

**MINUTES OF A SPECIAL MEETING OF THE PLANNING BOARD
OF THE BOROUGH OF MOUNTAIN LAKES**

March 18, 2021

Chair Martin Kane read the Open Public Remote Meeting Notice published in the Citizen on February 4, 2021 and Daily Record on January 31, 2021: Adequate notice of this meeting was posted with the Borough Clerk and on the Front Door on March 8, 2021 and made available to all those requesting individual notice and paying the required fee.

Start: 7:03 PM

ROLL CALL:

Members Present: Kane, Horan (7:09), Holliday (7:30), Coppola, Shepherd, Stern, Berei, Menard, Russo, Lane and Leininger
Also, Present: Attorney, Glenn Kienz, Engineer, Bill Ryden, Environmental Engineer, Peter Black, Traffic Engineer, Joseph Fishinger, Planner, David Novak

REVIEW OF MINUTES: Bethany Russo made a motion to approve the minutes of the February 18th Board meeting and Audrey Lane provided the second. The minutes were approved by all eligible members present.

RESOLUTIONS: none

PUBLIC COMMENT: Martin Kane mentioned the Board received some correspondence on this application but it would not be read into the hearing.

PUBLIC HEARING:

Highview Commercial, LLC	Appl. # 20-273
372 Route 46E	Blk. 2, Lots 2, 5. 5.01
Major Site Plan & Minor Subdivision	Zone B
Setbacks: Front (2), Rear & Side, Pervious Buffer (2), Front Landscape Area (2), Parking Stalls,	
Signs: Area (2), Number, Height (2), Proximity to the Lot Line & Illumination, Accessory Structure Height, Improved Lot Coverage	

Mr. Kane said last meeting we had a problem hearing Ed Shroh. If he were currently on the webinar the Board would hear his traffic question. Mr. Shroh did not raise his hand. Mr. Veteri mentioned the “Potable Water Report” was sent to Mr. Ryden. They also added additional inlet filters to the site. That information was sent to Mr. Black and Mr. Ryden for review. The filters are over and above the state requirements. He received the letter from the Denville Engineer requesting an additional water quality unit be installed. They will consider it. Tonight, they would present the testimony on the hotel building. Thomas Dever, the architect for the hotel was sworn in as a licensed architect in the state of NJ. Mr. Dever gave an overview of the hotel plans. There will be 112 rooms in a three-story building

containing a lobby/gathering area, business center, a small area for coffee, a buffet area, an indoor pool, an exercise room, laundry, and offices all on the 1st floor. There will be 2 outdoor patios one in back and one in the front. The façade will be stone, Hardiboard and Drivit. The top two floors of hotel will be guest rooms. The 65,516sqft building will be a dog friendly hotel. There will be an outdoor dog walk. The location is yet to be determined. The 15 x 30ft indoor pool is salt water, ultraviolet light will be used to reduce the amount of chemicals needed to help with water purification. The pool will initially be filled by a truck and then annually filled on site. The inhouse laundry will be done on site due to the size of the hotel and to help reduce traffic. They expect to do 15 to 20 loads per day or approximately 120 total loads of wash for the week. The hotel will have a dry goods market for the convenience of their guests. They would like to obtain a liquor license to only serve hotel guests. There are a mix of room types. Each guest room will have a kitchenette with a dishwasher and microwave but no oven or cook top. There is a glass beacon in the center of the building that is 39' 11 7/8" tall. There is a 5.33sqft sign at the entrance to indicate the hotel driveway and a sign on the third floor that is 95.66sqft. The building sign reads, "Home Suites by Hilton". They are requesting a variance for 100.99sqft of signage for hotel & driveway signs were only 40sqft is allowed. The building sign takes up 3.5% of the building façade and faces Route 46.

Hilton belongs to the "Environmental Clean the World" program which collects used soap, recycles it, and distributes it around the world. They use bulk shampoo, conditioner, and body wash dispensers rather than the individual bottles. There will be 2 electric car charging stations. They will be from "Charge Point" which accommodates all brands except Tesla. They plan to use white TPO roofing, and all the light fixtures will be LED. A guest can control the room lighting with one switch. They will have real china rather than paper; all the appliances will be energy star and they will use low flow bathroom fixtures. The building has 2 elevators. The domestic water usage is in the water report dated March 2021. The building may have a generator and the building will be sprinklered. All deliveries are made by box trucks. Food will be delivered twice per week between 9am – 4pm. Trash pickup will happen once a week during the day.

Chairman Kane opened the hearing for Board questions. Bill Ryden said the height of the building sign is 31ft and we only allow 18ft, so a variance is required. Mr. Dever said this was done so the sign was visible to traffic. Mr. Ryden spoke to the total water usage for the site. A water report dated January 2021 was submitted by Mr. Sharo. In that report he said water usage was 11,898 gallons per day for the hotel and the Wawa. Mr. Ryden has issues with the calculations. The report was revised and resubmitted. The March 2021 report said the usage for the total site would be 34,298 gallons per day. He is in general agree with the methodology and the numbers submitted. The pool filling was his only concern. Now that he knows the pool will be filled annual that will not be considered a demand on the water system. The allowance per room occupancy is 448 gallons which he found acceptable. The DEP must provide the final approval. The Borough would apply for the permit and will be handled by the Council. There will be a firm capacity test to show the system has the capacity of 34,000 gallons per day. David Shepherd asked if he had done any initial calculations to determine the firm capacity. Mr. Ryden had, and it does fit within our capacity.

