

Heritage Minerals Working Group
MEETING AGENDA
August 20, 2015
Manchester Civic Center
3:00 PM

Call to Order

1. Roll Call of Working Group Members:

- Mayor Ken Palmer
- Donna Markulic, Business Administrator
- Craig Wallis, Councilman*
- Jim Vaccaro, Councilman*
- Todd Malland, Police Captain in for Lisa Parker, Chief of Police
- Al Yodakis, Director of Public Works
- Don Somerset, Director of Utilities
- Felicia Finn, Zoning Board
- Michele Zolezi, Planning Board
- Dave Trethaway, School Superintendent
- Blanche Doran, Senior Advisory Committee
- Marge Camposano, Secretary to Mayor Palmer

*Council members Wallis, Vaccaro and Fusaro will alternate

2. Redeveloper Representatives Attending:

- John Pagenkopf
- Susan Doctorian Kyrillos

3. Staff Attending

- Chris Theodos, Township Engineer (Maser)
- Zachary Zeilman, Planner (Maser)

Approval of Minutes:

1. Comments on Meeting Notes of August 6 Meeting (TABLED pending edits of Zach's notes from John on regarding his presentation).
2. Approval of Corrected Meeting Notes of July 16 Meeting (TABLED pending edits of Zach's notes from John on regarding his presentation).

Presentations: 3:15pm

1. Discussion of internal Town Center circulation and potential layout and uses – John Pagenkopf
2. Tonight's meeting is being taped again
3. JP. The exhibit shows the 5-mile long boulevard running East to West with the town center in

- the core, and a number of land bays (other neighborhoods with other uses surrounding the town center, with town homes, market-rate townhomes and single-family homes, age-targeted homes)
- a. JP. Duplex homes/Twin homes – a little more valuable – don’t know anyone who specializes in them, other than using 2-end units from townhomes.
 - i. Washington Town Center has twin homes well and it has worked well
 - ii. Do not want to do a segregated area of townhomes – WTC had a park in the center with townhomes, twin homes, quad-homes, and single-family around it
 - b. JP. The largest lots would be about 10,000 sf decreasing to smaller lots with cottage-style homes – foresee most lots being less than one quarter acre – we won’t anticipate larger lots because we want to have plenty of public green space
 - c. JP. Age-restricted – talked about a land bay in the community that is age-restricted. Mayor Palmer suggested we try to create a broader demographic and don’t want to limit new housing to an age-restricted neighborhood.
 - i. Comments:
 1. We have plenty of age-restricted housing in Manchester already
 2. If there were age-restricted communities, each one would have their own associations and regulations
 3. They are considered private communities
 4. JP: Keep this topic open for discussion as we are working on the fiscal impact study. We recognize the desire to steer away from the age-restricted homes, but we’ll have to see where the school impacts stand under the current demographic mix, without any age-restricted housing.
 5. JP. Land bays will need some flexibility if the market changes in the future
 6. JP. Any changes would not impose greater traffic, land coverage impacts, but we need to look at impact on schools
 7. WG. Quad homes didn’t sell – came back to planning board several times
 - d. JP. In the Town Center, we are striving for core of 100k sf retail: this includes 25k sf for grocer, 10k sf pharmacy, 20k sf restaurants – could be ~5 restaurants. We discussed the following potential uses:
 - i. JP. Restaurants. Al. Applebee’s is probably around 7k sf – not as big as a pharmacy
 1. JP. They built in-line with the street frontage in Summerdale and other nationals will do that as well
 - ii. JP. We have talked to hotels and there is some interest in that as well, but that was not included in the 100k sf
 - iii. JP. Gym – Want discourage separate gyms or clubhouses and want to encourage folks to come into town on bikes to use centralized features
 - iv. JP. City Market – One of the oldest buildings in Baltimore is used as a market and has open vendors with delis, small businesses that could rent on short-term basis – give them a shot to do well and expand and then they could take a storefront.
 1. John gave on the handout to a link to look at the example
 - v. JP. Village residential (apartments above retail – higher density)
 - vi. JP. Satellite college campus – talked to a few. College classrooms are good Town Center as college students spend some money but add some life to Town Centers.

