

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

May 10, 2018

Chairman, Shawn Lipani called the Planning Board Public Meeting of May 10, 2018 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

Committeeman Carl Suraci – Absent
Robert Wagner, Jr. – Present
Committeeman Frank DelCore – Absent
Robert Peason – Absent (*Recused - APEX*)
Stephanie Forrest – Present
Neil Julian, Vice Chairman - Present

Sally Becorena – Absent
Shawn Lipani, Chairman - Present
Kenneth Hesthag, Secretary – Present
Ron Skobo (Alt. #1) - Present
Sam Weinstein (Alt. #2) - Present

Also present: David K. Maski, PP, AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); William H.R. White, III, PE, CME, Board Engineer (Maser Consulting P.A.); Michael Lombardozi, CCR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

DISPOSITION OF MINUTES

DISPOSITION OF RESOLUTIONS

- **US 206 - Hillsborough Self Storage LLC - File 05-PB-24-SRV (2018 Extension Request)**

A motion to approve was made by Mr. Skobo, seconded by Ms. Forrest.

Roll Call: Ms. Forrest – yes; Mr. Wagner – yes; Mr. Skobo – yes; Mr. Weinstein – yes; Chairman Lipani – yes; Vice Chairman Julian - yes. Motion carries.

- **Dr. Joseph Martins - File 17-PB-15-SV**

A motion to approve was made by Mr. Weinstein, seconded by Ms. Forrest.

Roll Call: Ms. Forrest – yes; Mr. Wagner – yes; Mr. Skobo – yes; Mr. Weinstein – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

PLANNING BOARD BUSINESS

None

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

- Ordinance 2018-05 - Town Center Ordinance Review

Township Planning Director, David K. Maski, PP, AICP, said on April 24, the Township Committee introduced amendments to the Town Center Ordinance. Mr. Maski referenced an enlarged display map for reference. He said the amendment does not change the boundary lines, but rather certain uses within the District.

Mr. Maski said the ordinance would add single-use multi-family dwellings to the permitted uses and conditional uses in the District. Apartments are currently permitted uses but only permitted on the upper floors of mixed-use buildings. This amendment would allow them to be constructed as part of a mixed-use development, but in a single-use building.

Mr. Maski said there are two main components to the ordinance. The first adds a single-use multi-family building as a permitted conditional use in existing shopping centers, as defined in the Town Center District. This would apply to the two existing shopping centers south of Amwell Road, and east of Route 206; referenced as Nelson's Corner, and the former Stop and Shop shopping centers. In those two cases, a single-use multi-family building would be permitted but the commercial space could not be reduced to anything less than 86,000 square feet.

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Mr. Maski said the second component creates a mixed-use inclusionary overlay district on eight adjoining lots fronting on Route 206, totaling 8.8 acres. Mr. Maski showed the area on the display map for orientation. This overlay district would allow single-use multi-family buildings, but only as part of a larger mixed-use development.

Mr. Maski said in terms of consistency with the Master Plan, both amendments are consistent with the Township Master Plan and existing Town Center District Ordinance, which is: *A mixed-use, well designed compact traditional neighborhood integrating land uses with close proximity to each other and providing for the daily recreational and shopping needs of township residents.* The Board is tasked with determining whether or not it concurs that these amendments would not change any of those purposes.

Mr. Maski stated the amendments do not add an otherwise prohibited use, in this case lofts or apartments; but rather allows a degree of flexibility in terms of how a permitted use is integrated into a site. All Town Center design requirements would still apply. Of particular note, single-use residential buildings would be prohibited from fronting on Route 206. The amendments would allow the (two) existing shopping centers to become multi-use developments, rather than single-use retail developments.

Chairman Lipani asked Mr. Maski to review the maximum number of dwelling units allowed.

Mr. Maski said these residential units would be part of the affordable housing component of these developments. In the Overlay District, the maximum number of total dwelling units is 191, of which a minimum of 46 would be affordable units, and a minimum 28,000 square feet of retail. The conditional use (Existing Shopping Centers) would allow for a maximum 44 dwelling units, of which a minimum of 11 units would be affordable units, and a minimum 86,000 square feet of retail.

Vice Chairman Julian asked about the possibility of having an architectural subcommittee to weigh in on the architectural design of these buildings.

Mr. Maski explained the amendments do not change the current design requirements in the Town Center Zone or the ASD Overlay Zone. The architectural design elements would still be in place.

