

# MINUTES

APRIL 12, 2016

## PLANNING BOARD

## LONG HILL TOWNSHIP

### CALL TO ORDER AND STATEMENT OF COMPLIANCE

Chairman Pfeil called the meeting to order at 7:30 p.m. He then read the following statement: Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board, by electronically sending a copy to the Courier News and Echoes-Sentinel and by filing a copy with the Municipal Clerk, all in January 2016.

### MEETING CUT-OFF

Chairman Pfeil read the following statement: Announcement is made that as a matter of procedure, it is the intention of the Planning Board not to continue any matter past 10:30 p.m. at any Regular or Special Meeting of the Board unless a motion is passed by the members present to extend the meeting to a later specified cut-off time.

### CELL PHONES AND PAGERS

Chairman Pfeil read the following statement: All in attendance are requested to turn off cell phones and pagers as they interfere with the court room taping mechanism.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

On a call of the roll, the following were Present:

J. Alan Pfeil, Chairman  
David Hands, Vice Chairman  
Patrick Jones, Member  
Thomas Malinousky, Member  
Ashish Moholkar, Member (7:46 p.m.)  
Dennis Sandow, Member

Kevin O'Brien, Board Planner  
Thomas Lemanowicz, Board Engineer  
Daniel Bernstein, Board Attorney  
Cynthia Kiefer, Board Secretary

Excused:

Gregory Aroneo  
Michael Pudlak  
Brendan Rae

Ms. Kiefer advised Chairman Pfeil that he had a quorum and could proceed.

EXECUTIVE SESSION – It was determined that there was no need to hold an executive session.

### PUBLIC QUESTION OR COMMENT

There were no comments or questions from the public.

### REPORTS

Ms. Kiefer reported on the Application Review Committee. On March 8, 2016, MaryLynn and David Schiavi of 63 Poplar Dr. presented a proposal for a lot line adjustment on Lot 5, Laurel Drive.

Ms. Kiefer then reported on the Administrative Site Plan Waiver Committee. During the month of March, there were two (2) applications. Maximum Performance Dance, Application 16-06P, proposed a dance studio at 1 Bay Street. Take Flight Dance, Application 16-07P, proposed a dance studio at 285 Main Avenue. There was a site visit for both applications and both applications were approved.

Mr. O'Brien reviewed the progress of the Ordinance Review Subcommittee. He stated that the Sign Ordinance would be ready for review by the Planning Board at its next meeting. He added that the committee had reviewed commercial generators, private sheds and decks.

Mr. O'Brien reported that the Master Plan Committee had discussed various means to get community input on goals for the Master Plan. Articles, a communitywide conference and survey were planned.

### RESOLUTION OF MEMORIALIZATION

Sunrise at Gillette  
Block 10701, Lot 2  
Amendment of Section 11 (C) of Covenants and Restrictions

#82-11P

Mr. O'Brien asked that the vote to memorialize the resolution be postponed since there was still an outstanding invoice for his services. This was a condition of the resolution.

**RESOLUTION OF THE PLANNING BOARD** - a resolution directing **Shamrock Enterprises LTD.** to prepare an "Area in Need of Redevelopment Report."

Mr. O'Brien stated that the report would be complete by April 30, 2016 and a public hearing would be scheduled for the next Planning Board meeting which would be May 10, 2016. The preliminary findings would be delivered to the Planning Board at its April 26 meeting. He added that the draft document would be distributed to the board members and the Township Committee members prior to the April 30 deadline.

There was some discussion that this timeline did not meet the conditions set by the Township Committee. Chairman Pfeil indicated that he had advised Dr. Rae of the timeline and asked him to advise the Township Committee. Mr. O'Brien's offer to discuss this with the Township Administrator, Mr. Henry, was accepted by the chairman.

There were no further comments from either the board members for the public.

Mr. Moholkar motioned approval of the resolution, Mr. Malinousky seconded and a **ROLL CALL VOTE** was taken. All those in FAVOR: Mr. Hands, Mr. Jones, Mr. Malinousky, Mr. Moholkar, Mr. Sandow, Chairman Pfeil. All those OPPOSED: NONE. Motion to approve the resolution directing Shamrock Enterprises to prepare an Area in Need of Redevelopment Report was passed unanimously.

