ft., part of that is the way it is oriented with the entrance on the lower side of the building. The grading is changed. Mr. Castanheira asked how many stories the building is. It is the same, 3 stories. There was discussion in the previous meeting to get down to two stories. The footprint is a little smaller. There was discussion on the grading and height of the proposed building. The top of the roof is 8.4 ft lower and more obstructed from Dillon Court.

The height of the building as it faces Stiles in the lower corner of the previous design was 63 ft. from grade to the top of the roof and this proposal would be 58.5 ft. The allowable height is 25 ft. They would lose 12 rooms if they eliminate a floor.

Mr. Chadwick asked about elimination of parking and still having more than required. That is for the whole property? Yes. There are 3 ADA parking spots for the hotel and another three associated with the catering. Mr. Chadwick mentioned that the height calculation that the engineer has and the architect have are slightly different. The measurement is to half of the height of the HIP roof. The elevator shaft is exempt. Mr. Chadwick wants to make sure the correct height is identified as it is a significant variance.

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Mr. Chadwick asked about the clearing limit by the new driveway entrance. The proposed plan has trees in it but they don't appear to be shown as trees to be removed. The landscaping to the rear of the property is changed, the row of evergreen that were proposed along the northern property line are not proposed now.

The existing catering facilities and outdoor spaces could use the extra landscaping along the northern border to the houses. Mr. Chadwick said there have been some complaints of noise. There was further discussion on landscaping the area. Mr. Cooper mentioned a sound barrier fence.

Mr. Chadwick asked about the driveway to the hotel that comes right at the intersection of the main driveway and suggest some re-alignment or signage or both. There would be signage. The grade of the main driveway might be 5 to 7% grade.

Mr. Kastrud asked about the 12 extra parking spaces, why are the four proposed to be constructed in that northerly section if they meet the required spots. The space are currently being used but are not striped. Mr. Kastrud asked if emergency vehicles can navigate the loop. They can not make the loop but the applicant discussed with the fire marshall and they would have to be backed out. Mr. Kastrud is concerned with deliveries and ambulances. They may need to enlarge the loop.

Mr. Kastrud spoke about shifting the building and reduction of the steep slope and asked where the storm water will go. It was under the building, but they have not designed the storm water. It may be to the south of the entry of the property. Mr. Kastrud asked about the site identification signs, and there will be no signs indicating the hotel from the street.

Mr. Kastrud asked about the type of security system and asked if any buzzers, lights, etc. will be used. There is a system on the property now and there is no outside alarm other than fire alarm. They have started to put in generators on sites the applicant owns and are looking into it here also.

Mr. Cooper asked the opposing attorney, Mr. Kline, if he had questions for the engineering testimony. Mr. Kline asked about the reduction of rooms and the previous testimony was chosen to be 50 rooms because it was the profit margin that made business sense. Mr. Nusser believed the number of rooms decided on was in order to accommodate two events at the same time. Mr. Kline asked if they could get the number of rooms in a two story building. Mr. Nusser could not answer that. The height of the hotel and the height of neighboring homes was discussed and the grade of the properties. Mr. Kline asked if any sight line study was conducted with these revised plans. There was none.

Mr. Kline spoke about the main entrance and the hotel entrance. He asked if the side entrance to the hotel would be locked. He did not know about how the security will be set up, but the guests will have access to that door.

There is a reduction in the steep slope disturbance. Mr. Nusser did not know the minimum or maximum slope of the footprint of the revised plan proposed location.

The change in parking is two spaces less with this proposal. There was discussion on the turning template for the driveway. Mr. Kline asked about guests being dropped off near the front of the hotel entrance and if the vehicles dropping off would stack along the driveway and possibly out into the entrance. The driveway has two way traffic. Mr. Kline asked about the handicapped parking and access. Mr. Nusser said there are parking spaces for disabled and

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the events are in the catering hall and not in the hotel. The hotel guests don't arrive at the same time.

