

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
February 27, 2014

Chairman Sireci calls the Planning Board Public Meeting of February 27, 2014 to order at 7:30 p.m. All stand for the Pledge of Allegiance. The meeting takes place in the Courtroom of the Municipal Complex.

Chairman Sireci announces the meeting has 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*
Michael Merdinger - *Present*
Committeeman Frank DelCore – *Present*
Steve Cohen, *Vice Chairman - Present*
Tod Mershon, *Secretary - Present*
Neil Julian - *Present*

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

Also present: Bruce Rydel, P.P., AICP, Township Planner; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); William H. R. White, III, PE, Board Engineer (Maser Consulting, P.A.); Lucille Grozinski, C.C.R.; and Caz Bielen, Premier Media, LLC, Videographer.

ACCEPTANCE OF MINUTES

February 06, 2014

A motion to approve was made and seconded.

Roll Call: Mr. Mershon – yes, Dr. Marulli – yes, Vice Chairman Cohen – yes, Mr. Merdinger – yes, Chairman Dr. Sireci – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

JK Design 13-PB-13-MSRV

A motion to approve was made and seconded.

Roll Call: Mr. Merdinger – yes, Mr. Mershon – yes, Mr. Julian – yes, Mr. Wagner – yes, Dr. Marulli – yes, Vice Chairman Cohen – yes, Committeeman DelCore – yes, Chairman Dr. Sireci – yes. Motion carries.

PLANNING BOARD BUSINESS

Site Walk for Glen Gary Application

Mr. Rydel discusses the Glen Gary site walk in which members of the Planning Board may visit the site. He asks the Board for volunteers. Mr. Merdinger, Mr. Julian, Mr. Mershon, and Deputy Mayor Burchette volunteer.

Capital Planning Committee - Presentation of 2014 Capital Budget Proposals

Mr. Frank Herbert, member of the Capital Planning Committee, briefly describes the process of how proposals are evaluated by the Capital Planning Committee.

Mr. Steve Monte begins with the Engineering proposal to resurface Hillsborough Road which the Committee ranked with a high priority.

Mr. Herbert adds it was ranked so highly because of the State’s \$200,000 grant.

He goes on to mention the criteria the Committee uses to create these rankings and they include mandates and compliance, failing capability of roads or machines, health and public safety issues, operating savings, and projects that have the “biggest bang for the buck.”

Mr. Herbert describes the Transportation Bus for senior citizens that Social Services requested. He adds that the current bus is at the end of its life and a smaller bus would not meet the needs of the Township.

Cathy Faerber, Assistant Director of Social Services, briefly discusses the conditions of the current buses they use.

Next is the John Deere Sub Compact Tractor for snow removal at the Municipal Building, requested by the Department of Public Works.

Chairman Sireci notes clearing the snow from the Municipal Building by hand is inefficient and using machinery makes more sense.

Chairman Sireci asks Rich Resavy, Director of Public Works, to present the next couple of items.

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Mr. Resavy describes the conditions of the current salt and plow trucks they have. He goes on to talk about the necessary “re-gen” programs that essentially mean trucks cannot be used for six to eight hours during snow storms in order for crew members at the DPW garage to remove soot from the filter through the regeneration process.

Mr. Resavy notes with a new truck, the Department of Public Works will be able to respond more quickly and will add to the “re-gen” rotation – meaning more trucks will be on the road while others are charging.

Chairman Sireci notes that only one truck is rated high.

Mr. Monte notes the rank for one truck is at #4; the other ranked medium at #11.

Chairman Sireci says both are needed but if one is purchased this year then perhaps next year the second truck will be rated higher and be able to be purchased.

Replacement Defibrillator is next on the list.

Chairman Sireci describes why the new model of Defibrillator is so superior and states there is no downside to buying one.

Mr. Monte talks about the request for Replacement tools for the Rescue Department due to new government regulations, ranked #6 as a high priority.

Chairman Sireci clarifies that these would be tools for the second rescue truck and one tool for each ambulance.

Mr. Herbert describes the Bullet Proof Protective Barrier requested by the Finance Department because of the large amounts of cash they handle.

The next item is Electronic Door Lock Replacements which are needed because of inconsistent malfunctioning. A complete replacement is needed to solve this problem.

It is suggested that Public Works be trained in maintenance so that this is not needed in the future.

The Public Works request for an Asphalt Recycler is discussed. It would be used to keep asphalt in trucks warm over night so that when work begins in the morning, the asphalt is ready to be used.

