

PLANNING BOARD MINUTES FEBRUARY 8, 2023

The meeting of the Planning Board of the Borough of Somerville was called to order by Chair Bernard Navatto at 7:00 PM and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act”.

Board Members Present: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Al Kerestes, Larry Cleveland, Christopher Adickes

Board Members Absent: Jason Kraska, Lisa Werner

Professional Present: Board Attorney, Kara Kaczynski and Board Planner & Engineer, Michael Cole

Hearing

2022-015P
Abdul Elenani
190 West Main Street
Block 115, Lot 26.01

Ayat Masoud, Esq., attorney for the applicant, stated the applicant is seeking approval for the installation of a new kitchen exhaust and interior amendments.

Abdul Elenanin, owner of Al Bad, Inc. LLC, provided testimony on the existing conditions of the kitchen stating that the existing business doesn't have a kitchen exhaust hood.

The application and supporting documents were marked as A-1. The applicant and Mr. Cole reviewed the Engineer's report and addressed the comments.

Greg Storms, owner, managing member of DGM Management offered testimony on refuse disposal, the location of the dumpster, the location of the proposed fan. Mr. Storms expressed his excitement for the restaurant on Main Street.

Upon a motion by Deirdre Rosinski, seconded by Andria Adair, Planning Board application 2022-015P, 190 West Main Street was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Al Kerestes, Larry Cleveland, Christopher Adickes

 Nay: None

See transcript.

23-002P
Giovanni Manilio
254 Altamont Place
Block 139, Lot 16

Giovanni Manilio, current property owner of 254 Altamont Place offered testimony on the proposed fully conforming minor subdivision. Mr. Manilio stated he's been in the market to purchase property to build his dream home on the West Summit side of the lot and is willing to have sidewalks and street trees in place.

Ms. Kaczynski advised the Board can either refer this matter to the subdivision committee for a recommendation back to the board or, since it's fully conforming, the Board can review two design waivers and approve or deny the subdivision.

Mr. Cole advised the proposed project is in the bluestone protected zone. Mr. Manilio advised he'll comply with blue stone.

Upon a motion by Deidre Rosinski, seconded by Al Kerestes, the minor subdivision for Planning Board Application #23-002P, 254 Altamont Place, Block 139, Lot 16 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Arthur Akins, Al Kerestes, Larry Cleveland, Christopher Adickes

 Nay: None

See transcript.

2018-027P
50 Kirby Urban Renewal, LLC
Block 1, Lot 4.01
Request for Relief from a Condition of Planning Board Approval

Donna Jennings, Esq., of Wilentz, Goldman & Spitzer, advised 50 Kirby Urban Renewal, LLC appeared before the board in 2018 and there was discussion regarding the sprinkler system in the 15 buildings. The code requires the 13R and it was suggested by the Board Engineer and the Fire Official the 13 be installed. The public hearing discussions ended with an agreement for a combination, that would either do the 13R with some additional sprinkler heads or the 13, but the decision would be finalized when building permits were pulled. The applicant submitted a letter dated August 15, 2022, stating the 13R will be installed but will be enhanced by adding sprinkler heads in the closets and utility rooms. Not hearing back from the Board, the applicant submitted for permits and the sprinklers were flagged. Ms. Jennings advised the applicant is before the Board to receive clarification on the approving resolution which states "the applicant shall have

the option of installing either the NFPA 13R systems with additional sprinklers in the unoccupied areas or NFPA 13 system” or to seek relief from the condition due to financial constraints.

Thomas Brennan, Architect, offered testimony on the sprinkler system requirements for the Kirby Village Project and explained the differences between the 13R and 13 systems. Mr. Brennan explained a sprinkler system won't be installed in the attic because it is draft-stopped.

John Sharpe, President of Sharpe Engineering, and designer of the sprinkler system for Kirby Village project explained the differences between the NFPA 13 and 13R systems. Referring to exhibit A-4, Mr. Sharpe reviewed the sprinkler systems throughout the floorplan. An explanation was given on why the attic didn't include a sprinkler system and what was needed if one was installed.

Discussion was held on the Board's intent of the condition and accessibility to the attic space.

Christian Bastardi, Construction Technology Corporation, provided an overview of the construction cost increase for additional sprinkler heads reflected on the construction plans to be \$90,000. If additional components are required in the attics of the residential buildings, the overall estimated cost would be \$675,000 for all 15 buildings, with an additional \$26,000 per year maintenance.

Ms. Kaczynski recommended the Board amend the condition to remove reference to unoccupied and indicate that they're going to, specifically, install an NFPA 13R with additional sprinklers in the closets and bathrooms as outlined on Exhibit A-4.

Upon a motion by Mayor Dennis Sullivan, seconded by Deirdre Rosinski, the resolution for Planning Board Application #18-027, 50 Kirby Urban Renewal, LLC, Block 1, Lot 4.01 was amended upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan, Andrea Adair, Arthur Akins, Larry Cleveland, Christopher Adickes

 Nay: None

See Transcript

Resolutions

2017-007P
40 Hayes Street Redevelopment, LLC
40 Haynes Street
Block 50, Lots 3, 13 & 14

Ms. Kaczynski advised of two minor changes or clarifications; Condition number 2, which revises conditions number 13 of the resolution, adding “and the developer shall bear any costs of

the same as required by the Municipal Land Use Law”; and condition number 3 “including but not limited to”.

Discussion was held on DEP requirements.

Upon a motion by Deirdre Rosinski, seconded by Mayor Dennis Sullivan, the amended resolution for Planning Board Application #17-007, 40 Hayes Street Redevelopment, LLC, 40 Hayes Street, Block 150, Lots 3, 13, and 14 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan, Andrea Adair, Larry Cleveland

 Nay: None

See Transcript.

ARB Consideration

Hotel Somerset
65 East Main Street
Block 69, Lot 1

Upon a motion by Andrea Adair, seconded by Al Kerestes, ARB Consideration for Hotel Somerset, 65 East Main Street, Block 69, Lot 1 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Mayor Dennis Sullivan, Andrea Adair, Arthur Akins, Larry Cleveland, Christopher Adickes

 Nay: Deirdre Rosinski

Items Not on the Agenda

Mayor Sullivan thanked all those that attended the Bridgewater Zoning Board meeting for the warehouse project.

Adjournment

The meeting was adjourned at 8:23 p.m.