

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
April 04, 2013

Chairman Sireci called the Planning Board meeting of April 04, 2013 to order at 7:30 p.m. All stood for the Pledge of Allegiance. The meeting took place in the courtroom of the Municipal Complex.

Chairman Sireci announced that 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
Michael Merdinger – Present
Committeewoman Gloria McCauley – Present
Steve Cohen, Vice Chairman - Absent
Tod Mershon, *Secretary*- Present
Neil Julian - Present

Sam Conard - Present
Steven Sireci, Jr., Chairman - Present
Robert Wagner, Jr. - Present
Daniel Marulli (Alt. #1) - Present
Robert Peason (Alt. #2) - Present

Also present: Robert Ringelheim, P.P., A.I.C.P., Township Planner; Jeffrey Ziegelheim, Esq., Board Attorney (Eric M. Bernstein & Associates); William H.R. White, III, P.E., P.P., C.M.E., Board Engineer (Maser Consulting, P.A.); Lucille Grozinski, C.C.R. and Caz Bielen, Premier Media, LLC, Videographer.

ACCEPTANCE OF MINUTES

None

ACCEPTANCE OF RESOLUTIONS

RCP Equities, LLC 12-PB-07-MSRV

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

Roll Call: Mr. Mershon – yes; Mr. Conard – yes; Dr. Marulli – yes; Committeewoman McCauley – yes; Mayor DelCore – yes; Chairman Sireci – yes. Motion carries.

PLANNING BOARD BUSINESS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

Ordinance 2013-07 – An Ordinance to Change the Zone Designation for Block 180.01, Lots 42, 43, 44, 45 and 47 in the AG District to the HS District

Township Planner, Robert Ringelheim said this ordinance was reviewed by the Planning Board a few weeks ago and introduced by the Township Committee. At the introduction it was determined that there was an error in the title so it had to be reintroduced. Other than that, this is the same ordinance previously reviewed. This ordinance is for the property next to the Bryce Thompson tract near the Montgomery border. There are several residential homes in Montgomery with their backyards in Hillsborough. The backyards will be deleted from the zone change now so we are only going to change the zone for the lots that are not the backyards of those residences. We are asking that the ordinance be referred back to the Township Committee for final approval. With this the zoning does not totally conform with the recommendations of the Master Plan because of the few backyard exceptions.

A motion to recommend Ordinance 2013-07 to the Township Committee was made by Mr. Mershon, seconded by Dr. Marulli.

Roll Call: Mr. Wagner – yes; Mr. Julian – yes; Mr. Mershon – yes; Mr. Conard – yes; Mr. Merdinger – yes; Dr. Marulli – yes; Committeewoman McCauley – yes; Mayor DelCore – yes; Chairman Sireci – yes. Motion carries.

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

GSA Belle Mead Interim Remediation (HP) – File #12-PB-10-SR – Block 175, Lot 39.02 and Block 177, Lot 23.02 – Mountain View Road. ***ADJOURNED TO MAY 02, 2013 WITH RE-NOTICE.***

Chairman Sireci announced the adjournment.

Mr. Ringelheim said the applicant has made a request for adjournment and any extensions of the MLUL.

Somerset County Emergency Training Academy – File #13-PB-01-MSRV – Block 142, Lot 23.05 (formerly known as Block 142, Lot 23.D) – 402 Roycefield Road.

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Chairman Sireci introduced the application.

Michael Camerino, Esq. of Mauro, Savo, Camerino, Grant & Schalk appeared on behalf of the applicant.

F. Mitchell Ardman, P.E., of The Reynolds Group, was sworn in, reviewed his credentials, was accepted by the Board and gave the following testimony in response to questions asked by Mr. Camerino:

Mr. Ardman reviewed **Exhibit A-1** - Colored Rendering of Sheet OS-1 from the Site Plans provided. The property is approximately 8.8 acres. The site is bounded by railroad tracks on the southern end. The County owns the property to the east and west. The driveway accessing this property comes off of Roycefield Road to the west and comes through the County maintenance facility on Roycefield Road. There are residences to the south across the railroad tracks. There was a 1996 approval by this Board where this training facility was approved and built out. There is a large parking area on the westerly side with approximately 110 parking spaces. The existing building contains office space for the training center. There are a series of buildings along the site for the Fire Academy. There is a stormwater detention basin on the southwest side of the property.

The proposed addition is 4,536 sf. which is going over what is now a loading area. Currently the trucks which are serviced on the site and stored, come to the eastern side of the building where there is a loading door. The expansion will be placed on the eastern side of the building. The bays will be transferred to the new section. The section that was apparatus storage bays will be converted to a training center with an open training area and a few offices. The site will remain largely as it does now as a training facility.

There are no disturbances of environmental features, no tree removal, and no streams or wetlands that will be affected. The building is being placed on impervious surfaces already existing. The drainage will remain the same. There is a trench drain along the eastern side of the building. All of the roof drains will be tied into an inlet pipe network that pipes the water over to the existing detention basin. There will be bays on the north side of the building with a driveway for access and an overhead door to the apparatus bay area.