**MEYERSVILLE VETERINARY GROUP LLC**

321 Warren Ave.  
Block 11503, Lot 19

#16-02P  
Minor Site Plan  
Bulk Variance

**PROOF OF SERVICE PROVIDED**

Applicant waived court reporter appearance

**PRESENT:** John Coleman, DVM, applicant  
Vincent T. Bisogno, attorney for the applicant  
William Hollows, engineer for the applicant

Mr. Bernstein swore in Dr. John Coleman, applicant, William Hollows, engineer for the applicant, along with Board Engineer, Tom Lemanowicz and Board Planner, Kevin O'Brien.

Ms. Kiefer noted that there had been no comment on the application by the fire department. The Shade Tree Commission, Police Department and Open Space Committee had not responded.

Mr. Hands stated that he and his family regularly used Dr. Coleman as their veterinarian. Mr. Bernstein advised him to recuse himself to avoid any appearance of conflict and Mr. Hands stepped down.

Vincent T. Bisogno, attorney with **Bisogno, Loeffler & Zelle**, Basking Ridge, NJ and attorney for the applicant stated that the application site was located at 321 Warren Avenue, Block 11503, Lot 19. This property was zoned LI-2 and a veterinary office was a permitted use in this zone. He noted that the practice was currently located at 616 Meyersville Road and had been so for the past 17 years. The application was for Preliminary and Final Site Plan Approval and for two minor variances: 17 parking places existing and proposed where 21 was required and a shed located 2'-7" from the main building where 10 feet was required. He added that very little exterior work would be done. Most of the work would be done on the interior of the building.

Dr. John Coleman stated that he was a veterinarian with a practice located at 616 Meyersville Rd. In answer to Mr. Bisogno's questions, Dr. Coleman described his practice, number of employees and hours of operation. He added that he had a contract on 321 Warren Ave. which was contingent upon approval from the Planning Board.

Chairman Pfeil asked Dr. Coleman how many parking spots he felt were necessary during the normal course of his business. He estimated less than 12.

Dr. Coleman then discussed his plans for the exterior of the building including removal of the shed, if necessary. He planned to bring another Dr. into the practice for a maximum of six employees. There would be no kennels or boarding facilities on the site. Animals would stay for a maximum of two days at this facility. He added he specialized in small companion animals and that there had been no complaints about noise at his current location.

Mr. Bisogno stated that he had no further questions for this witness.

Chairman Pfeil asked the board members if there were any questions. Hearing none he then asked the public if there were any questions.

Richard Dorsi, 324 Warren Avenue, Stirling, asked Dr. Coleman if he had any intention of boarding dogs in the future. Dr. Coleman stated that those few animals that had to stay overnight would be housed inside of the building.

William Hollows, engineer with **Murphy & Hollows LLC**, Stirling, NJ, testified for the applicant. He referred to a colorized version of page 3 of 4 of a Site Plan by Murphy & Hollows last revised January 27, 2016 which was marked **Exhibit A-1**. He described the lot and building along with the planned improvements to the exterior of the building. He also discussed lighting, signage and improvements to the parking lot such as restriping and the addition of handicapped spots. The shed could not be moved because of a maple tree located to the east. There was a proposed dumpster with an 8 X 10 enclosure which would be located near the three (3) parking spots in the rear of the building.

Mr. Hollows stated that the small portion of pavement in the back of the property would be removed because it was over the property line. The pavement would then be five (5) feet off the property line with lawn filling the gap.

Mr. Hollows then addressed comments in Mr. O'Brien's report dated April 4, 2016. He noted that there was 73.4% of lot coverage in a noncritical area of the property whereas the ordinance permitted 70% however he saw no way eliminate any more of the pavement or building to get the coverage down to permitted 70%.

Mr. Lemanowicz stated if some of the parking spaces were resized, additional pavement could be removed.

Mr. Hollows proposed a fence around the air conditioning unit adjacent to the residential zone to address any noise issues. He also noted that the applicant would comply with all the lighting suggestions in Mr. O'Brien's report.

Mr. Hollows then addressed Mr. Lemanowicz's report including realignment of the parking stalls in the loading dock area in order to reduce coverage. Even though there was some question about whether or not a handicap ramp was required, the applicant had decided to comply. Mr. Hollows referred to a drawing marked **Exhibit A-2** which he had prepared to describe the possible handicap ramp layout. Copies were distributed to the board members and staff. Mr. Lemanowicz felt the drawings made sense.