Secretary Hesthag asked if there would be a reduction in commercial retail space at the former Stop and Shop shopping center as a result of this amendment.

Mr. Maski said for a property to qualify, it would have to currently be at a minimum of 90,000 square feet of commercial retail. As a result of adding a single-use multi-family building, they would be allowed to reduce the retail space to no less than 86,000 square feet. They would primarily have to remain a commercial development, but allows for some modifications.

Open to the public.

No comments / questions.

Close public.

A motion to send Ordinance 2018-05 back to the Township Committee, as is, for consideration and possible adoption, was made by Mr. Skobo, seconded by Ms. Forrest.

Roll Call: Ms. Forrest – yes; Secretary Hesthag – yes; Mr. Wagner – yes; Mr. Skobo – yes; Mr. Weinstein – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

- ***APEX LAND ASSOCIATES, LLC (Apex Sports and Events)*** – File 18-PB-01-MSP – Block 175, Lot 23.01 (formerly portion of Block 177, Lot 23.01) – Mountain View Road. Applicant seeking preliminary and final major site plan approval; submission waiver from submitting a CIS; and Tree Mitigation Waiver; to construct a 209,795 sf. indoor athletic and recreation facility, comprised of three (3) connected building components: 100,850 sf. hard shell main building; 86,400 sf. air-supported dome easterly structure; and 22,545 sf. air-supported structure to rear of property; three outdoor synthetic fields; parking; and associated stormwater, on property governed by the provisions of the *Belle Mead GSA Redevelopment Plan*, and Amendment Ordinance 2017-21. (EC Review: 03-26-18) *Revised plans received 04-23-18. Continued from May 03, 2018 without further notice.*

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Mr. Bernstein stated for the record that certification from absent board members for examination of records and eligibility to vote was received by Ms. Forrest, Mr. Julian, and Mr. Weinstein regarding the May 3, 2018 video recording; and for the April 5, 2018 from Mr. Weinstein, making all three members now eligible to participate and vote on the matter.

Exhibits (previously introduced):

- A-1** Vicinity Plan – Color rendering dated 03-21-18 (*introduced at 04-05-18 hearing*)
- A-2** Site Plan – Color rendering with proposed landscaping, dated 01-31-18 (*introduced at 04-05-18 hearing*)
- A-3** Proposed Buffer - dated 04-05-18 (*introduced at 04-05-18 hearing*)
- A-4** Site Layout & Environmental Areas of Concern (*introduced at 05-03-18 hearing*)
- A-5** Test Pit Photo – Doc (*introduced at 05-03-18 hearing*)
- A-6** Capping Examples (*introduced at 05-03-18 hearing*)
- A-7** Site Plan – colorized (*introduced at 05-03-18 hearing*)
- A-8** APEX Sports & Events – Colored Floor Plan (*introduced at 05-03-18 hearing*)
Figure 1 Test Pit Location Map (*introduced at 05-03-18 hearing*)

Exhibits (introduced at 5-10-18 hearing):

- A-9 Large Architectural Colorized Rendering (projected front elevation)**
- A-10 Colored Rendering of Elevations**
- A-11 Exterior Sandwich Panel Material Sample**
- A-12 Sidewall Sandwich Panel Material Sample**
- A-13 Split-faced block material Sample**
- A-14 Large Exterior Stucco Material Sample Board w/Exterior Color Samples (Cool Igloo White / Cool Shell Grey)**
- A-15 Main Entrance Signage Rendering “APEX” / “Northern Lights”**
- A-16 Directional Signage Rendering**

Alexander Fisher, Esq. of Savo, Schalk, Gillespie, O’Grodnick & Fisher, representing the Applicant, said this is a continuation of the application which began on April 5, continued on May 3, and continued to tonight’s meeting. He said at those meetings, the Board heard from Applicant, Mr. Wilke; Civil Engineer, Tom Decker, PE; LRPR, Mr. Llewellyn; Operations Specialist, Eric Sullivan; Traffic Engineer, Gary Dean; and Planner, Frank Banish, PP.

Mr. Fisher said he will be calling up a different Operations Specialist, since Mr. Sullivan had a scheduling conflict. In his place, Mr. Goris will be able to clarify operation hours. Mr. Goris is similarly qualified, and has attended all meetings and able to offer testimony. Finally, the project Architect, Phil Clarke, AIA, will provide architectural and signage testimony.