Chairman Sireci notes that residents would appreciate more efficient pothole filling.

Chairman Sireci talks about the next item, sidewalk replacements, which the township does every year. They use \$75,000 from the dedicated Sidewalk Fund to repair township sidewalks.

There are four medium priority projects. The Board has already heard about the truck for Public Works. Chairman Sireci asks Assistant Township Engineer Tom Belanger to talk about the Wood Rail Replacements.

Mr. Belanger talks about wooden guide rails along roads. They are not the safest guide rails and some are rotting and falling apart. He would like to replace them with the standard metal guide rails.

Chairman Sireci asks if there could be a priority list so that some rails could be replaced sooner than others.

Mr. Belanger notes that the money allotted here would not cover all the rails in town. But it is of course possible to create a priority list for major roadways and larger drop-offs.

The Police Department is asking to replace 20 shotguns because the ones they have now are not always working. It is noted that the shotguns requested would fit in the current locking systems in patrol cars that are in use.

The next item is Evidence Management System. It is software that keeps track of evidence and recovered property so the Police Department can keep a chain of custody and know where everything is. It would be a convenience to residents and police personnel and a time saving piece of software.

Chairman Sireci quickly goes over the low priority items:

- Engineering’s Drainage Improvements will have to wait for all the other road repairs to be complete.
- The Police Department’s Network Switches will have to be replaced one at a time.
- For DPW’s garage roof, Mr. Resavy says they can patch the roof to stabilize it for the time being.
- Three other proposed road resurfacings cannot be done this year due to the amount of damage from this winter, throughout the Township.

The Board discusses the need for the Asphalt Recycler and Hauler because of the current “hot patch” machine.

Mr. Resavy says it is very different than the “hot patch” or infrared system they currently use. Instead of placing something on the asphalt on the ground to heat it up, this asphalt recycler trailer will keep it

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warm over night. He says it is an essential piece of equipment. It will be easier for the workers and more efficient for the town.

Chairman Sireci informs the Board that they are able to alter the list before sending it as a recommendation to the Township Committee.

The Board discusses whether or not the requests from Public Works are adequate considering the storms this winter.

Mr. Resavy notes he would like the second truck but in terms of asphalt repairs, the Asphalt Recycler will not only improve efficiency but also the quality of the patches.

The Board discusses moving the Asphalt Recycler higher in the rankings.

Mr. Resavy says it can be moved to number 3, ahead of the John Deere Sub Compact Tractor.

The Board describes the projects that are being moved down by one rank and decides they are still high priority but can be below the Asphalt Recycler.

Items 3 through 8 will all be moved down one number.

There are no other comments from the Board.

2014 CAPITAL BUDGET RECOMMENDATIONS

Department	Project	Cost Estimate	Rank
1. ENG	Hillsborough Road Resurface	\$ 367,620.00*	High
2. SOCIAL SERVICES	Transportation Bus for Senior Citizens	\$ 60,000.00	High
3. DPW	2 Ton – 4 Ton Trailer Model Asphalt Recycler and Hauler	\$ 30,000.00	High
4. DPW	John Deere X729 Sub Compact Tractor with Glass cab and snow attachments	\$ 21,530.00	High
5. DPW	(1) 6-Wheel Dump Truck with snowplow and spreader	\$ 210,000.00	High
6. POLICE	Replacement Defibrillator	\$ 1,400.00	High
7. EMS	Obsolete Rescue Tools Replacement	\$ 88,894.50	High
8. FINANCE	Bullet Resistant Protective Barrier	\$ 20,000.00	High
9. POLICE	Electronic Door Lock Replacement	\$ 62,000.00	High
10. ENG	Sidewalk Replacements – Various	\$ 75,000.00	High
11. DPW	(1) 6-Wheel Dump Truck with snowplow and spreader	\$ 210,000.00	Med.
12. ENG	Damaged Wood Rail Replacements – Various	\$ 100,000.00	Med.
13. POLICE	20 Shotguns	\$ 12,400.00	Med.
14. POLICE	Crime Fighter Beast Evidence Management	\$ 13,170.00	Med.
15. ENG	Drainage Improvements – Various	\$ 75,000.00	Low
16. POLICE	Network Switches	\$ 8,000.00	Low
17. DPW	Garage Roof Repair	\$ 23,000.00	Low
18. ENG	South Triangle Road Resurface	\$ 371,385.00	Low
19. ENG	Camplain Road Resurface	\$ 206,505.00	Low
20. ENG	Pineywoods Road Resurface	\$ 160,950.00	Low

*Engineering – Possibly eligible for Local Aid Grant of \$ 200,000.00 for road resurfacing.