1. Burlington County College taking classrooms to the students – expanded in Mt. Holly, Mt. Laurel, etc. in town center areas. The Mt. Holly culinary schools sends young cooks to work in the downtown restaurants.
- vii. JP. We spoke to 6 different town center developers who have experience in Town Centers. Common goal, try to keep flexibility.
 1. 100k sf is what they thought they'd start with
- viii. JP. Everything else will be surrounding the town center
 1. JP. I think we could get a wellness center – may not be a good core use – other retailers and uses may want to be outside on the boulevard
 2. JP. Entertainment center- could be an arcade, movie theater, etc. – would like to have an outdoor location to show movies in an amphitheater-style setting throughout the summer
 3. JP. Can't build town center in immediately, maybe start with City Market, talk about a boardwalk, kayak and bike rental – uses may not belong downtown in the long-run, but something with very little infrastructure might help to get activity and it can be moved as the area builds up
 4. JP. Look at room for churches and synagogues
 5. JP. Virginia- South Ryan had temporary sales centers in trailers along the entry road.
 6. JP. Toll Brothers in Hoboken – rented storefront near bakery/ train station to get buyers to think about how nice it is to be on Main Street. We could promote those same ideas in our Town Center.
 7. JP. Park & Ride – interest in that, not that we'd be able to use that to reduce our traffic impacts significantly- would like to look at traffic impacts as worst case scenario – don't want to count on 2% or 8% of anticipated traffic- plan for biggest impact
 8. JP. Eco-Tourism center – host school field trips for young children up through science lab for High School. Rutgers has eco-steward program where you can volunteer on environmental projects – would like to partner with something like that
 9. JP. Bicycle tracks – create bmx area with some hills for kids
 10. JP. Campsite, amphitheater
 11. JP. Railroad excursions – Clayton RR has a residential car might be able to run down west side
- ix. Circulation
 1. JP. Slow down traffic in the town center
 2. JP. Don't want to create unsafe condition in town center
 - a. Highest speed on boulevard, major collector through center, minor collector- high intensity, to low-intensity
 3. JP. Boulevards come in from west (40 mph area to east and west)
 4. JP. Lots of cities have grids and blocks – if one is too busy, you turn around and go another block. That same small grid could take place in our Town Center.
 5. JP. Increase crosswalks and sidewalks, speed limit ~15 mph – if I don't want to go through there, I have the option to take another route to disperse traffic.
 - 6.

- x. Density
 - 1. JP. The label H is for Hotel – building Main Street in an earlier phase. – right side might be TC-1, TC-2 – hotel might be in the next phase, might be tallest building in TC
 - 2. JP. Most buildings 3-4 in the core, and going down to 2-3 (taper the buildings)
 - 3. JP. Neighborhoods surrounding the Town Center might be the villages with higher-density housing
 - 4. Don. How high can you go with military planes coming in?
 - a. JP. There is a gray line in Lakehurst – no height limitations with McGuire for buildings in our development, but there is a noise study that we will review and share with Maser.
- e. Slideshow:
 - i. JP. Saw earlier the Washington Town Center (WTC) where there is on-street parking with retail and 3-4 floors residential above
 - ii. JP. WTC has 4 lanes of traffic with center turn lanes
 - iii. JP. WTC has side neighborhoods – 4 lanes with parking
 - iv. JP. WTC has townhomes, single-family homes, twin homes – great variety of homes – mixture of housing will be encouraged in our town as well
 - v. JP. . Intersection off of Rt 33– looking north – 4 rows of parallel parking in front of these shops (road gets pretty wide) – some retailers won’t come unless they have the parking
 - 1. Chris. Traffic calming with the bulb-out for crosswalk
 - a. Reduces time that pedestrians are in the street and slows down traffic
 - vi. JP. WTC has buildings with brick faces along Rt. 33 and then turns onto main street with the 4 lanes of parking
 - 1. Back side of the shops – can drive in, park, and enter shops from this lot – public walk that goes from front to rear through buildings, restaurants also have rear access
 - 2. Central parking area in the middle of block
 - vii. JP. WTC has some shops on busy state highway, turn off and have less traffic, more shops
 - viii. JP. King Farm, Virginia – brick and colonial look might work
 - 1. They did not do the choke-down the cartway.
 - ix. JP. Maryland – Marriott built on their main street – drop off with surface parking lot nearby – went full block and had shops on the main floor – don’t have to walk by sterile windows that you can’t use/see in
 - x. JP. We understand that there is a tremendous need for hotels – everything is saturated around the base – reservists take up all the rooms from Mercer County to Ocean County
 - 1. JP. McGuire-Lakehurst 45k on-site jobs – some 20k folks commute in everyday from other areas
 - 2. JP. Neighborhood with smaller homes and rental properties may be attractive for military families, with places to eat and drink, close to work. Councilman Craig Wallis knows of many of his colleagues who now visit and stay in Toms River and Brick, who would stay in our Town Center

