

**HILLSBOROUGH TOWNSHIP PLANNING BOARD**  
**PUBLIC MEETING MINUTES**  
**March 10, 2016**

Chairman Lipani called the Planning Board Public Meeting of March 10, 2016 to order at 7:33 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal Complex.

Chairman Lipani 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**

Mayor Frank DelCore - Present

Robert Wagner, Jr. - Present

Deputy Mayor Carl Suraci - Present

Robert Peason - Present

**Dr. Daniel Marulli, Vice Chairman** - Present

**Neil Julian, Secretary** - Present

Sam Conard - Present

**Shawn Lipani, Chairman** - Present

Kenneth Hesthag - Present

Sally Becorena (Alt. #1) - Present

Stephanie Forrest (Alt. #2) - Present

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

**DISPOSITION OF MINUTES**

□ November 19, 2015

A motion to approve was made by Mayor DelCore, seconded by Vice Chairman Dr. Marulli.

**Roll Call:** Mr. Conard - yes; Mr. Wagner - yes; Mayor DelCore - yes; Vice Chairman Dr. Marulli - yes; Chairman Lipani - yes. Motion carries.

□ December 03, 2015

A motion to approve was made by Vice Chairman Dr. Marulli, seconded by Mr. Peason.

**Roll Call:** Mr. Julian - yes; Mr. Wagner - yes; Mr. Peason - yes; Mayor DelCore - yes; Chairman Lipani - yes; Vice Chairman Dr. Marulli - yes;. Motion carries

□ February 25, 2016 - Executive Session

A motion to approve was made by Vice Chairman Dr. Marulli, seconded by Mayor DelCore.

**Roll Call:** Mr. Peason - yes; Mr. Wagner - yes; Mr. Hesthag - yes; Ms. Becorena - yes; Ms. Forrest - yes; Vice Chairman Dr. Marulli - yes; Deputy Mayor Suraci - yes; Mayor DelCore - yes; Chairman Lipani - yes. Motion carries

**DISPOSITION OF RESOLUTIONS**

□ Hillsborough Township Board of Education (Middle School & High School) - File 15-PB-14-INF Resolution of Memorialization endorsing improvement to the Hillsborough Township Middle School and High School as presented to the Board for review and recommendation pursuant to N.J.S.A. 40:55D-31

A motion to approve was made by Mayor DelCore, seconded by Chairman Lipani.

**Roll Call:** Mr. Peason - yes; Mr. Julian - yes; Mayor DelCore - yes; Vice Chairman Dr. Marulli - yes; Chairman Lipani - yes. Motion carries.

□ Resolution of the Hillsborough Township Planning Board recommending a 2016 Capital Budget to the Township Committee

A motion to approve was made by Vice Chairman Dr. Marulli, seconded by Deputy Mayor Suraci.

**Roll Call:** Mr. Peason - yes; Mr. Wagner - yes; Mr. Hesthag - yes; Ms. Becorena - yes; Ms. Forrest - yes; Vice Chairman Dr. Marulli - yes; Deputy Mayor Suraci - yes; Mayor DelCore - yes; Chairman Lipani - yes. Motion carries.

□ "Westering Place" f/k/a "Amwell Commons" (RPM Development, LLC) - File 15-PB-09-MSRV/SR

A motion to approve was made by Mr. Peason, seconded by Mr. Conard.

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**Roll Call:** Mr. Peason – yes; Mr. Julian – yes; Mr. Conard – yes; Mr. Wagner – yes; Mr. Hesthag – yes; Vice Chairman Dr. Marulli – yes; Deputy Mayor Suraci – yes; Mayor DelCore – yes; Chairman Lipani – yes. Motion carries.

**PLANNING BOARD BUSINESS**

- **Glen Gery (GG RE Co.) - Extension of Time through April 30, 2016**

A motion to approve was made by Vice Chairman Dr. Marulli, seconded by Mr. Conard.

**Roll Call:** Mr. Peason – yes; Mr. Julian – yes; Mr. Conard – yes; Mr. Wagner – yes; Mr. Hesthag – yes; Ms. Becorena – yes; Ms. Forrest – yes; Vice Chairman Dr. Marulli – yes; Deputy Mayor Suraci – yes; Mayor DelCore – yes; Chairman Lipani – yes. Motion carries.