Mr. Fisher said he wanted to clarify the issue of what “zero light spillage” is, since there was some confusion at the last meeting. He said zero light spillage does not mean a person would not be able to see the point of light; but rather that there is no illumination from light off-site. In other words, a person might be able to notice a porch light down the street, but that does not mean it is illuminating their property. The testimony previously provided is that there is no off-site spillage of light onto the residential areas. The Lighting Plan shows the applicant has met the requirement of zero foot-candles at the property lines.

Steve Goris, Vice President of Sports Facility Management, was sworn in, provided his credentials, was accepted by the Board, and gave the following testimony in response to questions asked by Mr. Fisher.

Mr. Goris acknowledged he has been involved with the APEX project from its conception, and attended the two prior meetings.

Mr. Fisher said at the previous hearing, Mr. Sullivan testified the standard hours of operation for the facility will be 8am – 11pm. There is no change for the outdoor fields; lights are shut off at 11pm.

Mr. Goris agreed.

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Mr. Fisher asked Mr. Goris to speak to the exceptions.

Mr. Goris said there are some exceptions that occur for the indoor facility, such as special events for second-shift first responders and medical personnel; and hospitality. SFM has also been involved with being requested to host special events for the community, such as an after-prom event; or a lock-in for the Girl Scouts or Boy Scouts groups, all self-contained within the facility. He confirmed the field lights would still be turned off at 11pm, regardless if activities continued inside.

Mr. Goris stated he was in agreement with the testimony of Mr. Sullivan, that there will be no light emanating from the dome itself. He also agreed there will be zero foot candle spillage of light from the parking lots. He concurred that there will be no impact from having limited indoor activity on an occasional basis, past 11pm.

Mr. Maski said the testimony given is that the hours of operation will be 8am - 11pm. Lights will be turned off earlier for outdoor fields not in use.

Mr. Goris agreed. He said turning off the lights on a field not being used is just standard operating procedure, from a cost savings perspective.

Mr. Maski asked if the times are the same for indoor operations.

Mr. Goris said they mirror the standard hours of 8am - 11pm, with the exceptions noted for special events that could go later.

Mr. Maski asked how late.

Mr. Goris said the events could go to 2am or later, depending on the municipality. With events involving kids, they are not allowed to go in-and-out; they are there for the duration.

Mr. Maski said it is the Board's prerogative to discuss the hours.

Mr. Maski said there was testimony at the last hearing that there will be no provisions for on-site bus parking; the buses would just "go away". He asked for more information related to bus frequency and parking, based on other SFM sites.

Mr. Goris said most of the events that happen at this type of facility are youth and amateur events, not school related. Most are for club sports or travel teams. Transportation is mostly by way of their parents' vehicles, not charter buses, as you might see at a high school or college event. He said if anything, they would come by way of fifteen passenger vans rather than by bus. Mr. Goris said for those facilities that do not have on-site bus parking, the charter company is told beforehand so they can make arrangements as to where the bus will go. The facility can help facilitate that, but typically, the charter companies are used to that environment, and make their own arrangements.

Mr. Maski asked again about frequency.

Mr. Goris said if he has seen six chartered buses over the course of a year for one facility; that would be a lot.

Mr. Maski said sending buses onto Route 206 to find a place to park does not sound like a good situation. He asked if buses could be otherwise accommodated.

Mr. Goris said it would depend; if parking spaces were available, parking for a bus could be accommodated on-site. If full capacity was expected, they would not be allowed to park on-site.

Mr. Fisher commented if there was a bus full of people, there would be a substantial reduction of cars.

Mr. Goris agreed.

Chairman Lipani commented that if the bus company hub was close enough, it might drop off and go back for the duration and return later in the day.

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Mr. Goris said most of their traffic comes from within 30-40 minutes away, but some pool from up to six hours away for tournaments.

Chairman Lipani asked the span of time nighttime leagues run.

Mr. Goris said the leagues usually run eight weeks; eight week session, eight games per team, with the finish at the playoff at the eighth week.

Chairman Lipani commented there are no plans to do that now, only if it comes up.

Mr. Goris agreed.

Vice Chairman Julian asked if the leagues are more in-town or out of town.

Mr. Goris said they look at all facilities with a "radius of influence". We find the average participant will travel up to a third of the time of their stay at the facility. He said a one-hour game, with warm-up and after-game stay time is typically 1.5 hours. A participant will travel 30 minutes for that experience. He said tournaments that could go up to 6 -7 hours or several days, could have a drive time of up to 6 hours. Mr. Goris said they like to host tournaments which drive up economic impact to the market.

