

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

May 14, 2015

Chairman Dr. Steven Sireci, Jr. called the Planning Board Public Meeting of May 14, 2015 to order at 7:37 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

Chairman 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 - Present
Michael Merdinger - Absent	Dr. Steven Sireci, Jr., Chairman - Present
Committeeman Frank DelCore - Present	Robert Wagner, Jr. - Present
Steve Cohen, Vice Chairman - Present	Robert Peason (Alt. #1) - Present
Dr. Daniel Marulli, Secretary - Present	Shawn Lipani (Alt. #2) - Present
Neil Julian - Present	

Also present: Marcia Shiffman, PP, AICP, LLA, Planning Consultant (Maser Consulting P.A.); Eric M. Bernstein, Esq., Board Attorney (Eric M. Bernstein, & Associates); William H.R. White, III, PE, CME, Board Engineer (Maser Consulting P.A.); Lucille Grozinski, CCR, Board Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

DISPOSITION OF MINUTES

April 23, 2015

A motion to approve was made by Dr. Marulli, seconded by Mr. Wagner.

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

DISPOSITION OF RESOLUTIONS

None

PLANNING BOARD BUSINESS

June 25, 2015 Agenda - scheduling request

Marcia Shiffman, PP, AICP, LLA, reviewed there has been a request for the Amwell Commons (RPM Development) application to be scheduled to the Business Meeting of June 25th, since time is of the essence. This is an affordable housing project, the property the subject of the Redevelopment Plan which was recently reviewed by the Planning Board and later adopted by the Township Committee.

Chairman Sireci said this is part of our Affordable Housing Plan that has been in the works for some time now. We will need to do what we can to be able to fulfill our Plan.

Eric Bernstein, Esq. asked Committeeman DelCore if the Ordinance had had its second reading yet.

Committeeman DelCore answered only the first reading; the second reading is scheduled for June 4th on the Township Committee's Agenda.

Chairman Sireci acknowledged that the Board is now aware the application may be scheduled to the Business Meeting.

Mr. Bernstein stated that is assuming the Redevelopment Ordinance has been adopted and not challenged.

Chairman Sireci polled the Board for attendance for the July 2nd meeting in advance of scheduling. By a show of hands, there would be a quorum.

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

Glen Gery (GG RE Co.) - File 15-PB-04-MR - Extension of Time until July 31, 2015

A motion to accept the extension of time and continue the application without notice was made by Mr. Conard, seconded by Mr. Wagner.

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Roll Call: Mr. Wagner - yes; Mr. Julian - yes; Mr. Conard - yes; Dr. Marulli - yes; Mr. Peason - yes; Mr. Lipani - yes; Vice Chairman Cohen - yes; Committeeman DelCore - yes; Chairman Sireci - yes. Motion carries.

