

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**February 26, 2015**

Chairman Dr. Sireci called the Planning Board Public Meeting of February 26, 2015 to order at 7:34 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

Chairman Dr. Sireci announced the meeting had 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 - Absent	Sam Conard - Absent
Michael Merdinger - Present	<b>Dr. Steven Sireci, Jr., Chairman</b> - Present
Committeeman Frank DelCore - Present	Robert Wagner, Jr. - Present
<b>Steve Cohen, Vice Chairman</b> - Absent	Robert Peason (Alt. #1) - Present
<b>Dr. Daniel Marulli, Secretary</b> - Present	Shawn Lipani (Alt. #2) - Present
Neil Julian - Absent	

Also present: Bruce Rydel, P.P., AICP, Director of Planning; Eric M. Bernstein, Esq. (Eric M. Bernstein, & Associates) Board Attorney; Christina Restuccia, C.C.R., Board Court Reporter; and Caz Bielen (Premier Media, LLC), Board Videographer.

**ACCEPTANCE OF MINUTES**

January 15, 2015

A motion to approve was made and seconded.

**Roll Call:** Mr. Wagner - yes; Dr. Marulli - yes; Committeeman Del Core - yes; Mr. Merdinger - yes; Mr. Peason - yes; Mr. Lipani - yes; Chairman Dr. Sireci - yes. Motion carried.

January 22, 2015

A motion to approve was made and seconded.

**Roll Call:** Dr. Marulli - yes; Mr. Wagner - yes; Mr. Peason - yes; Chairman Dr. Sireci - yes. Motion carried.

**ACCEPTANCE OF RESOLUTIONS**

Claremont Towers (Elias Mallouk Realty Corp.) - File #14-PB-10-MSRV

A motion to approve was made and seconded.

**Roll Call:** Mr. Wagner - yes, Mr. Merdinger - yes; Committeeman DelCore - yes; Mr. Lipani - yes. Motion carried.

Viatal Corp. - File #14-PB-22-SR

A motion to approve was made and seconded.

**Roll Call:** Mr. Wagner - yes; Mr. Merdinger - yes; Dr. Marulli - yes; Committeeman DelCore - yes; Mr. Peason - yes; Chairman Dr. Sireci - yes. Motion carried.

**PLANNING BOARD BUSINESS**

**Krismic Assoc., LLC - File #14-PB-21-MSR - Extension of Time through 06-11-15**

Chairman Dr. Sireci explained the request. Mr. Rydel noted that the application is scheduled to the March 5, 2015 agenda but that the extension may be decided now.

A motion to approve the extension was made and seconded.

**Roll Call:** Mr. Wagner - yes; Dr. Marulli - yes; Committeeman DelCore - yes; Mr. Merdinger - yes; Mr. Peason - yes; Mr. Lipani - yes; Chairman Dr. Sireci - yes. Motion carried.

**Capital Planning Committee Presentation - Recommendations for the 2015 Capital Budget**

Chairman Dr. Sireci explained the purpose of this business meeting was to discuss the recommendations for the Capital Planning Committee. He noted that three members, (Mr. Wagner, Mr. Peason and Chairman Dr. Sireci) are on the Capital Planning Committee.

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Chairman Dr. Sireci briefly described the road projects proposed by the Engineering Department. He went on to talk about the wood rail barriers proposed and that the wood rail replacement program is a five year program.

Chairman Dr. Sireci noted that New Amwell Road costs the most but that it would be reduced by a state grant. An application has been made to the state government for a \$200,000 grant for repaving that road. If granted, that road must be paved which explains its ranking at number one. Chairman Dr. Sireci noted that a road that comes with a state grant is ranked at number one every year. Chairman Dr. Sireci talked about the resurfacing of South Triangle Road. It was proposed as being the second highest priority of the roads and came in fourth in the overall rankings. Camplain Road resurfacing was ranked ninth; it serves a number of businesses and is a commuter road.

There was one neighborhood road in the rankings, at numbers 14 and 15: Longfield Drive and one of its cul-de-sacs called Wythe Circle. It would require maintenance this spring regardless.

Rich Resavy, Head of the Department of Public Works, was asked to describe his proposals to the Board.

Mr. Resavy described in detail the wear and tear on the current dump trucks and the need for new ones. He noted that the department is trying to implement a better maintenance program.

He went on to discuss the power washer requested. At this point, Public Works has only a cold water function but a hot water is extremely necessary, which is part of the proposal.

Chairman Dr. Sireci made note of how difficult it is to rank the items.

There was a brief discussion between Mr. Resavy and the Board about the current winter conditions compared to the snowfall of last year.