Chairman Lipani referenced an event such as Project Graduation.

Mr. Goris said from a child safety perspective, they cannot have other activities going on when children are involved.

Mr. Goris said for example, for a typical event, such as after prom, the kids would come straight to the facility after prom and be locked in, most times by the school's staff, as well as the facility's security. The staff would stay through the night until the children are released in the morning. Mr. Goris said they have not had conversations about hosting such events yet, but wanted to mention it, in case APEX gets asked to host. He said such events are a good service to the community.

Open to the public.

No questions / comments.

Philip Clark, AIA, of Claris Constructing, Inc. was sworn in, reviewed his credentials, was accepted by the Board, and gave the following testimony, in response to questions asked by Mr. Fisher:

Mr. Clark said they are partnering with Fenton Construction of Warren, New Jersey, who will be the General Contractor for the project. He referenced **Exhibit A-9**. Mr. Clark said the Township's ordinance prohibits "massing". "Massing", in its simplest form means a building can basically just be a box, without any architectural features. Showing **Exhibit A-10**, he said the roof lines have been dropped to create a lower level roof, which gives the impression of a smaller building. This also creates horizontal lines, which is a requirement of Township regulations. A lower glass enclosed structure was then added on to the larger structure, to create an area for the main entrance, reception area, administrative offices, and conference rooms.

Mr. Clark reviewed Exhibits **A-11, A-12, A-13, and A-14**. He explained all of the materials proposed are in accordance with the ordinance. The stucco "sandwich" board will contain a metal layer for durability. He said the stucco block will be used on the south and west sides of the building. The north and east sides will be hidden by the bubbles. They will be the same color as the rest of the building, but will have a flat surface rather than the stucco. The exterior will be painted light grey and darker grey to create another layer of texture.

Mr. Clark said the bubble may be clear or may be light grey for reflectivity, if needed for the energy code. The frames will be aluminum. Mr. Clark said although the building is technically a "Butler" building in that it has a pre-engineered Butler super-structure. However, the design in no way looks like a typical Butler building. He said the design and materials to be used are intended to make the front entry stand out. The curved canopy is esthetically pleasing while being functional. The curve is in keeping with the bubbles.

Mr. Fisher asked Mr. Clark if the mechanical equipment will be screened from view.

Mr. Clark said it would not be visible, but would go into greater detail further in his testimony.

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Mr. White asked for more information on the materials used for the bubble, to know if there will be any “glowing” effect.

Mr. Clark said the bubble will be three-ply for energy efficiency. It will not glow; all of the lights face down.

Mr. Fisher stated Mr. Sullivan already provided testimony that the bubbles will be in keeping with the ones used at their other facilities, and will not glow or admit light.

Chairman Lipani asked for information on the bubble’s ability to withstand heavy snow and storms, and how it will stay inflated in the event of a power outage.

Mr. Clark said the bubble is designed to exceed all of the building codes, including withstanding hurricanes, wind loads, snow loads. The biggest concern with snow is not that it will accumulate at the top but falls to the sides. Mr. Clark said the buildings are set apart 25-30 feet from the building so that if there is a large snowfall, it will cascade between the two buildings. The operations issue, more than a code issue, is not to have the snow push up against the sides and collapse the bubble.

Mr. Fisher asked Mr. Clark if he was aware of similar facilities located in harsher climates, which are able to sustain higher winds and snowfalls than this location.

Mr. Clark confirmed the statement.

Mr. Clark addressed the concern with power outages. He said there are small emergency back-up natural gas generators in each bubble so that they do not deflate.

Secretary Hesthag asked if there will be any other entrances used to gain access to the building.

Mr. Clark pointed out the emergency exits on the display. He said there is a door by the café that will be used to access the patio, but not an entrance for the public.

Secretary Hesthag said so people will be parking all around the building, but can only enter through the main entrance.

Mr. Clark agreed; only the main entrance is to be used for public entry. The building meets all fire codes.

Mr. Clark reviewed the signage shown on **Exhibits A-15**. He said the original proposal was over the signage square footage allowed, which is 40 square. The signage has been reduced to meet the regulations. The “APEX” sign at the front entrance sits on top of the canopy. It will be internally lit with LED lights, and under the allowable foot-candles. The palate designed utilizes what the manufacturer calls their “Northern Lights” package. The facing of the letters throughout the site is navy blue. Mr. Clark said the Code does not allow for signage on top of a canopy. He said he believes they meet the intent of the regulation in that they will not be affixed to the top of the building. The lettering will be twelve feet below the parapet. Mr. Clark said they are asking for a sign waiver to allow for two signs for the two entrances. He confirmed landscaping will be provided around the signs, to the satisfaction of the Board’s professionals.