CONSIDERATION OF ORDINANCES

- **Ordinance 2015-10** - AN ORDINANCE AMENDING CHAPTER 188, (LAND USE AND DEVELOPMENT), ARTICLE V (DESIGN DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO CREATE THE GC, GATEWAY C ZONE DISTRICT AND TO CHANGE THE ZONE DESIGNATION FOR SEVERAL PROPERTIES IN THE TRANSIT READY DEVELOPMENT / EAST AMWELL GATEWAY AREA:
BLOCK 200.01, LOT 2 (FRONT PORTION) FROM THE C1 DISTRICT TO THE GA DISTRICT; BLOCK 200.01, LOTS 3, 4, 5, 6, 7, 8 FROM THE HOO TO THE GA DISTRICT; BLOCK 200.01, LOTS 2 (REAR PORTION), 9, 10, 11, 12 FROM THE R DISTRICT TO THE GA DISTRICT; BLOCK 199, LOTS 9, 10.01 (PORTION), 48 FROM THE R DISTRICT TO THE GA DISTRICT; BLOCK 200.10, LOTS 1.01, 1.02, 1.03, 2, 3 (PORTION) FROM THE R DISTRICT TO THE GA DISTRICT; BLOCK 199, LOTS 2, 3, 4, 5, 6, 6.01, 7, 8.01, 43.01, 44.01, 45, 46, 47, 49, 50.01, 51, 52 FROM THE HOO TO THE GA DISTRICT; BLOCK 199, LOT 42 FROM THE R DISTRICT TO THE GA DISTRICT (PORTION) AND THE REMAINDER OF THE LOT REMAINING IN THE R DISTRICT; BLOCK 199, LOT 43 FROM THE HOO DISTRICT (PORTION) AND THE R DISTRICT (PORTION) TO THE GA DISTRICT (PORTION) AND THE REMAINDER OF THE LOT REMAINING IN THE R DISTRICT; BLOCK 199, LOTS 37, 37.01, 38.01, 38.02 (PORTION), 39, 40, 41 (PORTION) FROM THE HOO DISTRICT TO THE R DISTRICT; BLOCK 199, LOTS 80, 81, 82 FROM THE HOO DISTRICT TO THE R DISTRICT; BLOCK 199, LOTS 20.01, 141, 142, 143, 144, FROM THE HOO DISTRICT TO THE CR DISTRICT; BLOCK 200.10, LOTS 8, 9, 10, 10.01, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08 (PORTION), 12 (PORTION) FROM THE R DISTRICT TO THE TECD DISTRICT; BLOCK 200.10, LOTS 3 (PORTION), 12 (PORTION), 12.01, 12.02, 13, 14 FROM THE R DISTRICT TO THE GC DISTRICT; BLOCK 200.10, LOTS 22, 22.01, 22.02 FROM THE LI DISTRICT TO THE GC DISTRICT; BLOCK 200.10, LOTS 4, 15.01, 15.02, 16, 20.01 FROM THE CDZ DISTRICT TO THE GC DISTRICT.

Chairman Sireci said the Ordinance listed is the East Amwell area which is east of Town Center, and is also the establishment of the Gateway C Zone, as well as changing some other zone designations to Gateway A and TECD.

Mr. Bernstein stated this Ordinance was discussed by the Planning Board at its April 23rd Business Meeting and recommended to the Township Committee. The Ordinance has been introduced by the Township Committee and sent back to the Board, as per the Law. There is only one change which was submitted by this Board, which is a change in the language in Section 7, made at the request of the Township Attorney. This change does not impact the overall zoning issues; it is more a description of what the overall basis is for the Ordinance in question.

Ms. Shiffman said there was direction given last month when the Board reviewed the Draft Ordinance, to look at Mr. Liedl's property, which is Lot 22. That property had inadvertently been omitted and has since been included. All block and lot numbers were reviewed again and some changed and minor corrections were made as well.

Committeeman DelCore asked if the Clerico property had been included.

Chairman Sireci said that would need to be for later action, requiring another ordinance.

Ms. Shiffman noted there may need to be a minor Master Plan Amendment.

A motion to recommend Ordinance 2015-10 back to the Township Committee for a public hearing was made by Mr. Peason, seconded by Mr. Wagner.

Roll Call: Mr. Wagner - yes; Mr. Julian - yes; Mr. Conard - yes; Dr. Marulli - yes; Mr. Peason - yes; Mr. Lipani - abstain; Vice Chairman Cohen - abstain; Committeeman DelCore - yes; Chairman Sireci - yes. Motion carries.

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

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- **GLEN GERY (GG RE Co.)** - File 15-PB-04-MR - Block 182, Lots 10, 11, 12, 45 & 46 - 95 Hamilton Road. Applicant seeking Minor Subdivision with Waivers to reconfigure lot lines by merging all five lots totaling 238.7 acres, then subdividing a lot in the southeasterly corner to create one lot consisting of approximately 25.494 acres (Proposed Lot 46), with the remaining lot (Proposed Lot 11) approximately 213.25 acres of remaining land, on property in the M, Mining District. (*EC Review: 03-23-15*). **ADJOURNED TO JULY 09, 2015 without notice.**

Chairman Sireci restated the Glen Gery application had been adjourned to July 9th without further notice.

