

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
October 08, 2015

Chairman Steven Sireci, Jr., called the Planning Board Public Meeting of October 08, 2015 to order at 7:31 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 - Present	Sam Conard - Absent
Michael Merdinger - Absent	Dr. Steven Sireci, Jr., Chairman - Present
Committeeman Frank DelCore - Present	Robert Wagner, Jr. - Absent
Steve Cohen, Vice Chairman - Absent	Robert Peason (Alt. #1) - Present
Dr. Daniel Marulli, Secretary - Present	Shawn Lipani (Alt. #2) - Present
Neil Julian - Present	

Also present: David K. Maski, PP, AICP, Township Planning Director; Eric M. Bernstein, Esq., Board Attorney (Eric M. Bernstein, & Associates); and Caz Bielen, Board Videographer (Premier Media, LLC).

DISPOSITION OF MINUTES

None

DISPOSITION OF RESOLUTIONS

None

PLANNING BOARD BUSINESS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- **Hillsborough Township Board of Education (Middle School & High School)** - File 15-PB-14-INF - Hillsborough Middle School: Block 155, Lot 42 - 260 Triangle Road (Tax Assessor's Records: 260 South Triangle Road); Hillsborough High School: Block 177.02, Lot 1.01 (formerly Block 177, Lot 1.A) - 466 Raider Blvd. (Tax Assessor's Records: 470 Amwell Road). Applicant requesting review and recommendations, as required pursuant to N.J.S.A. 40:55D-31, for the following proposed improvements: Middle School - demolition of existing pavement and utilities as may be required for installation and construction of new drainage piping, drains, manhole with cover, paving, sidewalks, traffic control signage, site lighting, fencing, retaining wall, and landscaping in the work areas of the front main parking lot, front western parking lot, main entrance driveway, and front bus lane driveway / High School - removal of the existing turf as required for the replacement in-kind of the existing main athletic field, with new lettering, field striping and logo, on property located in the R-1, Residential District.

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Vic Lapura, Esq., representing the Applicant, gave a brief introduction, then turned to the Applicant's Architect to present the application.

Gregory Somjen, A.I.A., of Edwards Engineering Group, was sworn in, reviewed his credentials, and gave the following testimony:

Mr. Somjen reviewed the proposed projects, starting with the replacement of the turf field at the High School. Due to the age of the existing turf "carpet" and some testing that was done, the Board of Education (BOE) is proactively seeking to replace the existing surface with a new surface to provide a safe environment. Everything else at the facility remains unchanged; no esthetic changes or drainage changes are proposed.

Chairman Sireci asked if the replacement will be for the same field turf.

Mr. Somjen said the BOE will be publicly bidding it so it is possible. The carpet will be a synthetic turf.

Mr. Somjen reviewed the proposed improvements to the parking lot at the Middle School. The plan addresses circulation, student drop-off, cracked paving, and some drainage.

Mr. Somjen reviewed the site display. The objective is to isolate the student drop-off and teacher parking area from the buses. This will allow for a dedicated drop-off lane. A fence will be added to the area outlined, which will then force the students to one of the two crosswalks to safely get to the building.

Mr. Somjen said there are areas in the parking lot that have some drainage concerns. The BOE is proposing to add some drainage inlets to gather water before it surface drains onto the parking lot, so that icing can be minimized. The BOE will be replacing the pavement to rectify the cracking and poor conditions that exist. Restriping will be done. The parking lot will be gaining approximately five parking spaces. The lighting and everything else will remain the same.

Chairman Sireci asked if there will be a change in the surface area that is to be paved.

Mr. Somjen said there will be no change.

Committeeman DelCore asked if there will be any impact to turning for emergency vehicles.

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Mr. Somjen stated there will not.

Mr. Julian brought up impervious coverage.

Mr. Somjen said the impervious coverage will decrease slightly. There is an off angle in the parking lot that will get squared off to make it meet engineering standards. The aisles are compliant; drivers will have ninety degree angles for maneuvering.

Mr. Somjen pointed out the location of the new inlets on the display. A small retaining wall will be added to further reduce runoff from the neighboring residence. The additional inlets will tie into the existing drainage system.

Committeeman DelCore asked for clarification on the circulation plan.

Mr. Somjen said ingress and egress will remain unchanged. Buses will continue to exit through the back of the lot. The difference is that this change will create a separation for the bus and student drop-off, so to alleviate the current challenges.

Mr. Julian asked if there will be an increase in lighting.

Mr. Somjen said since the lot sizes are not being increased, the lighting is believed to be sufficient, even with the modifications to the circulation.

Mr. Somjen pointed out the lighting poles on the display

Mr. Lipani asked if the striping will change.

Mr. Somjen stated the current parking spaces are 9' x 18'.

Mr. Maski confirmed the 9' x 18' size is RSIS standard for residential parking.

Mr. Somjen said the 9' x 18' size is very typical for this type of use where there is not a high turn around.

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Mr. Maski concurred that in a controlled situation, the 9' x 18' size works, as opposed to a more commercial setting which would be more suited for 10' x 20' size spaces.

Mr. Maski asked for further clarification on the lighting, noting that the application indicated there will be some lighting improvements.

Mr. Somjen said the location of the poles will not change. The only change to lighting will be a replacement of the bulbs.

Mr. Maski asked if there will be any increase in the intensity of lighting and any spillage onto neighboring lots.

Mr. Somjen said he expects the lighting to be as it is currently, relative to the relationship of the neighbors and the building itself.

Open to the Public
No questions/comments.

Close Public

A motion to endorse the proposed improvements discussed for the High School and Middle School, filed under application File #15-PB-14-INF, was made by Deputy Mayor Burchette, seconded by Mr. Lipani.

Roll Call: Mr. Julian - yes; Dr. Marulli - yes; Deputy Mayor Burchette - yes; Committeeman DelCore - yes; Mr. Peason - yes; Mr. Lipani - yes; Chairman Sireci - yes. Motion carries.

Chairman Sireci called for a motion to cancel the October 22nd business meeting.

A motion to cancel was made by Mr. Lipani, seconded by Mr. Peason. All were in favor, none were opposed. Motion carries.

Chairman Sireci stated the next meeting scheduled is November 12th.

CORRESPONDENCE

None

ADJOURNMENT

A motion to adjourn was made by Mr. Lipani, seconded by Deputy Mayor Burchette. All were in favor, none were opposed. Motion carries.

The meeting adjourned at 7:47 p.m.

Submitted by:
Debora Padgett
Administrative Assistant / Planning Board Clerk