- with the walkability to the shops and restaurants.
- xi. JP. No meters in one town center example – self-police (30 mins written on space) – keep spaces for shoppers – interesting idea
 - xii. JP. North to Colonial Drive – gets less dense – restaurants, shops, businesses that want ownership of own building – folks in retail industry that want to own
 - 1. Second floor could be offices, or storage, but may be tough lease – still like the look of two stories can be done architecturally as façade
 - xiii. JP. Kentlands, MD – Back side facing the parking is vinyl siding, employee parking, etc – not as pretty as the front, but there are different options for treating back sides
 - xiv. JP. Newtown Boro in Bucks County, with busy main street and buildings on street edge and parking around the back
 - 1. CVS was hidden the back in parking area
 - 2. 1-2 uses, then sidewalks in between to parking
 - 3. Security issue with rear entrances – created side entrances with front all glass display
 - 4. These stand-alone buildings could pop up quicker as leases are signed, they could start.
 - 5. Great scale – back streets ~2 stories
 - 6. Two rows of parking (parallel), left hand turn lane, two lanes of traffic
 - 7. Need a few blocks of downtown to see down the street
 - 8. Wallis liked varied architecture – contrast – can build into town center plan
 - 9. Mayor Palmer. To get layout how do you control that with the builders – would hate to say this is what has to happen here – can set building heights/stories, projected square footages, setbacks, parking, can encourage types of development
 - a. Can you set a theme?
 - i. JP. In Redevelopment plan, document with master plan, county master plan, and then town center with sample blocks and images – set objectives – ask when a site plan comes in that it follows the objectives
 - 1. Planning board would make determination whether it is consistent
 - 2. Professionals - Town Center architect – planner or engineer may not be able to quantify
 - b. Wallis. Rather than building every square inch, it is may be more valuable to have relaxed atmosphere, parks, open spaces
 - xv. JP. Exton, PA. – First floor shops, false second floor – core center should be able to go taller and have that occupied – but as we move out and have commercial demand, we could have the first floor with false second
 - xvi. JP. White Marsh, MD – off rt 95 with first floor shops and angled 60 degree parking – looks more like a shopping center
 - 1. Sometimes difficult to back out – make them back-in spaces
 - 2. Comments: No angled- backing up!
 - xvii. JP. As we come back to Town Center – suburban land bays will be easier to plan – don't want to hamper those areas with excessive regulations as they will be

hidden behind the berms along the Boulevard.