- **RETS Partners, LLC** - File 15-PB-06-SRV - Block 178.02, Lot 421 (*formerly known as Block 178, Lot 21*) - Southwest Intersection of Route 206 and Raider Boulevard. Applicant seeking Preliminary and Final Major Site Plan Approval and 'c' Bulk Variances, for relief from Front Yard Setback (Raider Boulevard); Front Yard Setback (Greenfields Lane); Minimum Lot Size (pre-existing, non-conforming condition); Minimum Buffer Area from Residential District; and Parking Waivers, to construct a 8,531 sf. child care facility (Kiddie Academy Educational Child Care Center) with parking and improvements, on property in the GB District (also within the ASD, Architectural and Site Design Overlay Zone) (*EC Review: 04-27-15*).

Chairman Sireci introduced the application.

Alan Grant, Esq., of Mauro, Savo, Camerino, Grant & Schalk, representing the Applicant, said testimony would be offered from the Applicant's Engineer and from the Vice President of Construction for Kiddie Academy Domestic Franchising, LLC. He noted the Traffic Engineer and owner of the property would not be offering testimony but were present to answer questions from the Board.

Robert B. Heibell, P.E., L.S. P.P. of Van Cleef Engineering, was sworn in and gave testimony.

Mr. Heibell said the application had been presented back in July as an Informal Review. He reviewed that the almost two acre lot at the southwest intersection of Raider Blvd. and Route 206 currently houses the existing Coldwell Banker site. The proposal is to place a Kiddie Academy on the western portion of the property. The lot has 3 front yard setbacks: one on Route 206, one on Raider Blvd. and one on the condominium road of Greenfield Lane. Mr. Heibell said there was no way to put a building of 8,500 sf. on this property without seeking multiple front yard setbacks.

Mr. Heibell stated the building has been reduced by five ft. since the Informal Review. The proposed setback from Raider Blvd. is twenty-five ft., and twenty-three ft. from the condominium property line. There is no technical "right-of-way" on a private road so the property line is being used as the guide.

Mr. Heibell said the setbacks for neighboring districts of the TC Zone and GA Zones are ten ft. Walgreens is in the GA District but was not built that close to the roadway. Once across Raider Blvd., the zone changes to the GB Zone, which changes to a fifty ft. front yard setback.

Mr. Heibell said the Applicant found out he needed a drainage easement from the Condominium Association being that the easement document was never incorporated in the Association documents. He said the Applicant filed a formal easement for drainage into a catch basin on the condominium property, which is as it does now.

Mr. Heibell said a variance is needed, related to the property to the south, which is a single family residential dwelling also located in the GB Zone.

- Exhibit A-1** Existing Features Plan Exhibit
- Exhibit A-2** Site Plan
- Exhibit A-3** Photo Exhibit

Mr. Heibell said the updated proposal is to take out the existing angular driveway onto Raider Blvd. and construct a new driveway directly opposite the Walgreens driveway. A center island on Raider Blvd. is proposed, similar to the one currently in place for Walgreens. Vehicles can also exit to Route 206 to go north or south. If going south, one can exit from either driveway.

Mr. Heibell stated the Traffic Study done by Jay Troutman, PE of McDonough & Rea Associates was analyzed by Mr. White's office.

Mr. Heibell said a variance is also necessary for lot area, since the property is just shy of the two acre minimum. He said a fenced playground area is proposed around the child care facility. The proposed fence

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is five ft. from the condominium property line, and five ft. from the wooded portion of the property to the south. A variance is needed for the fence on the southerly property since the neighboring property is a single family dwelling.

Mr. Heibell stated the proposed impervious coverage is at forty-nine-point-five percent, which is under the fifty percent allowable.

Mr. Heibell said a waiver is being requested for the driveway width for twenty-five ft. vs. the allowable thirty ft. The first section of the driveway off of Raider Blvd. will be thirty ft. and taper to a twenty-five ft. width internally.