**SPECIAL COMMITTEE REPORTS**

None

**BUSINESS FROM THE FLOOR**

None

**CONSIDERATION OF ORDINANCES**

None

Mr. Bernstein said he has been informed that several members of the Board may have a conflict with the application before the Board. However, being that this is an informal application, where no action will be taken; all members will be able to hear the application. Should this applicant come before the Board with a formal application in the future, any conflicts would need to be discussed beforehand.

**PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS**

- **Neil & Barbara Van Cleef / HRC Assoc., LLC** - File 16-PB-01-INF - Block 199, Lots 34.01 & 145 - Address Submitted: 30-40 Brower Lane. **Informal Review** for construction of a new two-story office building fronting Brower Lane on Lot 34.01; a 4,450 sf. addition to existing office building on Lot 34.01; a roof over existing tennis court at the rear of Lot 34.01; a 5,813 sf. addition on the Brower Lane side of the health club/fitness center on Lot 145; and revised parking and circulation, for properties within the GC, Gateway C Zoning District, and within the ASD Overlay District.

**Robert B. Heibell, PE, LS**, representing the applicant, stated this project is within the newly created Gateway C Zone, adopted mid-2015. There are two lots off of the former alignment of Amwell Road, now known as Brower Lane. Mr. Heibell briefly identified all existing and proposed buildings from the display. The facilities on the two lots are all intermingled and all family controlled harmoniously. The tennis court described is actually a former tennis court, with lines fading, that is not currently being used as a tennis court. There are currently 148 parking spaces on the property, an additional 100 proposed, as required. The proposal would increase the impervious coverage, but would be far under the 85% allowable.

Mr. Heibell said the GC Ordinance provides for a minimum front yard setback of 0 ft. and a maximum of 10 ft. The existing Racquetball Club, which was built some 25 years ago, has an existing front yard setback of about 49 ft. from Roycefield Road, and about 100 ft. from the former Amwell Road. Brower Lane is still a County right-of-way and County road with a cul-de-sac; it is essentially a driveway to this complex. The applicant inquired with the County to take over the road but the County responded that it will retain it as a County road. The former Amwell Road is to the south; an active railway is to the east; residential dwellings on the northerly side; and Roycebrook Road and residential dwellings on the westerly side.

Mr. Heibell said the proposal involves an addition to the health club closer to the former Amwell Road, but still beyond the 10 ft. maximum, which would require a variance. The County Classics building is currently back some 118 ft. from the former Amwell Road. The proposed extension will be on the northerly side. The new office building is being proposed to be in line with the existing buildings to create a more harmonious design. It could be moved up closer to the road but would still require a bulk variance since the applicant would not want it to be 10 ft. from the road.

Mr. Heibell said the ordinance requires that any singular building cannot cover more than 20,000 sf. of ground floor coverage. The existing Racquetball Club is a little over 19,000 sf.; 25,000 sf. with the expansion, which would require a variance. A variance would be required for the existing parking area which goes beyond the required 25 ft. buffer by about 10 ft. This parking area precedes the development of the surrounding houses. The applicant would be willing to provide additional landscaping as a buffer.

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**Greg Wilke**, owner of the HRC Health Club, said the Health Club is in need of additional space to accommodate membership. The proposal is to expand the building with a new lobby, fitness studio, and dance studio. The facility entrance is currently on the north side of the building from the parking lot which gets very crowded. The expansion would allow the entrances for the martial arts and health club from the dance studio.

Mr. Wilke said another growing interest is working out outside. Part of the proposal is to put a roof over the former tennis court area. Over the past year, this area has been used one night a week for training with ropes and tires. Adding a roof overhead would allow for the ability to use this area three seasons per year with protection.

**Todd Van Cleef** said they are looking to add a design selection center in the Country Classics office building. This would allow buyers to come in to explore and make selections for their homes under construction. These displays are currently housed in basements and garages of model homes. This would allow the ability to have one central location, which is in keeping with that of other home developers.