Mr. Hollows acknowledged Mr. Lemanowicz's suggestion of installation of a stop sign and stop bar in the driveway.

Mr. Hollows then addressed the Environmental Commission's report dated April 7, 2016. He felt that the suggestion made would not work at this site because of the soil type. Mr. Lemanowicz agreed that it was a good idea but because there would be a reduction in lot coverage, it was unnecessary. He added that the resolution should note that any pavement that was removed could not be replaced at a later date.

Mr. Bisogno stated he had no further questions of the witness and the applicant's case was completed.

Chairman Pfeil asked if there were any further questions from the board members. Hearing none, he asked if there were questions for this witness from the public. Hearing none, he then asked for comments from the public.

Mr. Dorsi was sworn in by Mr. Bernstein and made several comments about signage, lighting and the possibility of security cameras. He felt that the building was adequate for a veterinary practice.

There were no further comments from the public.

Mr. Bisogno summarized by saying the applicant was seeking Preliminary and Final Site Plan Approval along with two (2) variances involving number of parking spaces and the shed. He felt that the benefits to granting the variances outweighed the detriments. The fact that the currently vacant building would be occupied by a permitted use was a benefit. Both the building and site would be improved aesthetically and occupied by a business from the Township which was also a benefit to the community. All those factors outweighed any detriments that might be associated with this application.

Mr. Bisogno continued by saying he saw no negative impact to the neighborhood. There was no negative impact upon the zoning ordinances because it was a permitted use.

Mr. O'Brien summarized the conditions of the resolution as follows: no kennel use, no overnight boarding except for medical need and then indoors only, eliminate the desk to dawn lighting, seal coat and re-stripe the parking lot with hairpin striping, include one ADA space, adjust the parking along the east side according to Item 5 in Mr. Lemanowicz's report, full cutoff lights in the parking lot on timers, gooseneck lighting on the sign, obscured lenses on the front door lights, ADA ramp to be provided as shown and install a stop sign and stop bar at driveway exit. No development permit would be required as part of this

application. Mr. Lemanowicz added that the gutters along the north side needed to be cleaned out and the system inspected to ensure that it was working properly.

Mr. Sandow moved approval of the application and Mr. Moholkar seconded. A **ROLL CALL VOTE** was taken. Those in FAVOR: Mr. Jones, Mr. Malinousky, Mr. Moholkar, Mr. Sandow, Chairman Pfeil. Those OPPOSED: NONE. The application was approved by unanimous vote.

**CMP PROPERTIES LLC**

1071 Valley Road  
Block 10515, Lot 3

#16-03P  
Maj. Prelim/Final SP  
Dev. Permit, Bulk Vars.

**PROOF OF SERVICE PROVIDED**

Applicant waived court reporter appearance

**PRESENT:** Ernest A. Renda, Esq., attorney for the applicant  
James J. Mantz, P.E., L.S., engineer and surveyor for the applicant  
Scott Eichlin, architect for the applicant

Mr. Bernstein swore in Mr. Mantz and Mr. Eichlin. He also swore in Mr. Lemanowicz, Board Engineer, and Mr. O'Brien, Board Planner.

A modified Site Plan showing "Zone B-2 analysis for Lot 3 Block 10515" from James J. Mantz was marked **Exhibit A-1** which superceded the table on page 1 of 3 "Plot Plan" last revised April 3, 2016.

Ernest J. Renda, **Attorney at Law**, Bridgewater, NJ, apologized to the board professionals for the fact that his client was unable to attend this meeting and for the late submission of the materials. He noted that his client, Greg Carr, was on a strict construction timetable because of his school's schedule.

Mr. Renda described the property as a school for emotionally or learning disabled children. The application proposed to expand the parking area and increase the building by 564 square feet.

Mr. Renda stated that the waiver requests for Items 12, 26 and 41 were being withdrawn. Items 17 and 33 were the only waivers being sought.

James J. Mantz, P.E., L.S., of Bridgewater, NJ, listed his credentials and was deemed qualified by the board. He then discussed the Site Plan and what the application was proposing along with the Modified Zoning Table which was **Exhibit A-1**. He noted that the parking lot was being increased to allow for more parking and easier movement. The garage was being converted into a social skills room. With 4400 square feet of building, 18 spaces were required and 24 were proposed.

