

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Meeting Minutes of October 21st, 2021

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

ATTENDANCE

Board Members:

Valerie Hrabal, Chair
Janice Talley, Vice Chair
Kevin Luckie
Timothy Kernan
Thomas Olenik
Thomas O'Shea
Jason Kasler
Ed Smith
Joseph Femia

DCA Staff:

John Lago
John Donadio
Marie Daniels
Rob Austin
Maria Connolly
Robert Tessier

Guests:

Chuck Olivo	Stonefield Engineering and Design
Susan Weber	NJ DOT
Clinton Calabrese	NJ Assemblyman (D)36
Jeff Kolakowski	NJ Builders Association
Mike Pisauru	The Watershed Institute
Grant Lucking	NJ Builders Association
Kelley Curran	NJ Highlands Council
Jeffrey Wilkerson	City of Trenton Supervising Planner
Gregory Perry	Morris County Supervising Planner

CALL TO ORDER

Ms. Valerie Hrabal, chair of the Site Improvement Advisory Board, called the meeting to order at 10:00 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

Chairwoman Hrabal asked for corrections to the minutes of the June 17th, 2021 meeting. There were none. The minutes were approved.

OLD BUSINESS

Parking Standards / Electric Vehicle Supply Equipment (EVSE) /Spaces

Streets and parking committee chair Ms. Janice Talley introduced revised language for chapter 4 which clarifies the parking standard and adds electric vehicle parking rules. She explained the committee looked for new parking requirements to replace those in table 4.4 but has not found an authoritative source for standards better than what is in the rule. The parking standard considers only three factors: the number; size; and type of housing. Other site-specific factors affect parking, and local reviewers must consider them. The revised language includes a rewriting of section 5:21-4.14 (c) which explains how to interpret table 4.4 as a maximum requirement and emphasizes other types of considerations reviewers should contemplate for parking. The update also includes a new title for table 4.4, naming it a maximum parking figure.

The committee also proposed language on a new electrical vehicle (EV) rule to keep consistent with the new DCA statewide EV standard. Maria Connolly of the DCA briefed the board on the new statewide EV standard, which is now in effect. She noted the new statewide EV standard enables EV charging stations and supply equipment to be classified as an accessory use in all land-uses and it established a make-ready EV parking space requirement for new development. The statewide standard requires 15 percent of all off-street parking spaces to be prepared as make-ready EV spaces and for developers to install charging stations in at least one-third of the 15 percent of make-ready parking spaces. The RSIS proposal incorporates these standards into section 5:21-4.14 (h). Mr. Jeffrey Wilkerson, a planner for the city of Trenton, questioned whether certain types of electrical vehicle supply equipment (EVSE) are required or excluded in the rule. For now, all types are permitted. Janice Talley asked if a special area standard is needed if a municipality wants to exceed the requirement. The board

thought that a special area standard would be the proper route. Chairwomen Hrabal asked the public for comments.

Assemblyman Calabrese (D-36) thanked the board for their time and said the changes were a step in the right direction. He believed that further transportation changes will take place and require additional changes to parking table 4.4. Mr. Chuck Olivo from Stonefield Engineering agreed and thanked the committee for their time working on the rule clarification. He noted this was a step in the right direction. Mr. Jeff Kolakowski from the NJ Builders Association asked if the new EV standard and rules can be communicated via industry newsletters to every municipality.

Discussion on the revised street and parking rules ended. Janice Talley moved for a motion to adopt the changes. The motion was seconded by Mr. Kernan. The roll was called, and the vote was 8-0 in favor of the motion. The motion carried.

Stormwater

Stormwater committee chair Val Hrabal advised the board of changes to chapter seven of the RSIS. The revised chapter will be shorter and reference relevant sections of NJAC 7:8, the Department of Environmental Protection (DEP) stormwater rule, which sets water quantity, quality, and recharge standards. The RSIS will treat DEP standards and the stormwater Best Practices Manual (BMP) manual as statewide maximums for residential development. Municipalities can exceed them only by going through the variation process in the RSIS. These changes align the RSIS stormwater rule with DEP rule and promote statewide rule uniformity. Mr. Tim Kernan expressed that the changes will make it easier for reviewers to follow. He was satisfied with the direction of the overall changes. The rule changes will be shared with the DEP and the Department of Agriculture to check for consistency. The board could take up a vote on the proposed rule changes at the next SIAB meeting in December.

NEW BUSINESS

Trenton, NJ - Special Area Standard

Mr. Jeffrey Wilkerson, a senior planner for the City of Trenton, inquired if a new parking ordinance the city wants to implement requires a special area standard. Janice Talley said that since the parking requirements in the Trenton ordinance falls under the maximum requirements of table 4.4, there is no need for a special area standard if the city adopts fewer parking spaces than in table 4.4. The board agreed and advised a special area is not required in this scenario.

PUBLIC COMMENTS

The chair asked for public comments and there were none.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:20 a.m.

Respectfully submitted,

John Donadio
Secretary to the Board