Mr. Heibell said the proposed parking spaces will be ten ft. by twenty ft., with the exception of the sidewalk area parking. He said there is sufficient parking for both the Kiddie Academy and the Coldwell Banker. The number of spaces is in accordance with the ordinance. Mr. Heibell said he had presented an application for the expansion of the Coldwell Banker facility about ten years ago. He said there was a change in procedures for having visiting realtors at the site, so an expansion of parking was no longer needed.

Mr. Heibell said there is an unconditional approval from the County Planning Board and an unconditional approval from the Somerset Union Soil Conservation Commission. An application was submitted to the D&R Canal Commission.

Mr. Heibell said all of the pavement will be porous pavement, which allows the water to go into an underground system of pipes, and ultimately discharges to that catch basin, which is why the easement was necessary.

Mr. Heibell explained that in order to satisfy the DRCC, the Applicant will be taking out forty ft. of existing pavement on the site in order to make up for removing a seven-hundred-and sixty sf. portion of the island. Mr. Heibell said the application had been reviewed by the Environmental Commission who issued a report.

Mr. Heibell addressed the matter of tree removal and mitigation. Sixty percent tree removal is allowed; the Applicant is at thirty-six percent. The mitigation comes out to seventy-four trees, which at the time of the EC meeting, was short by twenty trees. Mr. Heibell said the Applicant will try to add twenty more additional trees to the site to meet the requirement. Exhibit A-2 showed the site with the additional landscaping and trees. Mr. Heibell stated for the record that the property owner, Mr. Belant, had already paid for twelve shade trees at \$325.00 per tree, years ago under the previous additional parking application that he did not go through with.

Mr. Heibell said the on-site hydrant and fire connection will be relocated as per the request of the Fire Marshal and that the Applicant will comply with all of the comments of the Fire Marshal.

Mr. Heibell stated he had met with the Planning Consultant, Marcia Shiffman, P.P. to review the findings of her report. He said Ms. Shiffman had asked that the Applicant provide a sidewalk. Since the Applicant is putting in the new driveway, he will be able to put the sidewalk contiguous with the driveway and not have any steps, in order to meet the handicap provision. The sidewalk will be provided from the proposed Kiddie Academy, paralleling the driveway going out to Raider Boulevard.

Mr. Heibell said a bicycle rack will be provided. He said Ms. Shiffman had pointed out that the lights are one ft. too high. The lighting will be lowered. The Applicant is not seeking any design waivers from the lighting plan.

Mr. Heibell said there are already a sufficient number of street trees in place, so there is no need to add to street trees. Should one get knocked down during construction, it would be replaced. He said street trees do not count as part of the seventy-four tree mitigation trees, but would be in excess of.

Mr. Heibell said the Applicant has agreed to change the proposed fence along the play area, along the westerly and southerly property lines, from a wrought iron fence that you may be able to see in through any landscaping gaps, to a solid vinyl fence so that you will not be able to see the children's play area.

Mr. Heibell stated the Applicant is willing to lower the facade sign so that it is in compliance with the ordinance. The second sign is lettering on the building "Community Starts Here".

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Mr. Heibell said he did not disagree with any of the comments of the Board Engineer, dated May 6, 2015. He added that the witness from the Kiddie Academy would address questions related to the facility operations.

Mr. Cohen expressed his displeasure of the vinyl fences throughout town, which he said was not esthetically pleasing. He noted there may not be an objection to having a wrought iron fence at this site.

Mr. Heibell provided a photo of the area. He said even though the existing evergreen trees are five ft. to ten ft. in height, you can still see through some areas.

Chairman Sireci suggested the Kiddie Academy owners may want the area screened because parents may want it that way.

Ms. Shiffman said the ordinance requires a buffer from residential districts, which could be satisfied by way of a fence.

Mr. Heibell provided photos showing various fencing. After further discussion, Mr. Heibell said the Applicant was willing to comply with the Board's preference in the type and color of fencing.

Chairman Sireci reviewed that the purpose of buffering a residential zone from a non-residential zone is to buffer the residential zone from whatever unpleasantness may be there. In this case, that may not require a solid fence, but to keep in mind that the property could be used for something else in the future.

