
**MERCHANTVILLE REDEVELOPMENT COMMITTEE
MINUTES**

Committee Meeting #10
March 7, 2016 6PM
Merchantville Borough Hall

ATTENDEES

Mike McLoone
Bill Lammey
Ryan Middleton
Janet Stevens
Mayor Ted Brennan
Mara Wuebker, RDG

John Forberger
Gary Peze
Diane Peze
Mara Wuebker, RDG
Ginnie Tropp
Julie Nolan
Marvin Gaskill

HANDOUTS

First Draft of Redevelopment Plan
Initial Black and White Rendering of Piazza and Pedestrian Street Vision

1. REVIEW DRAFT RENDERING OF VISION AND CAD CONCEPTS

Mara went over the draft Vision renderings. RDG has hired their renderer to illustrate the Piazza and/or Pedestrian Street visions. The renderer has provided very initial renderings for RDG to provide feedback. Some of the buildings aren't in scale with concept so that has to be amended and they've asked him to incorporate lights and to round out the Piazza concept so more in character with the plan view concepts. Committee members asked that a third story be added on the building on the right and that outdoor living space be included.

Mara also went over the three draft CAD drawings, which are formalized concepts of the three hand-drawn concepts that the committee has been working on. Ryan asked that the third concept, the traditional development concept with the small court yard be eliminated. He prefers the other two and feel that they better represent the vision for the Redevelopment Area at this juncture. Committee members agreed so it will be eliminated from the Plan.

2. REVIEW DRAFT REDEVELOPMENT PLAN AMENDMENT

The group went over the draft Redevelopment Plan, dated 3.4.16. Mara has already received some feedback from Ryan on some clerical changes needed.

Mike asked that the min square footage of residential units be increased from 500 to 600 sq ft. Ryan objected to this, but the consensus agreed to make this change. The group discussed

including language about a mix of studio, 1 BR and 2 BR and outdoor living space in the plan for any residential apartment or condo units, but that there would be an exception if a unit is being constructed to meet the Borough's low and moderate income obligation, which may need to be a different type of bedroom mix. The Borough is currently going through the compliance process with the Courts and will hopefully know more about the obligation at the end of the month.

Bill asked that language be added to the plan about adding additional traffic calming measures to the Centre Street and Park Ave intersection.

A few committee members asked that the last line in the paragraph about Chestnut Avenue parking be removed. Mike disagreed and thinks the potential for making Chesnut one-way with angled parking should not be in the plan at all, but the consensus was to remove only that last line.

There was a discussion about who was the "Redevelopment Entity," so that language will just be changed to "Borough Council" so it is clear. That was carry-over language from the original Plan.

There was a discussion about the two properties on Maple Avenue and whether a zone change and notification to property owners would be needed. However, no changes are proposed to those properties. The original redevelopment plan says that they follow the underlying R-4 zoning, which we are not changing. We are just repeating what was said in original plan and clarifying that in the zoning ordinance. No changes are proposed to them.

Mara thinks the conditional use section is cumbersome. Mara is going to try to rework to make it less repetitive. There was a discussion about the bowling alley and billiards conditional uses and how one would determine whether the volume of sales would be 30% or more. This may need more work. Some communities base it on sales, while others do it on sq footage.

Ryan asked that the prohibition against machine cut stone masonry be deleted because technology has advanced and this could prohibit something very nice from being an appropriate material. Instead, it was suggested that faux-etched brick and textured strucco that is made to look like brick would be prohibited.

A member of the public asked that the Plan reflect that LEED sustainability practices are encouraged. Mara will include this. He also suggested that there be more discussion about the overall vision in the document. Mara explained that the document generally follows the framework of the statutory criteria, but agrees - she will try to bolster it.

There was a discussion about the minimum size of the pedestrian-oriented civic area. Now says in the order of 10,000 square feet. Mara will have CAD tech measure and include a range.

A member of the public recommended that a stone blend mixture be permitted as a surface material for the pedestrian-oriented civic area.

Committee members asked that decorative bollards be included for pedestrian safety.

A member of the public thinks that specific pole height should be amended to state that it should be the same as otherwise installed in the downtown so that they will be the same. Mara explained that Denise, the Borough Clerk, was trying to pin down the specs on the existing ones, but she could not find in the basement. Mara will change and make it clear needs to be consistent with other pedestrian lights in the downtown.

Mara discussed that the Borough's site plan regulations need to be bolstered. The Borough Engineer should be asked to review and make recommended changes to Council. There currently is not enough information in there for submission requirements and min standards.

A member of the public asked whether HPC will need to review any new development in Redevelopment Area. The Zoning Ordinance currently requires this. When it's a matter that goes before the Planning Board, it's in the form of a recommendation to the Planning Board. The group discussed adding language recommending that a joint meeting be held between HPC and planning board to make the process less cumbersome for an applicant.

3. NEXT STEPS

RDG will make changes to redevelopment plan amendment, finalize concepts, and continue work on rendering. Then the plan will be introduced as an ordinance by Council. It will then go to Planning Board for consistency with Master Plan. Then it goes back to council for public hearing and adoption. The process will be coming to a close soon as the grant closeout requirement is June.

4. INITIAL DRAFT RENDERINGS

PIAZZA



PEDESTRIAN STREET WITH WALK-THRU TO MULTI-USE PATH