Many of the variances are previously existing. The variances involves are for minimum lot area: 50 acres requires, 8.7 acres existing; minimum side yard setback: 100 ft. required, 80 ft. existing nonconformity (no change); rear yard setback: 100 ft. required, 61 ft. proposed. The Rear yard is on the right side. The County owns the adjacent property as well. The building addition lines up with 2 existing buildings on the right sideline; one 61 ft, the other 53 ft., so it is in conformity with the existing buildings on the site. The remaining variances are minimum buffer: 50 ft. is required, 0 (zero) provided as existing and previously approved with no change; maximum impervious coverage: 60% is permitted, existing is 73.23%. We are just adding 1/4% to be up to 73.46% so that we can get the access doors for the apparatus. There is no impact on the drainage system. The water will be picked up on the on-site inlets. None of it will flow off-site to any residents. The last variance is for height: 60 ft. permitted if it is a 115 ft. setback. Since we are not at that setback, that 23 ft. height is a variance. The tan existing building on site is at 23 ft. We are just matching the roofline. We do not see any detrimental impact. Our neighbor directly to the south is a 100 ft. wide railroad right-of-way.

In my opinion I look at these variances as a 'c'(2) since the positive aspects outweigh the negative. We are adding the building on a location that makes the most sense for circulation. If the setbacks were held the building would have to be pushed towards the center of the property which would disrupt the training facility and operations currently. I believe such a move would not represent good planning of the site. I do not see any negative impacts on the site for the proposed plan. Having 2 governmental agencies on the same property is a benefit. Also beneficial is arranging the site the way we have makes the site work and flow evenly together. Again, without any negative impacts. It also furthers the purposes of the Land Use Law by encouraging the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies. I believe these variances can be granted without substantially impairing the intent and purposes of the Zone Plan and Zoning Ordinance. There is no impact to stream, wetlands, trees, etc. so we are requesting a Waiver from providing an Environmental Impact Statement. Again, we did meet with the Environmental Commission a few weeks ago.

Currently the facility is being used by the EMS and Fire Companies Monday through Friday 5:30 p.m. to 10:00 p.m. with a maximum of 50 people. The proposed Police Academy will be used Monday through Friday, typically 7:30 a.m. to 3:30 p.m. There may be an infrequent shift from 2:00 p.m. to 10:00 p.m. with approximately 50 cadets and 8 instructors. There are 110 parking spaces so there is sufficient parking. The operations typically will not be concurrent but even if they were there would be enough space on site for the two. There is good traffic flow from the entrance off of Roycefield Road and good access around the site.

There will be a canopy with the addition on the right. The canopy is for cover for those vehicles that are typically kept outside. There is a change in the plan in that the steel truss will be built up straight across with the roof line instead of being at a sloped angle but will not be above the 23 ft. height. There will be lights under that canopy and by the doors.

Mr. Conard asked if combining this lot with the other adjacent lots would make it more conforming.

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Mr. Ardman said it would make it more conforming but there are distinct uses on the different properties so the County does not want to co-mingle them.

Mr. Ringelheim noted in the 1996 Resolution there were some conditions. Those that are applicable should still be carried out by the County.

Mr. Camerino agreed and said specifically, that no outdoor activities will begin prior to 9:00 a.m. and that exterior lights will be turned off at 10:00 p.m.

Open to the Public

Michael Treffinger – Wolfe Drive

Mr. Treffinger said I live across the tracks from the County facility. There is currently training going on with the Police earlier than 9:00 a.m. I hear them at 7:00 a.m. and all through the day. If this is going on now what is going to happen once this is approved?

Chairman Sireci said it will be put in the Resolution that the agreements made in 1996 hold.

Mr. Bernstein said we will also restate the hours of operation. Mr. Bernstein reviewed the hours of operations with Mr. Ardman.

Mr. Ardman said the operations are Monday through Friday. Based upon the report I received the hours are stated as 7:30 a.m. to 3:30 p.m. but no outdoor activity before 9:00 a.m. The Fire and EMS will have outdoor activities after that time. The lights go out for both uses at 10:00 p.m. On occasion the Academy will be 2:00 p.m. to 10:00 p.m. Again, there will be no outdoor activities before 9:00 a.m. and after 10:00 p.m. When I asked I was told there was no activity on the weekends.

Chairman Sireci told Mr. Treffinger, if you have a problem with their operations you can call the County and complain. We can only stipulate it in the Resolution which we will do.

Close Public

Robert Barringer, R.A. of Cornerstone Architectural Group was sworn in, reviewed his credentials and gave the following testimony in response to questions asked by Mr. Camerino:

The facility is a one-story masonry with a flat roof building built in 1996. Our design intent is to continue the same aesthetic to the addition. We plan on matching the materials and color so that hopefully it does not look like an addition. We are taking what is existing as a vehicle storage area and turning that into an open space for training. We are looking to repurpose this area as a flexible training area. The addition will be to park the trucks and create drive-through doors on the north end. There will be a total of 5 offices for the Police Academy. The open air canopy is there to provide a roof and has supporting columns that drop down.

Exhibit A-3 – Revised Architectural Rendering

The idea is that the roof structure that would support the addition would be carried out in the same line and drop down with the column as opposed to having a lower roof. That will give us greater flexibility in terms of the size and height of the vehicles we can park underneath.

No questions from the Public

A motion to approve with the stipulated hours of operation and other conditions from the previous 1996 Resolution was made by Mr. Julian, seconded by Mr. Merdinger.

Roll Call: Mr. Wagner – yes; Mr. Julian – yes; Mr. Mershon – yes; Mr. Conard – yes; Mr. Merdinger – yes; Dr. Marulli – yes; Committeewoman McCauley – yes; Mayor DelCore – yes; Chairman Sireci – yes. Motion carries.

Mr. Ringelheim informed the Board there is no activity scheduled to the meetings of April 11 and April 25.

A motion and second was made to cancel the meetings of April 11 and April 25. All were in favor; none were opposed. Motion carries.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Submitted by:

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Debora Padgett

Planning Board/Board of Adjustment Clerk

Approved