The Board discussed the options of additional plantings and/or fencing.

Mr. Heibell said in order to provide fencing and additional plantings, the play area would need to be reduced from eighteen ft. to about three ft. to allow enough area for a fence and arborvitaes to grow.

Committeeman DelCore asked if the issue of buffering was raised during discussions with the Association.

Mr. Heibell said it had not.

A show of hands vote was taken as to whether or not the Board preferred a wrought iron fence instead of a white vinyl fence.

Chairman Sireci stated the Board's preference was for a black wrought iron fence and asked about the neighbor to the south.

Mr. Heibell stated the property owner was not present, but that he believed there was already a wooded area in place there.

Dr. Marulli asked about a left-hand turn coming out of the driveway, going west on Raider Blvd.

Mr. Heibell said the turn would be allowed and that all turning maneuvers would be allowed. He said the traffic consultant would be able to address the matter further.

Ms. Shiffman asked if there would be sidewalks from Coldwell Banker to Route 206.

Mr. Heibell said the matter was discussed with the Applicant, Mr. Berlant, who is of the opinion that the real estate office does not get walk-in real estate visitors.

Ms. Shiffman said the use may change in the future and that the Township tries to accommodate all users and pedestrians.

Mr. Lipani suggested employees may want to walk across the street to the stores.

Mr. Heibell said the Applicant would be willing to provide a sidewalk parallel to the driveway, out to Route 206, that would allow people to walk along Route 206, and ultimately to the traffic signal, to cross the street. In adding the sidewalks, the Applicant will have to take away one parking space so as not to seek a variance for impervious coverage.

Ms. Shiffman asked about the screening for the parking in the front yard.

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Mr. Heibell said a low ground cover could be provided, which the Applicant would agree to.

Ms. Shiffman suggested, replicating a stone wall similar to that on the Walgreens site.

Mr. Heibell said the Applicant does not want to put up the wall, but would agree to some shrubbery, the actual type could be worked out.

Ms. Shiffman asked about the screening for the dumpster area.

Mr. Heibell said there is additional landscaping around that area. He said there will also be a hedgerow paralleling the parking on Route 206.

Mr. White asked where the dumpster will be placed.

Mr. Heibell said the dumpster will be located on the Raider Blvd. side. The Applicant does not feel there is a need for a second dumpster, but if necessary, will increase pick-ups to twice a week.

Mr. White pointed out the dumpster is located closer to the real estate office, rather than to the Kiddie Academy, which will likely generate much more trash.

Mr. Heibell said he agreed, but that the location was satisfactory to the owner.

Mr. Julian asked how the Applicant will be able to maintain the porosity of the porous pavement on the site.

Mr. Heibell said a porous pavement maintenance plan was submitted, which the Applicant would have to abide by. The Applicant would not be allowed to put a seal-coat on the porous pavement, would have to have it vacuumed periodically, not spill on it; etc.

Mr. White noted that Agreement would need to be filed with the County so it would be discoverable for any future property owners.

Open to the Public

Susan Gulliford - Hunt Club Road

□ Mrs. Gulliford asked whether or not any trees would need to be removed to put the island in.

Mr. Heibell said no trees would need to be removed, but one light pole may need to be moved.

Mr. Grant called the next witness.

Chris Commarota was sworn in and gave testimony.

Mr. Commarota stated he is the Vice President of Construction for Kiddie Academy Domestic Franchising, LLC and has been with the company for fifteen years. He said he has assisted franchisees open in more than one-hundred locations throughout the Country. There are nineteen facilities in New Jersey and one-hundred-thirty-six franchises throughout the Country.

Mr. Commarota stated the proposed Kiddie Academy of Hillsborough would operate Monday through Friday 6:30 a.m. to 6:30 p.m. but that there may be special events that occur on a Saturday or an evening.

Mr. Commarota said the maximum capacity for the facility at any one time is one-hundred-forty-one children with nineteen staff members. The children range in age from six weeks to twelve years of age; and ages six through twelve for the before-care and after-care.