Mr. Mantz then did an analysis of the zoning chart discussing setbacks, lot coverage, critical area, expansion, lighting, solid waste storage and tree replacement.

Mr. Mantz addressed Mr. Lemanowicz's report of April 10, 2016 and agreed to the technical items listed. He noted that in Item 4c, no reports on the operation of the stormwater facilities had been submitted however one for the last year would be created and submitted.

Mr. Lemanowicz stated that he had worked with Mr. Mantz to create a net zero runoff plan.

Mr. Mantz explained that the existing play area would be moved back on the property and would not create any additional impervious coverage. Mr. O'Brien noted that he expected to see that on a revised site plan.

Mr. Mantz stated that he was in agreement with Item 8 and Items 10 through 14 in Mr. Lemanowicz's report.

Mr. Renda added that in reference to Item 9, the applicant would be repaving the parking lot.

Mr. Mantz addressed the Environmental Commission's report which disapproved of the application because the applicant was paving over wetlands area. He stated that this was not true. The parking lot was being expanded into an existing grass area. Mr. Lemanowicz noted that the Letter of Wetlands Interpretation showed that the wetlands were not located in that area.

Mr. Mantz then addressed Mr. O'Brien's report of April 11, 2016.

Mr. Jones asked if there was enough room in the proposed parking lot for parking and turning around.

Mr. Mantz admitted that it was not an ideal situation but it was an improvement and the increase would allow for K turns. He promised to provide more information on the revised drawings.

Mr. Renda confirmed that Mr. Carr would be present at the next meeting to give his testimony.

Mr. Mantz stated that he would have the revised drawings available for review by Mr. Lemanowicz on Monday, April 18, 2016. Mr. Lemanowicz said that he would at least have a verbal report for the board.

Mr. Renda reiterated the reason for moving as quickly as possible. The applicant had arranged with a local church to use its space this summer for his students. That space would become unavailable after the summer so the construction on this project had to be completed by the end of the summer.

Chairman Pfeil asked if the board members had any further questions of this witness. There were no members of the public present.

Scott Eichlin, associate and project designer with **Frank Joseph Bell Architects**, Pittstown, NJ, since 1993, recited his credentials to the board. Mr. Bernstein accepted Mr. Eichlin based on his experience.

Mr. Eichlin explained the proposed design to the board. He noted that the addition to the rear of the building was 282 sq. ft. and two (2) stories. The purpose was to move the main entrance from the front to the back to facilitate pickups and drop-offs. The front entry would be maintained as the handicapped entrance. Also, the first floor garage would be converted into a social skills room for the students.

Chairman Pfeil asked Mr. Eichlin how the exterior of the building would be treated. Mr. Eichlin replied that the intent was to maintain the existing "look" of the building. If the budget allowed, Mr. Carr planned to re-side the entire building in the same clapboard however it would be a composite material for maintenance issues.

Mr. Bernstein noted that the board was looking for compliance with the Architectural Standards as listed in the ordinance.

Mr. Eichlin said he was unfamiliar with those standards however he was confident that the applicant would comply with them.

Mr. Eichlin added that currently none of the interior of the building was handicapped accessible. The entire building would be handicapped accessible at the completion of this project.

There was some discussion concerning prior approvals.

Mr. Eichlin completed his testimony.

Chairman Pfeil stated that the application would be carried to the next Planning Board Meeting scheduled for April 26, 2016 **with no further notice**.

Chairman Pfeil noted that he would be presenting the proposed "Downtown Valley Commercial District" zoning ordinance to the Township Committee on April 27, 2016.

Mr. O'Brien summarized what had occurred at the Joint Meeting of the Planning Board and Township Committee on March 31, 2016 which was held to reconcile the previously approved draft Housing Element and Fair Share Plan with the new consortium numbers that had been given to the township just a few days earlier. The revised documents were approved and sent to Judge Hansbury on Monday, April 4, 2016 and therefore the township was in compliance with the court.

Mr. Moholkar motioned, Mr. Hands seconded and the meeting was adjourned at 10:15 PM.

Date: 04.27.16

  
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Cyndi Kiefer  
Planning & Zoning Coordinator