Mr. Heibell said the last of the proposed is to construct an approximate two-story 7,600 sf. office building. The tenant is unknown at this time, but it would not be an extension of Van Cleef Engineering or Country Classics. The new GC ordinance requires the applicant to come before the board with a concept plan prior to submitting a formal application. This site is the only property within the GC Zone on the northerly side of former Amwell Road.

Mr. Julian asked if there are any areas of disturbance or wetlands on the build-outs.

Mr. Heibell said they do not have an LOI, but there is no ponding that occurs. There is an existing detention basin in that area which was done prior to 1976 and likely does not meet any of today's standards. That detention basin will not be utilized for the expansion. Any new impervious will be covered according to today's regulations; the stormwater will be upgraded at the time of site plan approval.

Mayor DelCore asked if the proposed parking will be ample for the expansion.

Mr. Heibell said it is shared parking. If you were to look at just the racquetball club lot, it would not be. It only works because this is a family operation with cross-access easements and shared parking. There is adequate parking, it is controlling the visitors to the site that can pose an issue.

Mayor DelCore asked if there would be any issues for emergency vehicles.

Mr. Heibell responded there would not be. The driveway for the Country Classics building will be extended to allow another connection for fire purposes.

Mr. Peason asked about the coverage of the HRC building.

Mr. Heibell said the building coverage is just under 20,000 sf. The existing floor area is 31,000 sf. The two story racquetball courts would no longer exist, a second floor would be added. This would increase the floor area to 31,800 in the existing building, and then add the 5,800 sf. building expansion for a total of 37,000 sf. There are no FAR requirements in the GC Zone, only for the building coverage.

Mr. Peason asked about the comments in engineering report.

Mr. Heibell said the applicant will comply with all of the engineering comments and tree mitigation when back for site plan.

Mr. Conard asked how high the roof will be over the tennis courts and what it will be made of.

Mr. Heibell it will be 14 - 15 ft.

Mr. Wilke said the roof will be made of galvanized steel as a pavilion with open sides.

Mr. Maski asked for clarification that the roof over the tennis courts area would not be at a height that would allow the courts to be used for tennis.

Mr. Heibell agreed.

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Chairman Lipani asked if this area would be lit.

Mr. Wilke said it would be lit at night.

Mr. Maski said there is an historic site on the property that will not be impacted.

Mr. Heibell said this is what is referred to as the "Rails Edge Building."

Mr. Maski noted that the formal application would need to be referred to the Historic Preservation Commission for comments.

The Applicant commented that the house has been preserved over the years.

Mr. Maski noted the Inventory states the house is in "excellent" condition. He asked for clarification that the proposal would not change the house in any way.

The Applicant responded it would not.

Mr. Hesthag asked about the traffic on Roycebrook as it relates to the entrance of the Racquetball Club.

Mr. Heibell said the proposal would redistribute some of the parking.

Open to the Public.

**George Marias**

- Mr. Marias asked if a solar array will be put over the roof of the Racquetball Club.

Mr. Wilke said he was not but will look into the suggestion.

**Linda Couch - Rails Edge Road**

- Mrs. Couch said her property backs onto where the tennis court area is, literally just several feet from her property line. She said they had asked to have a fence put in when HRC started doing the outside exercise, which they did. However, it does not stop the noise of the flipping tires, even with the windows closed. The last two nights, the noise continued to 8:30 p.m. She said the idea of having a 14 ft. roof on top of that, with the added noise from rain, is disturbing.
- Mrs. Couch said she would want there to be some type of drainage study done. She said the drainage onto her property has increased with the last extension to the Racquetball Club. Mrs. Couch said a stream forms between her property and the property next to her with a heavy rain. Ms. Couch said the proposed will lower the property values of the residential homes. Mrs. Couch asked why the neighbors were not informed.

Mr. Heibell said this presentation is for a concept only; not a formal application. No notice was required. If the applicant goes forward, all of the engineering will be done. Public notice will be provided at that time to all of the residents within 200 ft. of the property.

- Mrs. Couch asked what means the property owners have. She said the proposed totally changes the quality of life of the neighbors and decreases the value of the homes.

**Maureen Rizzo - Rails Edge Road**

- Mrs. Rizzo said she has lived in her house for 27 years. She said she had no problem with the proposal but asked if any thought was given to close the entrance/exit to the parking lot on Roycebrook Road.