Chairman Dr. Sireci moved on to talk about the Parks and Recreation Department items. He talked about the wide area mower ranked at number three.

Chairman Dr. Sireci then described the resurfacing of Ann Van Middlesworth (AVM) Skate Park and the basketball court renovation. They are highly used areas and AVM Park is Hillsborough's premier park. Additionally, the current condition creates safety issues. Chairman Dr. Sireci talked about creating a dog park as well, which could be done using some of the existing fence, which is why it was placed at number 13.

Chairman Dr. Sireci noted that Parks and Recreation had other items on the list but they were ranked lower.

Next, Lieutenant Pryor discussed the proposals from the Police Department. The most significant request was for the Crime Fighter BEAST Evidence Management System. Lieutenant Pryor described at length the outdated evidence system currently in use and detailed why a computerized system is necessary.

Chairman Dr. Sireci noted the next item requested by the Police Department was the two defibrillator replacements, which require no explanation. The Chairman then asked about the network switches.

Lieutenant Pryor stated he was not the best person to review the item, being it is controlled by the IT Head for the Police, but briefly described that without the network switches, the computers wouldn't work. Lieutenant Pryor said the current switches need replacement soon.

Chairman Dr. Sireci brought up the next item, the Live Scan device replacement. He noted it was ranked lower because it did not appear to be an immediate issue but something to be done in the near future.

Lieutenant Pryor talked about the federal law that prompted the request for the Live Scan device. He noted the current system is getting older so a new one is needed soon.

Chairman Dr. Sireci then talked about the sign for Police Headquarters. While the Committee believed a sign is important, they thought it was too expensive.

Lieutenant Pryor discussed the need for signage on the outside of the building. He described some changes to the municipal complex over the years that made finding the Police Department more difficult, especially at night when the main building is closed.

The Board talked about potentially discussing cheaper alternatives with the Department of Public Works.

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The Board and Lieutenant Pryor talked about the yearly maintenance fee for the Live Scan device. Chairman Dr. Sireci noted that fee would come out of the operating budget. Lieutenant Pryor said the Chief of Police traditionally liked to include the annual fee for reference.

Chairman Dr. Sireci noted that all the major items had been discussed. He said the lowest ranking item was the expansion of the municipal building parking lot because of the price.

A Board member asked about the sidewalk replacements proposed.

Chairman Dr. Sireci explained that there is a developer fund for the sidewalks. Whenever there is a development and there are no sidewalks built, money goes into the sidewalk fund. Every year, the Engineering Department withdraws \$75,000 for replacements. Tom Belanger, Assistant Township Engineer, maintains a priority list, but did not mention any specific sidewalks.

Chairman Dr. Sireci discussed the other roads on the list. He noted that there are a number of roads but Mr. Belanger has to pick his top five or six. There was discussion about the weather's impact on the roads and the cost of paving in general.

Chairman Dr. Sireci asked for comments and consideration of the list. He noted that the Township Committee has the final decision.

Mr. Lipani commented on the appropriateness of the list. He discussed the need for a wide area mower due to his experience in the matter. He noted the Capital Planning Committee did a good job dispersing the rankings.

Dr. Marulli commented on the cost of paving. The Board discussed state regulations for roads.

Committee DelCore noted that he will be able to go through the list more at the Township Committee meeting but was concerned about the road work. He said it is a significant undertaking but something that needs to be done. He noted that they cannot fill the needs of every department every year, but complimented the Committee on doing a good job balancing the priorities.

Chairman Dr. Sireci asked for final comments from the audience or department heads.

Mr. Resavy wanted to make a case for the two-way radio and base station. He described the need to communicate with trucks on the road. He noted that currently they rely on personal cell phones, which is a safety issue. He noted that the proposed radio would also communicate with the Police. He asked the Board to consider it.

Chairman Dr. Sireci noted that the Committee may have been a little unclear about what DPW was asking for. He went into the technological aspect of the request.

Mr. Resavy said that they were just looking for a system that would communicate between the trucks. He described it could also communicate with the Police in an emergency and it would also allow management on the road by allowing private channels for managers.

The Board discussed why the radios were ranked in the middle. Chairman Dr. Sireci noted that this is just a ranking list and that the Township Committee will discuss the rankings between now and when the final list is adopted.

The Board suggested to move the radio request up and re-categorize it as a "high" ranking. It was suggested as number 14, just above the repaving of Longfield, making it a "high" priority item.

Chairman Dr. Sireci asked for a motion to adopt the ranking list, as amended, to be passed on to the Township Committee for consideration.