Mr. Clark reviewed the directional signage, shown on **Exhibit A-16**. The signs are larger than two square feet surface area. The coloring will match the other signs. They will not have any advertisement on them, and are intended only for navigation. The signs will be Ice Grey.

Mr. Clark addressed Mr. Maski’s comments regarding building height. He said there is the overall height, which is to the highest point, and there is the overall height, which is 48 ft., 6 in., which is under the maximum allowable 50 ft. Mr. Clark said the domes are not included in this; they have different standards. Mr. Clark explained the “average height” is calculated by taking the highest point, adding the lowest vertical roofline point, and divide by two. The average height is allowed to be a maximum 40 ft.; the proposal is at 31 ft. 6 in. in.

Mr. Clark provided information on the placement of mechanical units. He said there will be ground-mounted and roof-mounted units. Using Exhibit A-9, he pointed out the location of the units. There will be nine units on the roof, all are a minimum of 22 feet back from the entrance and will not be visible. Using Exhibit A-2, Mr. Clark said there will be seven units on the ground, which will be located behind the

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hard structure building, in-between that and the smaller inflatable structure. All except the last one are out of view. The last unit may need to be screened with a solid vinyl screening. It may be able to be turned, but that will have to be determined at the time of installation. The other units are for the domes themselves. The units will be on the north sides of both structures. They will be screened with material that will have an acoustical lining. He said they did a study to determine the noise levels for the units closest to the neighborhood. The noise was measured to be well within the allowable decibels at the property line; not even close.

Mr. Maski asked for a more definitive answer.

Mr. Clark said the regulations for nighttime (10pm - 7am) are at 50 decibels, at the nearest property line.

Mr. Fisher added, Mr. Decker testified the nearest residence is 50 to 100 ft. beyond this property line. He said the State and local regulation allows up to 65 decibels at the receiving property line since this property abuts to a commercial property.

Mr. Clark confirmed the noise study was only done at Apex's property line. He said the loudest noise level was found to be at a level 46 decibels, the next was 31 decibels. Mr. Clark said a whisper is 30 decibels; 40 decibels is what you would hear in a library; and 50-65 decibels is a normal conversation.

Chairman Lipani asked to have the noise level at the property line repeated.

Mr. Fisher said the noise level at the property line is 65 decibels all day long because it borders a commercial property. It is at 50 decibels at the nearest receiving residential property line from 10pm - 7am, and 65 decibels in the other hours.

Open to the public.

Robert Darvy - 51 Oxford Place

- Mr. Darvy asked how large the back-up generator will be and where it will be located.

Mr. Clark said it will be a smaller size, probably be a 75K unit. Back-up generators are exempt from the Code

for noise. They will go on only once per week for ten minutes automatically, just to run them. The only time they stay on is when there is an emergency, when there usually are more important things to worry about.

Mr. Fisher stated there were no more witnesses to testify.

Chairman Lipani called for questions or comments for any of the testimony offered throughout the hearing.

Doug Schaaf - 79 Oxford Place

- Mr. Schaaf said he did not recall hearing testimony about the environmental factors. He asked what happens once all of the trees are cleared.

Mr. Fisher stated an Environmental Impact Statement (EIS) was submitted with the application. He said that complies with the ordinance; the site plan does not require separate testimony for the impact of clearing out trees, beyond what has already been provided by way of the replacement plan.

- Mr. Schaaf asked when the applicant plans to start cutting down the trees.

Mr. Fisher said the applicant will comply with whatever the DEP permit states. He noted that both the EIS and Environmental Commission (EC) both confirmed there is no presence of threatened or endangered species, also confirmed by Fish and Wildlife, pursuant to the EC's letter.

Mr. Bernstein asked when the trees will be cut down.

Mr. Fisher said Mr. Wilke's previous testimony was that if the Board approves this application, he will begin as soon as he receives all of the necessary approvals to go forward.

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- Mr. Schaaf commented that his understanding is that there should be no cutting of trees of a certain size between April and October/November.

Mr. Fisher stated they will follow the Fish and Wildlife Permit. If there is a restriction on the DEP Permit, the applicant will follow it.

No further questions / comments.

Close public.

