

MINUTES

APRIL 26, 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 sending a copy to the Courier News and Echoes-Sentinel and by filing a copy with the Municipal Clerk, all in January 2015.

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:

Excused:

J. Alan Pfeil, Chairman
David Hands, Vice Chairman (7:47 PM)
Patrick Jones, Mayor's Designee
Thomas Malinousky, Member
Ashish Moholkar, Member
Brendan Rae, Member
Dennis Sandow, Member

Jerry Aroneo, Member
Michael Pudlak, Member

Kevin O'Brien, Board Planner
Edward V. Kolling, PP, AICP (Redevelopment Consultant)
Thomas Lemanowicz, Board Engineer
Daniel Bernstein, Board Attorney
Cynthia Kiefer, Board Secretary

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

EXECUTIVE SESSION

Chairman Pfeil requested that the board adjourn for an Executive Session to discuss items of pending litigation. Dr. Rae motioned and Mr. Moholkar seconded. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Jones, Mr. Malinousky, Mr. Moholkar, Dr. Rae, Chairman Pfeil. Those Opposed: NONE. The Planning Board members retired to the large conference room for an Executive Session at 7:34 PM.

The Planning Board members returned from Executive Session and Chairman Pfeil called the meeting back to order at 7:47 PM. Mr. Hands arrived at that time.

MINUTES

Mr. Sandow motioned approval as written of the Regular Joint Meeting minutes and Executive Joint Session minutes of March 31, 2016. Mr. Moholkar seconded the motion. A **VOICE VOTE** was taken and both the Regular Meeting minutes and the Executive Session minutes were unanimously approved as written.

Mr. Moholkar motioned approval as written of the Regular Meeting minutes of April 12, 2016 meeting. A **VOICE VOTE** was taken and the minutes as written were unanimously approved. Dr. Rae did not vote since he was not present at that meeting.

RESOLUTION OF MEMORIALIZATION

SUNRISE AT GILLETTE CONDO ASSOCIATION

Amendment of Section 11(c) of the Covenants and Restrictions Bylaws
Block 10701, Lot 2

Mr. Sandow motioned approval as written of the Resolution of Memorialization and Mr. Jones seconded. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Hands, Mr. Jones, Mr. Malinousky, Mr. Moholkar, Dr. Rae, Mr. Sandow, Chairman Pfeil. Those Opposed: NONE. The Resolution of Memorialization for Sunrise at Gillette Condo Association was approved unanimously.

RESOLUTION OF MEMORIALIZATION

MEYERSVILLE VETERINARY GROUP LLC
321 Warren Avenue
Block 11503, Lot 19

#16-02P
Minor Site Plan
Bulk Variance

Mr. Jones motioned approval as written of the Resolution of Memorialization 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 Resolution of Memorialization for Meyersville Veterinary Group LLC, Application #16-02P, was approved unanimously. Mr. Hands had recused himself from the original hearing. Dr. Rae was not present at the hearing.

“AREA IN NEED OF REDEVELOPMENT” STUDY UPDATE

Mr. O'Brien stated that the date for public hearings for the “Area in Need of Redevelopment” Study was changed from May 10, 2016 to May 24, 2016 because of notice issues. He added that a draft would be submitted to the board members before the May 10th meeting for discussion.

Xuming Wang, 1221 Valley Road, Stirling, asked Mr. O'Brien if **Metro Swim** located at 1221 Valley Road was included in the study. Mr. O'Brien responded that it was not.

Mr. Wang then asked how the study fit into the Master Plan rezoning proposal and Mr. O'Brien explained that there were two (2) separate tracks in play. The Master Plan suggested zoning changes for Valley Road. The Redevelopment Study dealt with nine (9) properties near Main Avenue and Valley Road. He further explained the process to Mr. Wang.

PUBLIC HEARING (carried from 04/12/16 with no further notice)

CMP PROPERTIES LLC
1071 Valley Road
Block 10515, Lot 3

#16-03P
Prelim/Final Site Plan
Dev. Permit, Bulk Vars.

PROOF OF SERVICE - provided at last meeting
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
Gregory Carr, Applicant

Mr. Bernstein reminded Mr. Mantz and Mr. Eichlin that they were still under oath. He reminded Mr. O'Brien and Mr. Lemanowicz of the same thing. He then swore in Mr. Carr.

Mr. Renda recalled Mr. Mantz to discuss the revisions that had been made to the engineering plans as a result of the comments made at the April 12, 2016 meeting.

Mr. Mantz stated that in response to those comments, he had added an extra sheet to the plans for a total of four (4) sheets. He also noted that the plans (dated April 18, 2016) were completely under his title block as opposed to other consultants that were previously involved. He then listed the changes that had been made on each sheet. Those changes addressed soil erosion and sediment control issues, landscaping issues, lighting issues and traffic flow concerns within the parking lot among other items.

Mr. Mantz then referred to the reports from Mr. O'Brien and Mr. Lemanowicz. He stated that there was nothing in those reports that was objectionable to the applicant.

Mr. Lemanowicz referred to his report and discussed several of the items with Mr. Mantz. Items 4 and 9 were acceptable to the applicant. Mr. Lemanowicz commented that the turning area in the parking lot was sufficient and safe however he suggested that for further safety a drop off Lane be delineated. That too was acceptable to the applicant.