**2015 CAPITAL BUDGET PROPOSALS SUMMARY AS RECOMMENDED BY THE PLANNING BOARD**

<b>Rank</b>	<b>Department</b>	<b>Project</b>	<b>Cost Estimate</b>
1 (H)	ENG	New Amwell Road - Section 1 (3,500 LF) (between Route 206 & Taurus Drive)	\$ 546,900.00 <sup>1</sup>

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2 (H)	DPW	(1st) 6-Wheel Dump Truck with snowplow and spreader set-up	\$ 210,000.00
3 (H)	PARKS	Replacement of Toro 4000 wide area mower	\$ 60,000.00
4 (H)	ENG	South Triangle Road resurface (4,500 LF) (in its entirety)	\$ 473,942.50
5 (H)	ENG	Damaged wood rail replacements - various (approx. 5,500 LF in total / portion @\$100 per ft.)	\$ 100,000.00
6 (H)	PARKS	AVM Skate Park blacktop resurfacing	\$ 20,000.00
7 (H)	DPW	Natural gas fired power washer	\$ 15,000.00
8 (H)	POLICE	Crime Fighter BEAST Evidence Management System (Annual cost of operation & maintenance \$920.00)	\$ 13,170.00
9 (H)	ENG	Camplain Road (2,900 LF) (between Route 206 & Sunnymead Road)	\$ 314,012.50
10 (H)	PARKS	AVM basketball courts (2) cracks renovation	\$ 75,000.00
11 (H)	POLICE	Two Defibrillators Replacement (@\$1,600 ea)	\$ 3,200.00
12 (H)	ENG	Sidewalk replacements - various sites (approx. 1,900 LF @\$40 per LF)	\$ 75,000.00
13 (H)	PARKS	AVM dog park - fencing	\$ 10,000.00
14 (H)	DPW	Two way radio and base station (narrow banding)	\$ 15,000.00
15 (M)	ENG	Longfield Drive Resurface (2,700 LF) (between Amwell Road & Foster Street)	\$ 399,635.00
16 (M)	ENG	Wythe Circle cul-de-sac (100 LF) (in its entirety)	\$ 51,335.00
17 (M)	ENG	Clawson Avenue resurface (5,700 LF) (in its entirety)	\$ 483,147.50
18 (M)	POLICE	Network Switches	\$ 10,000.00
19 (M)	PARKS	Mason dump truck with liftgate	\$ 45,000.00
20 (M)	PARKS	Woodfield Park tennis courts (2) resurfacing	\$ 85,000.00
21 (L)	DPW	(2nd) 6-Wheel Dump Truck with snowplow and spreader set-up	\$ 210,000.00
22 (L)	PARKS	Replace 2001 Z turn mower	\$ 26,000.00
23 (L)	POLICE	Live Scan Device Replacement (Annual cost of operation & maintenance \$4,000)	\$ 5,000.00
24 (L)	PARKS	New ballfield machine	\$ 26,000.00
25 (L)	PARKS	Docherty Park hockey rink - resurfacing	\$ 55,000.00
26 (L)	PARKS	All parks - replacement of picnic tables and benches	\$ 10,000.00
27 (L)	POLICE	Sign for Police Headquarters	\$ 15,000.00
28 (L)	ENG	Expansion of west end of front parking lot (7,000 SF)	\$ 114,636.00

<sup>1</sup> Engineering - Possibly eligible for Local Aid Grant of \$200,000.00 for road resurfacing

□ **Planning Board Resolution Recommending Prioritized 2015 Capital Budget Items to the Township Committee**

Mr. Bernstein enumerated the motion to be made.

The motion to approve the recommendations, as amended, was made and seconded.

**Roll call:** Mr. Merdinger - yes; Mr. Wagner - yes; Mr. Peason - yes; Mr. Lipani - yes; Dr. Marulli - yes; Committeeman DelCore - yes; Chairman Dr. Sireci - yes. Motion carried.

**CORRESPONDENCE**

Chairman Dr. Sireci noted there was correspondence from the Sourland Conservancy for Board members to read.

There is more Board business related to the upcoming meetings.

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There was a motion and second made to cancel the March 12, 2015 meeting. All - aye, opposed - none, motion carried.

A short recess was taken at the request of Mr. Bernstein. After the recess, Chairman Dr. Sireci noted that the meeting on March 26, 2015 would be the Planning Board's introduction of the Zoning Ordinance or Ordinances to enact the Master Plan Amendment from two years ago. He briefly summarized the ordinance and described the review process.

**ADJOURNMENT**

The meeting adjourned at 8:29 p.m.

*Submitted by: Caitlin Davis, Planning and Zoning Clerk*

APPROVED