Mr. Commarota reviewed the procedures for arrival and departure. He said children generally start arriving around 6:30 a.m.; the bulk of the children arrive between 7 a.m. through 9 a.m. The staff arrives in phases as the population of children builds throughout the morning and then the facility is at full capacity for the balance of the day. The children begin leaving the facility around 3:00 p.m., which continues through 6:30 p.m., the peak being 4:00 p.m. to 6:00 p.m.

Mr. Commarota stated that parents are required to escort their children into and out of the facility. They go through a secured lot, secure entry in the morning and a secured entry in the evening, and that parents would have a pin code for evening pick-ups.

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Mr. Commarota said there is a bus owned by the franchise that takes school aged children to and from school, which allows parents to pick their children up from the facility. The bus is able to accommodate fifteen passengers and fits into one parking space. The bus is greeted by staff. Mr. Commarota confirmed that parents have to sign their children in and out and escort them to and from the facility. He said staff is present when the transfers take place.

Mr. White asked if any of the larger school buses will be coming from the sending districts of the schools.

Mr. Commarota said it is possible, but that the matter had not been looked into yet.

Mr. White said he will ask the traffic engineer if the turning template has been looked at to be able to accommodate the larger buses.

Committeeman DelCore asked if there would be a circular drop-off or route, in which parents could drop off their children.

Mr. Commarota said parents have to stop, park, escort their children in and leave. That takes about ten minutes so the turn over time for each parking space is six times an hour.

Ms. Shiffman asked about the ground cover and if there would be any equipment proposed for the play areas, being that none was shown on the plans.

Mr. Commarota said equipment will be installed with a soft surface underneath which is permeable. Grass will be planted outside of that area, referred to as "use zones" or "fall zone."

Ms. Shiffman asked if the plan is to be updated to show the equipment.

Mr. Commarota said it would be submitted as part of the permit process.

Chairman Sireci asked if the equipment would be part of the Certificate of Occupancy with the Construction Department.

Ms. Shiffman suggested it should be made part of the application.

Mr. Heibell said he had asked about the equipment only to analyze the water ground surface. We do not normally show individual play equipment. He said he was not certain that the equipment had been chosen yet, but that the ground cover would be permeable and not paved.

Ms. Shiffman offered that the equipment would need to be put in with a secured foundation which would have some impermeable surface.

Mr. Commarota said it would not come to the surface. He said they typically have a four inch pipe coming out of the ground in a footing. He stated they typically have climbing equipment and do not use swings of any kind. The equipment is all professionally made, all CPSI, ATSM tested, and installed by certified playground installers.

Break

Mr. Heibell clarified for the record that he learned during the break that the fencing proposed was not wrought iron, but aluminum guard. He said my understanding from Mr. Berlant is that the aluminum fencing lasts longer than wrought iron.

Mr. Peason asked for clarification on the proposed parking areas.

Mr. Heibell responded by saying there are not only ordinance requirements, but also academy requirements to account for. The ordinance has a requirement on child care centers which is based on the number of children, which is one space for every ten children, plus one space for every employee. With nineteen employees at this location, thirty-four parking spaces would be needed to meet the requirement. Coldwell Banker requires fifteen spaces so that comes to a total of forty-nine spaces. Four additional spaces are provided. The middle area will be used by both Coldwell Banker and Kiddie Academy employees.

Jay Troutman, P.E., Traffic Engineer for the Applicant was sworn in and gave testimony.

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Mr. Troutman confirmed that any full sized school buses would be able to circulate throughout the site being that the fire truck circulation was already considered. Being that the wheel base is almost identical, any buses that came on site would be able to circulate properly.

Mr. Troutman next addressed the left-turn out of the driveway across from Walgreens, west on Raider Blvd. He said a standard level of service capacity gap analysis of the flows on Raider vs. the turns coming out of the center was done. He said fifteen left-turns out of the driveway are expected out of that driveway at peak hour, or one car every four minutes, on average. He said there are more than adequate gaps and breaks provided in the Raider Blvd. street traffic to accommodate that level of left turns safely. On a scale of A to F, that comes out to be a level "B", so it is adequate for this type of anticipated loading.

