

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
April 03, 2014

Chairman Sireci calls the Planning Board Public Meeting of April 03, 2014, to order at 7:32 p.m. All stand for the Pledge of Allegiance. The meeting takes place in the Courtroom of the Municipal Complex.

Chairman Sireci announces the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

Deputy Mayor Greg Burchette - *Present*
Michael Merdinger - *Present*
Committeeman Frank DelCore – *Present*
Steve Cohen, *Vice Chairman - Present*
Tod Mershon, *Secretary - Present*
Neil Julian - *Present*

Sam Conard - *Present*
Steven Sireci, Jr., *Chairman - Present*
Robert Wagner, Jr. - *Present*
Daniel Marulli (Alt. #1) - *Absent*
Robert Peason (Alt. #2) – *Present*

Also present: Bruce Rydel, P.P., AICP, Township Planner; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Susan Baber, C.C.R.; and Caz Bielen, Premier Media, LLC, Videographer.

ACCEPTANCE OF MINUTES

March 13, 2013

A motion to approve is made and seconded.

Roll Call: Mr. Merdinger – yes; Vice Chairman Cohen - yes; Mr. Mershon - yes; Mr. Julian - yes; Chairman Dr. Sireci – yes; Mr. Wagner – yes; Mr. Peason – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

None

BUSINESS FROM THE FLOOR

None

PLANNING BOARD BUSINESS

Country Classics – Phase 4D – Amended – File 14-PB-03-MJF – Request for extension

A motion to extend the application until May 30, 2014 is made and seconded.

Roll Call: Mr. Wagner – yes; Mr. Julian – yes; Mr. Mershon – yes; Mr. Conrad – yes; Mr. Merdinger – yes; Mr. Peason – yes; Vice Chairman Cohen – yes; Committeeman Del Core – yes; Deputy Mayor Burchette – yes; Chairman Dr. Sireci – yes. Motion carries.

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

Country Classics – Phase 4D – Amended – File 14-PB-03-MJF – Block 205, Lots 17, 18, 18.02, 26.02, 26.03 – (Lucas Drive) Millstone River Road. (*EC Review: Adjourned to April 28, 2014*) ***REQUEST TO ADJOURN to May 08, 2014 WITH NOTICE.***

Chairman Sireci repeats that this application has been adjourned to May 8, 2014 with notice.

Hillsborough Jr. Raiders Sports, Inc. – File #14-PB-04-RES – Block 151.09, Lot 174 – Triangle Road. Applicant seeking to amend condition of Planning Board Resolution 94-PB-18 concerning the time and use of the Triangle Football Complex for Youth Lacrosse.

Chairman Sireci introduces this application.

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Bruce Radowitz, Esq., appearing on behalf of the Applicant, makes a brief opening statement. He specifies the amendment requested is for use of the field: a total of 64 days between March and June, no more than 4 days per week, is requested with hours from 5:30pm to 8pm during the week, and 9am to 9pm on Saturdays and Sundays. Mr. Radowitz notes the Parks Commission has no objections to this request.

Jamie Moore, Co-Chairman of Hillsborough Youth Sports Inc., is sworn in as a witness. He describes the need of the organization to expand the use of the field is due to the introduction and popularity of the Girls' Lacrosse program.

Mr. Moore discusses a brief comparison between the current approved use and the proposed uses.

Chairman Sireci notes that the basic request is for 50 added days of use during the season and evening hours on the weekends.

Mr. Moore does not anticipate using all of these days every single week. The intent is not to over-use the fields. Flexibility when making schedules is what the Applicant desires.

The Applicant and the Board discuss how many full days are actually needed and the use of the field for tournaments. Mr. Moore clarifies the field is not needed for practice, only games and tournaments.

There is clarification that the amendment for use is for both the boys' and girls' lacrosse programs.

Mr. Julian asks for some clarification about the use of air horns.

Mr. Moore states the officials are high school certified officials, so high school rules are followed. The air horns indicate the end of a half and the end of a game. Officials can require them but generally do not. Mr. Moore goes on to note that during tournaments, some kind of signal is necessary. The use of air horns is not anticipated.

Mr. Julian is concerned about air horns going off at 9am. He notes the air horns have a high decibel level so he requests the Applicant to consider an alternative.

Mr. Moore says that a bell may be used instead.

The request for 4 days during the week is not for the same 4 days each week. Schedule depends on other teams and programs so it cannot be that strict.

The Board and the Applicant discuss having evening hours on Friday rather than Sunday. The Applicant does not anticipate using the field late on Sunday night. Typically a Sunday afternoon game will end around 6pm. The reason for later hours on the weekends is for tournaments and the use of the lighted field.

Chairman Sireci clarifies that the current request is only looking to modify Provision 6 A, B, and C from the 2000 Resolution.