Mr. Shepherd asked what the hotel was doing about rainwater management. Tom Dever said no stormwater will be collected; it will be directed to the storm drains. Mr. Kane asked if they had given any thought to the management of rainwater from the building. Tom Menard was looking for the 2-year, 10-year and 100-year storm calculations and how that water would be managed. John Veteri thought that was covered in the last meeting. Meghan Leininger confirmed they were using low flow toilets and energy star rated appliances. Nick Coppola confirmed there would be no liquor sold at the Wawa, but they wanted to get a license to sell liquor to hotel guests. He asked how many gallons of water were in the pool? He verified they would be using sodium hypochlorite and ultraviolet light to treat the pool. Tom Menard asked if they would make the building sign smaller and how much light did it give off. Would they consider making the sign like Wawa's free standing facing the highway rather than on the building. John Veteri said he would speak to the applicant about making that change. Jeff Berei asked about the sign lighting, is it on all day? Tom Dever said they are on 24 hours a day. He added they originally had a pylon sign planned but it was removed to reduce the number of sign variances. Glenn Kienz asked them to consider moon glow or night glow for their signage. Jeff Berei questioned the lack of signage for the hotel entrance. Audrey Lane asked how often the pool had to be refilled. It needs to be refilled annually. Would they be using laundry detergents without phosphates? Mr. Dever thought Hilton would have no objection to doing so. Steve Lydon referenced the beacon; is it just the white part that is illuminated and will that be on 24 hours a day? He was thinking about dark sky illumination. There is a light source on the ground that shines on the beacon. The beacon's translucent glass is backlit and has a solid roof. The light is on dusk to dawn. It was requested they provide the lumines on the beacon. The parking lot lights are all LED. Glenn Kienz suggested they locate the generator on the plans, so they do not have to come back to the Board. Are the charging stations only for hotel guests? Mr. Dever said they are only for the hotel guests and they plan to add more if necessary. Mr. Menard thought they should add future charging stations on the plans. Audrey Lane mentioned backwashing a pool uses a lot of water as do dishwashers. Were they included in the calculation? Could the Board see the breakdown of the water usage? The applicant agreed to provide that information. M. Leininger asked if they included the irrigation system? Mr. Ryden said irrigation is never included in the domestic potable water usage. Tom Menard said he estimated filling the pool would use 17,000 gallons of water, or half a day usage. Bill Ryden said that was deminimis. Marty Kane asked what percentage of the daily usage was for the laundry. Mr. Ryden said it was 11,000 gallons per day for the laundry. John Horan said 120 loads per week for 112 rooms did not seem high enough. Mr. Berei asked if the exterior finishes would coordinate with the Wawa. Yes, they would. Mr. Shepherd asked what the average guest stay was. This is a typically extended stay facility. They can stay a few days to a few weeks. Glenn Kienz asked if there was a maximum stay. The maximum stay is usually 30 days.

Chairman Kane opened the meeting to the public. Dena Muniz, of 7 Rainbow Trail, asked about sound proofing the guest rooms. The sound proofing was rated 55 STC, the minimum standard is 50 STC. Were there other water uses not mentioned at this site. There are no additional water uses. She asked the location of the picnic tables in relation to the Ringo property and the trash enclosure. Mr. Dever said the tables would not be in the setback areas. How did they determine there would be 120 loads per day? They used the average laundry usage from 5 other Home