A motion to recommend the list, as amended, to the Township Committee is made and seconded.

Roll Call: Mr. Wagner – yes, Mr. Julian – yes, Mr. Mershon – yes, Dr. Marulli – yes, Mr. Merdinger – yes, Mr. Peason – yes, Vice Chairman Cohen, – yes Committeeman DelCore – yes, Deputy Mayor Burchette – yes, Chairman Dr. Sireci – yes.

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SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

Duke Farms Foundation – Amended - File #14-PB-02-SR– Block 142, Lot 9 and Block 49, Lot 3 – Dukes Parkway and Route 206. EC Review: 02-24-14 / HPC Review: 02-27-14.

Chairman Sireci introduces the application.

William Bergman, Esq., representing the Applicant, introduces himself and the application.

Mr. Bergman notes the Applicant has approval from the Somerset County Planning Board and the Historic Preservation Commission.

Michael Catania, Executive Director of Duke Farms, is sworn in.

Mr. Catania briefly describes the history of Duke Farms and the reasons for this application. He notes that the number of visitors last year was far higher than they had expected and planned for.

He stresses the application's main purpose is to protect their visitors.

He notes they will need DEP permits for some of their proposed alterations.

No questions from the Board.

No questions from the Public.

Paul Ferriero, Project Engineer, is sworn in.

Mr. Ferriero describes his qualifications as a civil engineer.

The Board accepts his qualifications.

Mr. Ferriero discusses **Exhibit A-1** and describes the proposed asphalt pathways, which he describes as Phase 1 of the project.

Exhibit A-2 depicts the second phase of the project.

He explains that the idea is to eventually create separate pathways each for bicyclists, the tram, and pedestrians.

Mr. Ferriero discusses the sight distance issue and how it will be improved with the proposed traffic light instead of the blinking light currently used.

Exhibit A-3 is a drawing of the proposed aluminum bridge that will go over the stream. It will be about 90 feet in length and 10 feet wide.

Mr. Ferriero and the Board discuss the Flood Hazard Permits.

The Board and the witnesses discuss the revised tram path.

Mr. Julian, the Environmental Commission representative to the Board, talks about their involvement with this application. He says the only conditions asked for were that they attain the two DEP permits before commencement of work.

It is further clarified that those permits are related to Phase 2.

Historic Preservation Commission was concerned with the 10 foot section of stonewall being removed so the Applicant has agreed to remove each stone intact and store them for future use on the site.

No questions from the Public.

Mr. Bernstein asks that the witness address the reports from Mr. Rydel and Mr. White.

Mr. Ferriero notes that several of the comments in these two reports can be worked out in the field, but otherwise the Applicant is amenable to their conditions.

Mr. Catania discusses the condition of striping the new tram crossing. The Applicant wanted to avoid this in order to prevent pedestrians from using it as a second crossing.

Stop bars are recommended in addition to the striping. The Applicant would prefer to not have any striping.

Mr. Ferriero discusses the waivers requested.

- Item H, Building waivers due to the nature of the application.
- Item L, existing and proposed items like trees.

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- Item M, information on required plans for water and sewage facilities.
- EIS and Environmental Inventory Report waivers also requested.

Mr. Rydel notes the Planning issues have been addressed.
There are no further questions.

A motion to approve the application with all waivers, as requested and all the conditions provided by the Board Professionals is made by Mr. Merdinger. The approval will be dependent upon the NJDEP approvals. The motion is seconded by Committeeman DelCore.

Roll Call: Mr. Wagner – yes, Mr. Julian – yes, Mr. Mershon – yes, Dr. Marulli – yes, Mr. Merdinger – yes, Vice Chairman Cohen, – yes Committeeman DelCore – yes, Deputy Mayor Burchette – yes, Chairman Dr. Sireci – yes. Motion carries.

CORRESPONDENCE

Somerset County Planning Board – Letter of 02-20-14

Mr. Rydel requests that the members of the Board read the letter provided.

PLANNING BOARD MEETING SCHEDULE

Motion to cancel the March 6th meeting because there is no activity scheduled. The motion is seconded.
All in favor – Aye; None opposed.

ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Submitted by:
Caitlin Davis
Planning and Zoning Clerk

Reviewed by:
Debora Padgett
Administrative Assistant
Planning Board/Board of Adjustment Clerk