The Board opens questions to the public.

Richard Depras, Vice President Hillsborough Youth Lacrosse, Inc introduces himself in order to clear up some things discussed. He notes the Junior Raiders and the Hillsborough Youth are two separate organizations. The girls' lacrosse is part of the Junior Raiders program.

He discusses the current use including 14 days during March through June and use of all three fields. He goes on to say with 8 teams, all 14 days have never been used and the fields are never used until April. He clarifies that air horns are used during tournaments because several games occur simultaneously.

Mr. Depras notes his concern is about wear and tear on the field.

Tina Soares, a resident of Majestic Knolls across the street from the complex, brings up concerns about noise, traffic, and trash. She notes that she and other residents do hear the horns. Patrons to the field often park in the Majestic

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Knolls area when the facility's parking lots are full. She does agree that the current use of the field is less than 14 days during the season but is concerned that approving a number so much higher.

Maheyar Bilimoria, a Majestic Knolls resident, requests that the Board consider the neighbors of the field complex. He notes that during its use, air horns can be heard in his home and that travel in his neighborhood is very difficult during games.

Michael Todd Johnson, the program director for the Junior Raider's Girls' Lacrosse program discusses field use during the season. He notes the request to use the field during the week is to facilitate having home games during the week because many programs do not play on Sundays. Only one game during the week is anticipated.

Rick Lorensen, a Majestic Knolls resident, is concerned about the escalation of the use of this field. He asks the Board to consider the feelings of the homeowners in Majestic Knolls.

Bruce Rydel, Township Planner, discusses the Township Ordinance and explains there is no provision regarding air horns used in recreational activities. He goes on to address the concerns of the Majestic Knolls residents, specifically trash and parking. He notes that he will talk with the Township Assistant Engineer to discuss overflow parking.

Mr. Depras praises the hard work of the many parents and volunteers that help keep the complex running smoothly. He reiterates that usage of the field is not anticipated to exceed the number of days used now, but the requested number for possible growth.

Mr. Bilimoria requests that Hillsborough Police make rounds through Majestic Knolls to prevent illegal parking.

Mr. Depras notes that no one has raised this issue to the Hillsborough Youth Sports program, though they would be happy to post signs that note parking is illegal.

The Board and Mr. Johnson discuss the use of signs in Majestic Knolls and posting similar information on the organization's website.

The Board again discusses the noise issue. A Board Member suggests that pine trees buffer the noise extremely well. Another suggests requiring a bell instead of a horn in the Resolution.

Public portion is closed.

Chairman Sireci and the Board discusses the weekend hours proposed, especially on Sundays. A Board Member does not feel the Sunday hours need to be limited just in case they do need to use the field until 9pm. Others suggest that games will not go that late at night, especially since the Applicant stated it is unlikely to be used.

The Board agrees to Sunday hours of 9am to 6pm, Saturday hours of 9am to 9pm, and weekday hours of 5:30pm to 8pm.

The requested dates are March 20th to June 15th with four days per week availability. The Board has no suggestions or comments on this aspect of the application.

Chairman Sireci sums up the decisions discussed by the Board, including the dates and times just mentioned and the use of a bell instead of a horn. He goes over the recommendations from the Township: Tree Mitigation Advisory Committee to meet and consider placement of berms of pines between neighborhood and fields, Department of Parks and Recreation to survey the field and sufficiency of parking and garbage collection, Township Committee Members to speak to police chief for extra policing during tournaments.

Chairman Sireci asks the Applicant to accept the comments of Ron Skobo, Director of Parks and Recreation and Social Services, specifically the following conditions: Hillsborough Parks and Recreation field closure decisions must be adhered to, formal permit is required for usage and must be approved by Parks and Recreation Department, use of the fields being approved here are for the Hillsborough Youth Lacrosse Programs and that they will allocate the field usage between them with the assistance of the Parks and Recreation Department will be available is required. The Applicant accepts.

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A Board Member suggests that instead of saying they will not use horns and will use bells, to add in the Resolution, after discussing the public address system, there will be no air horns used.

A motion to approve the application with the discussed conditions is made and seconded.

Roll Call: Mr. Wagner – yes; Mr. Julian – yes; Mr. Mershon – yes; Mr. Conrad – yes; Mr. Merdinger – yes; Mr. Peason – yes; Vice Chairman Cohen – yes; Committeeman Del Core – yes; Deputy Mayor Burchette – yes; Chairman Dr. Sireci – yes. Motion carries.

CORRESPONDENCE

Somerset County Planning Board – NJ Economic Development Opportunity Act

Chairman Sireci informs the Board about this correspondence.

ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Submitted by:
Caitlin Davis
Planning & Zoning Clerk

Reviewed by:
Debora Padgett
Administrative Assistant
Planning Board/Board of Adjustment Clerk

APPROVED