Suites. Joseph McInerney, of 12 Littlewood Court, asked why this development was not up for referendum? Mr. Kienz answered this was a Planning Board application that will be reviewed under the NJ Municipal Land Use Law. Ryan Gorman, of 37 Rainbow Trail, said there are considerable services at this hotel, what would prohibit a family from living at the hotel and sending their child to school. Mr. Kane said that was not a planning consideration and beyond the Board's jurisdiction. Tannis Overturf, of 7 Fox Hill Road, asked if there was loading dock for deliveries? Would they consider Black Sky parking lot lights? Would they consider using solar panels and planting additional trees in the back of the property? John Veteri answered they agreed to increase the number of trees at the 1st meeting, and they are looking into solar panels and the lighting. Tom Dever said there was no loading dock. They receive all their deliveries by box trucks to the front door of the hotel. The driver will use a hand truck for deliveries. Ellen Foppes, of 129 Rainbow Trail, asked how the ancillary facilities would run? The General Manager and the front desk staff will handle the food. There will be no outside vendors. Michael Hollick, of 9 Lakewood Dr, asked if the exterior finish could look like other Mountain Lakes buildings and would they consider removing the beacon? Tom Dever responded they will be using local materials like Wawa as per the town's direction. He did not think Hilton would consider removing the beacon. The light lumens for the beacon will be furnished. Edward Stroh, of 4 Maple Lane, asked if the hotel would be staffed 24 hours a day. Yes, it would. Mr. Stroh asked for an explanation of the summary table in the trip generation report showing an increase of 4500 daily and 3700 weekly trips. Since the Traffic Engineer was not present, they will bring the answer to his question at the next meeting. Angela Tsai, of 9 Lakewood Dr, asked if the sign could be installed lower on the building and what criteria was considered when determining its height. Mr. Dever answered, because of the limited signage permitted by the town, Hilton reduced the number and size of signs they usually have on a site. The height was to help visibility from the road. Briana Ostrosky, of 8 Rainbow Trail, asked if the building would have any other users? Everything in the building is for the use of the guests there are no meeting rooms. Are there security cameras on the grounds? Yes, they are on 24 hours a day and can be viewed from the front desk. It was confirmed the water usage reports were online. When does someone staying at the hotel become a residence? Mr. Keinz answered this is a hotel. It is not their intent to be anything but a hotel. The question is out of the Board's per-view. Jen Lynch, of 1 Fernwood Trail, questioned the amount of water needed to fill the pool. Mr. Kane asked how that quantity was derived. It was based on the hotel's experience. She asked can emergency vehicles turn around on the hotel site. Yes, this was part of the circulation plan already presented. She asked that the variances be reviewed. Mr. Veteri said the variances would be review when the Planner testified. Is there a recycling plan? They have a recycling bin in the enclosure, and they will comply with all Borough Ordinances pertaining to recycling. She questioned the generator and its location. It will be added to the plan. Bob Grant, of 114 Ridgewood Parkway East in Denville, was concerned the building's gutters and leaders could get blocked up and cause water runoff issues. They plan to look at the roof run off and the hotel will maintain the roof drains. Is there natural gas for the generator? Yes, there is gas. Is the only sign for the hotel off Fox Hill Road? There is no hotel sign on Fox Hill Rd. There is a small sign off the Route 46 driveway and one on the hotel building. Michael Hadjiloucas, of 5 Lakewood Drive, asked how many feet the hotel sign was off Route 46? The hotel is 54ft from the right of way plus another

30ft to the sidewalk for a total of about 85ft. What type of lighting will be in the parking lot? Bill Ryden said there will be stanchion lights with LED fixtures that point down. This is the same for the entire site. The hotel uses 34,000 gallons per day how many houses would that be? B. Ryden answered a home uses 300 to 350 gallons of water per day. The hotel use will be about the same as 110 homes.

The Board took a break and reconvened at 9:15PM.

David Harsanyi, of 530 Old Dove Road in Morris Plains, was concerned with the brightness of the lighting and the 5ft tree barrier along Fox Hill Road. He asked could our fire department service a three-story building. Bill Ryden answered the building is sprinklered, the fire department reviewed the plans, they did not raise this as an issue. Victoria Branchini, of 7 Pinewood Lane, asked if any large trees would be removed for the hotel. No one believe there were. Do you have a trash compactor like the Wawa? The hotel is not using a compactor. Could we get a DOT median update? John Veteri responded they have not heard back yet. Ms. Branchini asked if the water calculations presented today included Sunrise? No, that was not in the calculations, but it will get included in the firm capacity calculation. The DEP does that review. Does the hotel have more than one access point? A guest would have a card key they can use to enter any of the 3 other entrances. Anyone from the public must go in the front door. Donna Cataliotti, on Rainbow Trail in Rainbow Lakes, asked are the mature evergreens on Fox Hill being removed. Mr. Kane said that testimony was already provided at previous meetings. Anastasia Rivkin, of 38 Lakewood Dr, noted the Fire Marshall's letter said they might need another fire hydrant. Is that needed? Bill Ryden said there have been no substantial changes made to the plans that would require a change in the fire hydrants. Mark Odenwelder, of 6 Pinewood Lane, asked how they got to the number of laundry loads? That number was based on their other hotels. John Veteri said the professionals found the water calculations to be sufficient. They will be providing additional breakdown of the water usage. Brain Lynch, of 1 Fernwood Trail, said the height of hotel was taller than those in the neighborhood. Was it contemplated it should match the rest of the buildings in the area? Tom Dever said there was no variance required for this building. It complies with the Ordinance. The meeting was closed to the public. Highview's Traffic Engineer, Nick Verderese, appeared on the webinar to answer Mr. Shroh's question. The traffic numbers he recited were correct. They are the number of the trips coming on and off the property.

The Board decided to continue the hearing on April 15th at 7pm without further notice.

Other Matters –

Committee Reports

A Master Plan subcommittee will put group together in January of 2022 to begin working on our Reexamination Report. The report must be completed by March of 2023.

Martin Kane made a motion to close the meeting at 9:47PM.

Respectfully submitted,

Cynthia Shaw, Secretary