Mr. Kline asked about the trees to be removed and replacement trees and the size of those trees. There are 41 trees proposed to be added. The size of the trees vary and Mr. Kiine asked how long the trees planted would grow to the size of the trees being taken out.

The landscape architect would give testimony at the site plan application. The engineering plan shows some flexibility in tree placement and size.

Mr. Kline asked if the stormwater management is designed the site may require more variances. The application now is for the use and height of the hotel.

Mr. Cooper asked if any other members of the public, that are not represented by Mr. Klein had questions. Seeing none the portion of the meeting was closed.

Mr. Bohn asked Mr. Fleisher to come forward and he was accepted and was still sworn in. Mr. Fleisher stated the building was flipped to accommodate the new location. The entrance is on the southern side. The plan has not changed much, except eliminating the parking garage below and the height of the building. The revised plans proposed are revision date of July 15, 2021. There is some flex space inside. Sheet A-2 was discussed and it's a flip of the building and shows the elevations of the buildings and the site. Mr. Cooper asked about flex space and it has no balconies, open windows, etc.

On sheet A-3 there is an aerial of the left hand corner with the court yard and its relation to the existing building. There is a view rendering from Stiles Road. There is a stone wall, and light posts, and other views.

Mr. Cooper asked where the mechanicals will be for the proposed building. It is proposed to be under the building, in the basement. There is no swimming pool just a reflecting pond and it will remain.

Mr. Cretella said the basement is above grade in the rear of the building and they did think about putting rooms there and may eliminate the height issue. It is not ideal for basement rooms.

Mr. Chadwick asked how the hotel would connect with the catering hall/facilities. It is only with walkways. The original was touching the decking. Mr. Cretella said that area needs work. Mr. Chadwick asked how they would leave the building to go to catering. They will come out at the first floor levels between the two buildings. There will be steps to the parking lot. There are steps to the catering hall also. There is about an eight foot height distance between the hotel and the driveway. There is an ADA path. Mr. Chadwick asked how far it would be from the front door to the catering hall and mentioned pushing a wheel chair. About 200 feet and upgrade.

Mr. Cooper asked if anyone had questions. Ms. Amanda Wolfe, board attorney asked how the building was tightened up. Balconies were removed.

Mr. Chadwick suggested reconciliation of the height between the architect and the engineer. He also suggested a profile from a couple of the houses that would be most exposed from the

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second floor window over the berm and what they see existing and what they would see with the hotel built. That way the type of barrier could be discussed and may or may not be needed.

He also asked about clarifying the trees to be removed. Mr. Chadwick struggles with the parking, with the prior application plan having 220 spots.

Ms. Wolfe asked about the emergency access and comments from the fire department.

Mr. Cooper brought up the events and valet parking and issues with enough spaces. Hotel guests would self park and arrive before events. Mr. Cretella said they never have to park offsite but they use valet for every event.

Mr. Kastrud asked about the number of stories and the elevation of the building. He asked if they could move third floor rooms into that area. They might connect the two buildings and eliminate the top floor.

Mr. Chadwick talked about the basement. The cubic volume determines whether or not it is a story or not. More than 50% of that basement needs to be underground or it becomes another story. The main objective is to lower the height.

Mr. Cooper reminded the applicant that they have some feedback and they could continue the case that evening and come to a point where they vote on it, or the applicant can come back and consider some of the possible options brought up and come in with the best plans you can offer.

Mr. Cretella stated they would like to change the plan and come back. He thought they had done what was suggested by taking away the garage. Mr. Cretella decided they would come back. The next meeting is September 20, but they carried to October 4, 2021 without further notice and give an extension for decision to through October 31 2021. Mr. Cooper agreed also.

NEXT MEETING: September 20, 2021 Meeting and October 4, 2021

Ms. Vautin told the board that the November 1 meeting will not be able to happen due to early voting. There was discussion about meeting on another Monday in November, perhaps November 15, 2021

Motion was made by Mr. Villani, seconded by Mr. Galbraith. All were in favor

MEETING ADJOURNED: 8:30 P.M.