- xviii. JP. Explain the post-Redevelopment Plan steps. Apply to the Planning board for 5 mile boulevard and subdivide each area (land bays) – H. Hov will build road and sell land bays to 3rd party developers. When roads and sidewalks are built with water, sewer, etc. – everything is in place, developers come in and build according to Master/Redevelopment plan
1. JP. Redevelopment Plan is new overlay zoning for the area
 2. JP. Heavy environmental work is done early, Planning Board already handled that before 3rd party developers come in
 3. Michelle asked about the development schedule. JP. Best case scenario time-frame for boulevard – if we’re able to get through redevelopment plan through December, will apply to state for expansion of sewer service area – a lot of work to do studying habitats over next 10 months, may take 4 months or 4 years to get approved after that – state doesn’t have ability to respond to something without master subdivision in plan, environmental disturbance, etc. County generally takes the lead on sewer service area amendments.
 4. JP. The Redevelopment plan is going to dictate numbers/density projections and will establish curb cuts, lanes of roads, etc. with our engineers and Maser’s, but does not determine layout of development of the individual land bays. That will be designed and approved by the Planning Board following the standards set forth in the Redevelopment Plan.
 5. JP. Previous zone that we had outlined does not match up with what is being proposed – but will need new standards through the Redevelopment Plan
 - a. Michele. Nothing is really a good fit in Town’s zoning – going to be very different from anything around
 6. JP. Each neighborhood has enough room for stormwater, buffering, etc. – will stick to what fiscal study says for redevelopment plan – surrounding neighborhoods have higher impact – want to set enough guidelines that we get look that we want, but that is something that works for everyone going forward
 7. JP. RSIS, New Jersey’s Residential Site Improvement Standards will generally dictate the residential road components, road hierarchy.
 - a. Need to start looking at numbers early on for right-of-ways along boulevard, etc. – generous with ROWs

Discussion:

1. Next Meeting: September 3, 2015
2. No meeting minutes to share yet – will distribute next week
3. Topic: Overall Traffic Analysis
 - a. Density, land bays, traffic impacts that correspond to that
 - b. Will have meeting prior with Maser’s traffic engineer (John)?
4. September 17th – outline to talk about zoning, bulk standards
5. October 1st – fiscal impact study – John would like to have conversation with Mayor about timeline for fiscal impact study

6. October 5th – Planning Board meeting – before we formally submit redevelopment plan – would like to go over process with board for 15 minutes ahead of time of meeting so they are familiar with it – Ed Liston might lead that discussion for us
 - a. Redevelopment Plan goes through Planning Board only, but determines the zoning – unless the deviate, then go to zoning board
 - b. Would like short presentation to the zoning board – invite zoning board to planning board meeting?
 - c. Give presentation to Blanche’s folks – after presentation to Planning Board
 - d. Mayor: Seems ambitious to be in front of Planning Board by mid-October – need more time for consideration of numbers
 - i. Meeting would be for explanation only – no details of layout
 - ii. Going through council process there will be adjustments to it
7. Other:
 - a. Don asked about Affordable housing. John foresees a multi-faceted approach with affordable housing built in the community, renovations done to housing outside of the community, a land bay to a developer that builds affordable housing, some affordable housing might be built off site
 - b. Don. RCAs determined to be illegal – renegotiating that aspect, but rules not clear
 - c. Mayor Palmer. Don’t know today what the obligation is going to be
 - d. Mayor: Do need to start sprinkling units throughout – will need to meet obligation when it comes out, may be significant
 - e. Felicia. Don’t want to see affordable housing segregated or identifiable – needs to be integrated
 - f. Felicia. Is enrollment down or up in the schools?
 - i. Part of discussions with fiscal expert is meeting with school district, Sept. 8th or 9th and talk about trends – look at core facilities – school may be able to add a wing of classrooms, but the core facilities (cafeteria, library, etc.) needs to be able to accommodate growth as well.
 - g. JP. Age 24 is now largest population in the country
8. Next Steps:
 - a. Zach will send John this week’s notes and John will return edits from past three meetings to the working group

Adjournment:

4:33pm

These minutes represent the only record of what transpired and if any members have taken their own notes that they wish to be part of the record, they must submit them to Maser before the draft minutes get approved as final. Once minutes are approved as final, they shall represent the sole record of what transpired during said meeting.