Mr. Heibell said they had not given it thought but were looking to provide another access onto Brower Lane in order to have the traffic be able to come in there. He said the matter will be further discussed with Mr. Wilke.

- Mrs. Rizzo asked about the location of the drop-off / pick-up for the dance academy.

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Mr. Wilke said with the entrance in the front, he anticipates parents will drop-off and pick-up off Brower Lane. He said part of the reason for the addition is to keep the dance cars off of Roycebrook and out of that parking lot.

Mayor DelCore asked how close the new entrance will be from the road.

Mr. Wilke responded 50 ft.

- Mrs. Rizzo stated water does collect on the site and that she would appreciate it being addressed at the time of the plan.

**William Couch** - Rails Edge Road

- Mr. Couch said he is a member of the Racquetball Club. He said during the peak times, that being 5:30 p.m. on Monday through Thursday, that parking lot is jammed by people looking to use the facility and parents looking to pick up their children. He said there has been shared parking there for years, but does not seem to make much of a difference. Having an exit at the rear of the building is not going to help. Mr. Couch said other areas of parking are being used but it is still a traffic jam. Using Brower as an in-and-out parking area does not seem to be a solution.

**Susan Gulliford** - Hunt Club Road

- Mrs. Gulliford asked the acreage of the lots.

Mr. Heibell said the Raquetball lot is 2.97 acres; the other is 6.29 acres.

- Mrs. Gulliford asked for a breakdown of how the extra spaces will be utilized by each business and if there will be any increase of employees.

Mr. Wilke said a dance studio and fitness studio is proposed. An additional 2-3 fitness instructors and 1 additional dance instructor are anticipated.

Mr. Van Cleef said Country Classics already has someone who fills the role in the selection center; 1-2 additional employees are anticipated with the addition.

Mr. Heibell said it is unknown at this time who the tenant might be for the new office building. The required number of parking spaces for an office building is 3 per 1,000 sf., which comes out to 24 spaces.

- Mrs. Gulliford asked if the development of Country Classics were ever to be finished, what would happen to that building.

Mr. Heibell said Country Classics builds homes in other communities outside of Hillsborough. As an example, Country Classics is currently building two subdivision developments in Montgomery; one in Bridgewater, and has completed developments in Redington and in Pennsylvania.

- Mrs. Gulliford so then all of these buyers will be coming to Hillsborough to select their choices.

Mr. Van Cleef said they historically average 40 -60 closings a year.

- Mrs. Gulliford said she has also experienced issues with the parking lot and entrance, as brought up by previous speakers.

Mayor DelCore asked if the circulation in the cul-de-sac can be clearly marked.

Mr. Heibell said more detail will be provided for the site plan.

Mr. Julian suggested using a rubberized surface mat to help muffle the sound for the gym tire area, perhaps even some muffling to the roof. Mr. Julian asked that the stormwater be addressed in the plan for the back of the property.

Mr. Heibell said consideration would be given.

Mr. Peason asked if any thought had been given yet to the landscaping buffering.

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Mr. Heibell said Mr. Wilke put up a 5 ft. high white vinyl fence. The fence will be enhanced for the extension.

Close Public.

Mr. Bernstein recommended that Mr. Heibell and the applicant try to work out their issues prior to filing a site plan application.

Mr. Heibell agreed.

Review of the informal application concluded.

Mr. Bernstein informed the Board there is no business scheduled to the March 24 meeting.

A motion to cancel the business meeting of March 24, 2016 was made by Deputy Mayor Suraci, seconded by Mr. Conard.

**Roll Call:** Mr. Peason - yes; Mr. Julian - yes; Mr. Conard - yes; Mr. Wagner - yes; Mr. Hesthag - yes; Ms. Becorena - yes; Ms. Forrest - yes; Vice Chairman Dr. Marulli - yes; Deputy Mayor Suraci - yes; Mayor DelCore - yes; Chairman Lipani - yes. Motion carries.

Mr. Bernstein confirmed an application has been scheduled to the April 7 agenda.

Mr. Maski briefly outlined the new housing development recently submitted to the Board, likely to be scheduled to an agenda within the next two months.

**ADJOURNMENT**

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

The meeting adjourned at 8:24 p.m.

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