Mr. Hands asked Mr. Mantz to discuss the play area. Mr. Mantz referred to Sheet 3 of 4 of the plans (dated April 18, 2016) and stated that the play area would be relocated to the southeast corner of the parking lot near a stand of large trees. He agreed to show the new location of the play area in subsequent drawings.

Mr. Malinousky wanted to know if there would be protective fencing around those trees also and Mr. Mantz said that there would be such.

Chairman Pfeil asked the board members if they had any further questions. He noted that there were no members of the public present.

Mr. Mantz then addressed the items in Mr. O'Brien's report to Mr. O'Brien's satisfaction.

Mr. Mantz referred to a report that he had received from the Shade Tree Commission dated April 20, 2016. He said that the commission had reviewed the previous plan and noted that the trees were incorrectly shown. Mr. Mantz had acknowledged that error corrected it on the plans dated April 18, 2016

Mr. Malinousky noted that the original plans showed a wood beam guide rail. He asked if that guide rail was going to be relocated and moved back. It was not on the plans. Mr. Mantz agreed to put the guide rail on the plans.

In response to a question from Mr. Hands, Mr. Lemanowicz stated that none of the proposed construction was encroaching on any of the transition areas or wetlands areas which were approved in a Letter of Interpretation from the NJDEP.

There were no further questions or comments from the board members or the public.

Mr. Renda then called Mr. Carr to speak as the applicant and as an owner of CMP Properties LLC. He was also the director of the Uncommon Thread which operated in the building. He stated that his facility provided services for children with autism and then gave an overall description of the services provided.

Mr. Renda asked what Mr. Carr was proposing with this application. Mr. Carr replied that the facility required upgraded bathroom facilities. In order to do that, the kitchen was moved into the social skills room and the social skills room was moved into the garage. He needed more area for parking because more people from other facilities were coming to his site to observe the technics used. He also felt the current parking area is tight and unsafe. By enlarging the parking lot he hoped to be able to avoid accidents. The current foyer was not conducive for parents to sit and wait for their children so another foyer in the back of the building was added. He summed up by saying a lot of the improvements were for convenience and to improve traffic flow.

In response to Mr. Bernstein's question, Mr. Carr said that typically there were 8 to 10 children present in the morning and 8 to 10 different children present in the afternoon. There were typically between 10 and 12 staff members and 5 administrative people. He added that he had approximately 40 in-home staff members and 10 to 12 in-district staff members.

There were no further questions from the board members or public for Mr. Carr.

Mr. Renda then called on Mr. Eichlin, the architect's representative. Mr. Eichlin noted that the only revision he had made was to add a title block for signatures. The architectural detail that was mentioned in Mr. O'Brien's report was located in the front of the building. The improvements would take place in the back of the building.

Mr. O'Brien stated that the board would be looking for confirmation on a revised plan that the applicant intended to match exactly the existing materials and colors. Mr. Eichlin agreed to do so.

There were no further comments or questions for the architect's representative.

Mr. Renda stated that the Uncommon Thread was providing an exceptional service not only for this community but many of the surrounding communities. The application was for a minor addition and additional parking neither of which aggravated any of the existing setback issues. He noted that whether the board felt this was a hardship situation or a flexible C situation, there was no harm done to the township's zone plan and no detriment to the public. In fact he felt that the improvements enhanced public safety with regard to the traffic circulation.

There were no further comments from the public so Chairman Pfeil closed the meeting to the public and the board members began deliberations.

Mr. O'Brien listed the proposed conditions of the resolution as outlined during testimony. All were agreeable to the applicant.

Mr. Hands motioned approval of the application and Mr. Malinousky seconded that motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Hands, Mr. Jones, Mr. Malinousky, Mr. Moholkar, Mr. Sandow, Chairman Pfeil. Those Opposed: NONE. Application #16-03P, CMP Properties LLC, was approved unanimously. Dr. Rae was ineligible to vote since he had not been present at the last meeting when testimony on this application was given.

DISCUSSION – PERMANENT SIGN ORDINANCE - V6 21 APRIL 2016

Mr. O'Brien stated that the intent this evening was to move the ordinance forward. He reminded the board members that the Township Committee split off the temporary signage aspect of the ordinance

late last summer. It was now in a separate section of the Township's ordinances. The issue of permanent signs was left for the Planning Board to review.

Chairman Pfeil asked what the substantial differences. Mr. O'Brien responded that the sign ordinance was now self-contained. All sign information including rules and regulations was laid out in this one spot. This would replace the chapter in the Land Use Ordinances that currently existed.

Chairman Pfeil asked the board members if they wanted to move the ordinance forward or wait for Mr. O'Brien to review the checklist of items that the Township Committee wanted changed once again.

Dr. Rae, who is a Township Committeeman, felt that there was no rush to move this forward to the Township Committee.

Mr. O'Brien agreed to send out a final document with all corrections for discussion and possible action at the May 10, 2016 meeting.

Dr. Rae motioned, Mr. Hands seconded and the meeting was adjourned at 9:00 PM.

Date _____

Cyndi Kiefer
Planning and Zoning Coordinator