Committeeman DelCore asked if the assumption is that most are making a right-hand turn out of the driveway. Clarification of the calculations was requested.

Mr. Troutman said the assumption is that the right-hand turns will be about twice as high, since the right turn takes you to Route 206, to be able to turn or go straight across.

Mr. Lipani asked if the second lane was wide enough to be able to accommodate any backup traffic, taking into consideration the volume of cars.

Mr. Troutman reiterated it would be one car every four minutes on average. He said there are adequate sight lines and areas for those vehicles to make those maneuvers. The turn-out of Coldwell Banker onto Route 206 is already signed for no left turns out and will remain that way.

Committeeman DelCore asked if there will be some sort of divider that keeps the two driveways from Walgreens and this site, from not encroaching on each other.

Mr. Troutman said the lefts into Walgreens and the lefts into the property would be made inside of each other. "Cat track striping" can be done to guide those motorists, to make sure they are inside of each other.

Vice Chairman Cohen noted his approval of that idea.

Mr. Julian asked if the morning traffic had been considered. He asked how long it would take to make a left out of Kiddie Academy to get through the two lanes of traffic.

Mr. Troutman said he personally observed how the signal operates in the morning and that there is a lot of loading, especially with the long cycle DOT runs along Route 206, but it breaks up and provides opportunities to make the left.

Mr. Julian asked if these "opportunities" included going across traffic to make the left onto Raider Blvd.

Mr. Troutman stated that when the signal releases the Raider Blvd. traffic and clears, that meters the flow.

Mr. White asked for review of the cueing for the left turn off of Raider Blvd.

Mr. Troutman explained that the left turn in the lane will empty most of the time; the typical cue would be about one or zero. There is room to hold three vehicles.

Mr. White asked if the testimony being given is that there will never be an issue with over-cueing.

Mr. Troutman said that was correct.

Mr. Peason asked for clarification on the times the study was done and review of the ".25" study period reported.

Mr. Troutman stated the times studied were a full hour of volume; 7:15 a.m. to 8:15 a.m. being the peak morning hour, 5:30 p.m. to 6:30 p.m. being the peak afternoon hour. The ".25" is taking the full hour of volumes and then trying to forecast the worst fifteen minutes. The ".25" is a factor for the software.

Mr. Bernstein asked if a copy of the drainage easement had been furnished to the Township.

Mr. Heibell said the Agreement will be in order to perfect the approval as one of the conditions.

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Vice Chairman Cohen asked about handicap parking.

Mr. Heibell said there are two handicap spaces for Kiddie Academy, plus one for Coldwell Banker, which is in conformance with the ADA requirements.

Mr. Grant confirmed a copy of the drainage easement, dated February 26, 2015, was able to be provided.

Committeeman DelCore asked for clarification on the lane striping.

Mr. Heibell confirmed the striping down through the lanes will be added.

Close public

Mr. Bernstein clarified, the motion would be for file 15-PB-06-SRV, Block 178.02, Lot 421, with all conditions agreed upon by the Applicant during the pendency of testimony, as well as concurrence with all of the reports of the Planning Consultant, the Engineer, the Fire Official, and other Township offices.

A motion to approve was made by Mr. Lipani, seconded by Vice Chairman Cohen.

Roll Call: Mr. Wagner - yes; Mr. Julian - yes; Mr. Conard - yes; Dr. Marulli - yes; Mr. Peason - yes; Mr. Lipani - yes; Vice Chairman Cohen - yes; Committeeman DelCore - yes; Chairman Dr. Sireci - yes. Motion carries.

CORRESPONDENCE

None

Chairman Sireci informed the Board there was no business scheduled to the meeting of May 28th.

A motion to cancel the meeting was made and seconded, All were in favor; none were opposed. Motion carries.

Chairman Sireci advised the next meeting will be held May 14th.

ADJOURNMENT

The meeting adjourned at 9:12 p.m.

*Submitted by:
Debora Padgett
Administrative Assistant / Planning Board Clerk*