Mr. Fisher summed up by saying Apex has presented a thoughtfully and carefully designed engineered application for a much needed sports and recreation facility in the township. The use is permitted in the Redevelopment Area and complies with the Redevelopment Plan. The plan requires only a few de minimis waivers. The facility will be run by an experienced team of experts. The applicant has gone above and beyond to try to limit the impact to nearby residential areas, even though not required to do so, as a permitted use. He concluded by saying the proposed sports and recreation facility provides a multitude of benefits for the community, and urged the Board to grant the application.

Chairman Lipani called for comments from the Board's professionals.

Mr. Maski said there was a lot of discussion about the methods of remediation at the back line. He recalled the final discussion was that the soil towards the rear would not be removed, so that the existing row of trees could stand.

Mr. Fisher agreed. He said that recommendation came at the request of the Environmental Commission. The testimony was that there will be 76 mature trees would be saved there. He confirmed that area would be totally fenced, as an engineering control.

Mr. Maski asked for confirmation as to the length of the fence towards the rear property line.

Mr. Fisher said the applicant agreed to extend the fence along the entire back property line. Mr. Fisher pointed to the red line shown on Exhibit A-7 which extends the length of the rear property line. The fence will be a solid vinyl fence.

Mr. Maski asked the color.

Mr. Fisher said one of the conditions was that the fence color would be provided to the satisfaction of the Board's professionals.

Mr. Fisher added there was also testimony that the applicant would provide up to 100 six-to eight-foot Evergreen trees on the neighboring properties on Oxford Place, to the Board's professionals satisfaction.

Mr. Maski reviewed for the Board; there are no variances with this application. However, there are a few waivers requested: size of parking spaces; width of the aisles; submission waiver from submitting a Community Impact Statement; one sign waiver to permit two freestanding signs instead of one; an Economic Hardship Waiver on the Tree Mitigation, allowing them to cap it at 1 ½% of the total site improvement costs, yielding 557 trees and a contribution to the Township Tree Fund for an additional eight trees.

Mr. Fisher asked if any waivers are required for exterior materials to be used. He said technically the building may be classified as a prefabricated steel panels, as part of the building. Testimony was provided on that.

Mr. Maski said the waiver should be added.

Mr. Fisher said they are requesting a phased approval, but the second phase is small, which is converting the northern most field from grass to turf.

Mr. Fisher said there is a 2 ½% Affordable Housing Fee associated with this project.

Mr. Fisher said the applicant will comply.

Chairman Lipani asked Mr. Maski about the inspection of the fence in the remediation area. He asked if the inspection would be done by the LSRP or by the Township, or both.

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Mr. Fisher said his understanding is that the inspection is arranged by the applicant, as part of the engineering controls.

Chairman Lipani said the testimony was that the hours of operation will be 8am – 11pm; that the lights will be turned off on the outside fields when not in use; and that the northern most field would be used last.

Mr. Fisher agreed. He said the first two southern most fields would be used as the priority; the northern most field would be the third in line.

Mr. Fisher clarified the hours of outdoor operations will be 8am – 11pm. The request is to allow for other community events to extend beyond that time.

Mr. Fisher acknowledged outside agency approvals will need to be acquired, although most have been received.

Chairman Lipani thanked Mr. Wilke and his team for all the efforts made to be a “good neighbor” and meeting publicly and privately with the public on their concerns.

A motion to approve, with the conditions stated, was made by Mr. Skobo; seconded by Mr. Wagner (*simultaneously with Ms. Forrest*).

Roll Call: Ms. Forrest – yes; Secretary Hesthag – yes; Mr. Wagner – yes.

Mr. Wagner also thanked Mr. Wilke for meeting with the residents. He said he believes the applicant went above and beyond.

Mr. Skobo – yes; Mr. Weinstein – yes; Vice Chairman Julian – yes; Chairman Lipani – yes. Motion carries.

Chairman Lipani thanked those present and said the Board looks forward to a wonderful project.

Chairman Lipani noted the next meeting date of May 24.

Mr. Maski advised the meeting should remain open for now, although there is no business currently scheduled.

Chairman Lipani informed the Board that Ms. Forrest will be resigning since she will be moving out of town. He thanked Ms. Forrest on behalf of the Board for her time and input, and service to Hillsborough.

CORRESPONDENCE

None

ADJOURNMENT

A motion to adjourn was made and seconded. All were in favor, none opposed; motion carries.

The meeting was adjourned at 8:46 pm.

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