

Planning Commission Meeting
April 6, 2011
Verbatim Excerpt

PCA B-993/FDPA B-993-02 – UNITED DOMINION REALTY L.P., CIRCLE TOWERS, LLC

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. We have nearly got it just right. Unfortunately, I cannot think of any way that we can resolve a possible overflow parking problem, short of the development in question – Circle Woods defending themselves – but a permit system. I wish I could. But the request for a reduction is perfectly consistent with the idea of making this thing shine on parking – residential parking – because it's in a TOD-influenced area. So I think we've reached the kind of balance that we need to reach. And I think the issue of the trail and the sidewalks was addressed. Farther up toward Pan Am, they are in fact putting in the sidewalks where the - - as we get close to Nutley. So I think there will be a much safer path in the future for those pedestrians on that side. Therefore, Mr. Chairman, for the reasons given in the staff report, I have a series of motions to make. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA B-993, SUBJECT TO THE PROFFERS DATED MARCH 29TH, 2011, WITH PROFFER NUMBER 21h, AMENDED IN ITS FIFTH SENTENCE, AFTER THE WORDS "WILL NOT BE SHARED" TO ADD THE WORDS, "IN DIS-AGGREGATED FORM." End of amendment. End of motion.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA B-993, subject to the proffers dated March 29th, as amended, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA B-993-02.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of that motion? All those in favor of of the motion to approve FDPA B-993-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE PROJECT SITE'S NORTH PROPERTY LINE IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN ONSITE RESIDENTIAL AND NON-RESIDENTIAL USES IN FAVOR OF THE TREATMENTS DEPICTED ON THE FDPA.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE FOUR-FOOT PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT FOR THE SOUTHERLY AND EASTERLY PROPERTY LINES.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER TO LOCATE UNDERGROUND FACILITIES FOR RESIDENTIAL DEVELOPMENTS, SUBJECT TO WAIVER NUMBER 8496-WPFM-001-1.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE ENCROACHMENT INTO THE RESOURCE PROTECTION AREA, SUBJECT TO RPA ENCROACHMENT EXCEPTION NUMBER 8496-WRPA-001-1.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY FRONTAGE.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Harsel absent from the meeting.)

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