

Ewing Township Planning Board Meeting June 6th, 2019

An Ewing Township Planning Board meeting was held in the Council room of the Municipal Building.

Chairman Richard Owen opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on December 21st, 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the 21st day of December 2018

<u>Present</u>	<u>Excused</u>	<u>Absent</u>
Fredricka Billups	James Walker	
Peter Boughton	Vincent shea	
Thomas Lanigan	Shirley Thomas	
Anthony Apicelli		
Dan Burke		
Bert Steinmann (Mayor)		
Kevin Baxter		
Richard Owen		

The minutes for March 7th were approved
Motion made by Ms. Billups
Seconded by Mr. Apicelli

There are no Resolutions anticipated to be adopted at this meeting.

The Planning Board will hold a courtesy review and discussion for Mercer County regarding proposed parking lot for Trenton Mercer Airport at off-site lot on Scotch Road, Block 371, Lot 2.

The issue with this location is the parking, more is required, the parking lot is part of the Master Plan, FAA is to be submitted in the future, the south parking lots by Home Front is mostly a field area, this property is on the Air port plan and more parking will be added as it is required

There will be a new Terminal in between the Fire House which is closer to Bear Tavern, so the Mud Lot could be paved also when required, other lots are been addressed and parking will be moved, and this area will have shuttles to the parking lots to and from the Airport to help with congested parking.
The 68 acres will be part of the discussion, it is open field now which will have more parking and construction done later.

204 parking lots is been proposed this is for Rental cars and car drop off other lots could be used for over flow parking, shuttles and shelter will be provided a car rental office will be addressed for the future for storing and cleaning cars

If the is enough room or the ordinance allows it a Garage could be built soon a traffic study will have to be done.

Underground detention basin will have to be addressed soon, plans will be shown this will have proper drainage, cleaning and who oversees maintain it.

All the sewer, and electric will be under ground.

The location will have an Emergency Stand by Generator emergency lighting as required, the DEP will be involved for any permits that may be required.

All the landscaping will be on plans as required this will be for future construction also. 90% of tress will be saved, more ever greens were added and islands also with land scaping.

Mr. Owen did state more Shade trees need to be planted, too many are getting cut down and they are not been replaced, also the asphalt needs to be shaded.

The car Rentals have been there for a long time, they rent out the cars, the new lot is for car pick up and drop off the area has no fencing 204 cars will be stored at this location, the car rentals are usually Budget and Enterprise they usually store the cars to rent out, the idea is to try to get a lot as close to the terminal as possible, this will be good for the future when the GM Site will be all done with construction.

This lot is needed for extra parking and the idea is to have it more convenient for the public.

Ms. Billups addressed the rushing of a person when they are trying to get out of the car to get into the airport, they do not give an elderly person time to move, more consideration needs to be given.

The applicant would like to start as soon as possible with some parking lots, they would like it done by the end of the year, this will take a long time, but extra parking is needed now.

All codes need to be done by ordinance, Knox Box will be to be addressed by the Fire Chief. Access will be done by access cards.

It was stated this will be addressed and they thanked the board for listening to the application

The Planning Board will discuss and adopt the Sustainable Land Use Pledge 2019.

Mr. Latini stated this is a long-time process, changes are been made all the time, Land use ordinances, Tree ordinances are going into effect, fees are been drawn up, commercial buildings need to add more trees as they are cutting them down

The town will see more benefit, better land scaping will be shown,

This will go before council when Mr. Latini adds more information to it

The board made a motion to have this go before council

All in Favor

The Planning Board will review and discuss the Shade Tree Ordinance and make recommendations to Council.

Mr. Latini stated this will be very good for the township, too many builders are taking down trees when constructing and they are not replacing as many as they are taking down, some fees need to be collected for this it takes money to replace trees and they are very expensive to do so.

Landscaping drawings are been required at meeting now which helps with tree counts and tree removals.

There is too many parking lots going into business areas with trees been cut down and some not been replaced, tree add value to the lots, the property must look inviting and not have missing trees and missing landscaping.

A tree fund could be set up, some private home owners cannot afford to take down dead trees, so the fund could help with that.

Landscaping plans need to be done by proper professionals not Engineers,

The concern is the I-Hop Property on Parkway Ave they cut down way too many trees and did not replace them, the property needs better landscaping.

A fee needs to be charged to people who have business and cut trees down and not replace them, this must be addressed immediately.

Tree topping can be done that is no issue trees can be thinned out, but some species are different, so they need to be done carefully.

Mr. Owen addressed some of the wording with Mr. Latini which he did address right away

There was a reference to the standards that PSE&G do when cutting trees they cut them way too far back, they look ugly they need to be contacted to address what they are doing to the Street Scape.

No permit will be required to remove trees, there must be a limit to trees per acre too many are getting cut down

The Township does not come out to cut trees down on the County does that if you are on a county Road.

Ms. Maloney

It will be hard to give fines to contractors on how many trees they cut down some trees are more expensive then others, fines will be hard to assess an ordinance will have to be drafted and complied with.

Fines will have to paid or the tress will have to Replaced, an escrow will have to be opened and a fee limit will need to be addressed as to how much the fine should be.

Mr. Boughton stated that the public needs to be more aware of this, it must be advertised more, put on web site, put in the Newspapers. We can investigate other Townships and see how they are addressing it

Ms. Billups stated this is a great idea, but the Residents should not be hit with fines and letters and more information needs to get out there to let the public know what is going on

Mr. Latini thanked the board for their added information and great ideas he will add it to what he has and then it will go back to Council
All in favor.

Submitted by Imelda Wollert