

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

October 11, 2012

Chairman Sireci called the Planning Board meeting of October 11, 2012 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 the Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

Deputy Mayor Gloria McCauley - Present
Greg Burchette – Present
Committeeman Frank DelCore - Present
Steve Cohen, Vice Chairman - Present
Tod Mershon, *Secretary*- Present
Neil Julian - Absent

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

Also present were David Kois, Zoning Officer/Assistant Township Planner; Eric M. Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); William H.R. White, III, P.E, P.P., C.M.E. (Maser Consulting); and Lucille Grozinski, C.C.R.

ACCEPTANCE OF MINUTES

None

ACCEPTANCE OF RESOLUTIONS

None

PLANNING BOARD BUSINESS

None

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING – SUBDIVISION/SITE PLAN APPLICATIONS

County of Somerset / MARKOWITZ – File 12-PB-08-MRV – Block 171, Lot 73.01 – Long Hill Road.

Bill Robertson, Esq. of the Law Firm, Cooper Robertson and Rogers appeared as Deputy County Counsel on behalf of the applicant, County of Somerset.

Mr. Robertson said this application is for the property known as Block 171, Lot 73.01 and 73.02 although the subject application only involves Lot 73.01. The owners of the property, Joseph and Mary Markowitz, own a total of 57 acres in the MZ Zone which has approximately 500 ft. of frontage on Long Hill Road. The County is a contract purchaser of approximately 41.6 acres. We are proposing to subdivide that property into 3 lots; two to go to the County with the center lot containing the existing 2-story residence, one car garage and some other pertinent features to be retained by the owner. The property is being acquired with Open Space Trust funds and will be preserved in perpetuity. This property is substantially surrounded by other preserved properties and will be merged with other open space properties.

Thomas Boccino, P.E. was sworn in and reviewed **Exhibit A-1 - Aerial Photo** and **Exhibit A-2 – Colored Survey**, pointing out the open space property owned by the County and that owned by the Township. This property makes a critical connection in our Open Space Greenway through the Sourlands which would allow for a contiguous connection from the parking area on East Mountain Road to the Township border to the west. The property is intended to be used as passive open space with no other improvements other than a trail system in the future.

Mr. Robertson said the required lot area minimum is 15 acres. Proposed Lot A will require a variance since it is undersized on its own.

Mr. Boccino agreed and said the subdivision lots are configured the way they are to provide the lot retained by M/M Markowitz to be conforming with the proper frontage required and the desired distance from existing improvements to the property lines where the public would be accessing.

Mr. Robertson said Proposed Lot B is landlocked but will be merged with other open space properties which once merged, will have road frontage access.

PLANNING BOARD MEETING MINUTES
October 11, 2012

Mr. Boccino agreed. He acknowledged he had reviewed the Planner Report and Maser Report. We will comply with all of the comments in each.

Mr. Robertson said there is a comment about the impervious coverage for remaining Lot 73.01. The maximum coverage for this lot is 5%. I am not certain of the calculation at this time but it looks to be substantially less than the maximum. Should it be in excess, we ask that a variance be granted.

Mr. White pointed out the lot is calculated to be at 1.72% per the chart provided.

Open to the public

No members of the public present – close public.

A motion to approve was made by Committeeman DelCore, seconded by Mr. Burchette.

Roll Call: Ms. Fenwick – yes; Mr. Burchette – yes; Mr. Mershon – yes; Mr. Conard – yes; Dr. Marulli – yes; Vice Chairman Cohen – yes; Committeeman DelCore – yes; Deputy Mayor McCauley – yes; Chairman Sireci – yes. Motion carries.

RPC EQUITIES, LLC – File 12-PB-07-MSRV – Block 151.09, Lot 221 – 300 Valley Road.

Michael O'Grodnick, Esq. of the firm Mauro, Savo, Camerino and Schalk in Somerville appearing for the applicant, introduced the application as a minor site plan for a pole barn on a 3.39 acre lot in the G-1 Industrial District; the home to Redco Industries. Redco assembles pollution control equipment, specifically electrostatic precipitator controls which are used to remove particles from the air. They currently have 24 full-time employees and get 1 or 2 deliveries per week. They ship 1 or 2 truckloads of the assembled cabinets once or twice a month.

The applicant is proposing a 20' x 62' pole barn. The application requires 2 variances from front yard and side yard setbacks. The pole barn will be positioned in between two existing non-confirming buildings. If approved, the pole barn would be constructed on an existing concrete pad. This pole barn would be used to store the completed cabinets before shipping.

Michael Ford, P.E. of Van Cleef Engineering was sworn in and provided the following testimony:

The pole barn will be used for storage and will not contain any bathrooms. It will be placed over an existing concrete pad, albeit the pad will have to be altered somewhat to accommodate the new building. Although the application requires variances from front yard and rear yard setbacks, there are already existing buildings that are closer to those property lines than this building.

By virtue of this being a minor site plan, we have already received outside agency approvals and/or waivers from the DRCC and from the SESC District. The comments from Mr. Ringelheim's August 8, 2012 memorandum have been addressed. We will comply with each and every one of the comments in the August 30, 2012 Maser Report to Mr. White's satisfaction. The Fire Chief's memorandum noted there are no comments.

William H.R. White, III, P.E., P.P., C.M.E., Board Engineer, said the plan is based on a survey that is 4 years old. Have there been any changes to the site since then?

Mr. Ford said we have done a site visit and have mapped all of the existing concerns accurately. The plan before you represents the existing conditions. As you identified, there is not an existing handicap space so we will either provide a new space or re-stripe an existing one to accommodate that.

Mr. White asked how refuse and recyclable storage is handled. Will there be any new lighting?

Mr. Ford said they have a private waste hauler and have 2 steel bins on site; one for recycling the other for trash. They are in between where the new building is proposed and where the existing storage containers are shown on the plan in the stone area. There will be no new lighting; what they have now is adequate for their needs.

David Kois, Zoning Officer/Assistant Planner asked Mr. Ford to address Mr. Ringelheim's comment as to whether the proposed pole barn would enable any of the storage containers to be removed.

Mr. Ford said that is not the intent; the storage containers would stay at this time. The intent is to replace the storage tent.

Committeeman DelCore said with regard to the rear yard setback, what is behind this lot.

Mr. Ford said a railroad is behind the property.

PLANNING BOARD MEETING MINUTES

October 11, 2012

Open to the Public

No members of the public present - close public.

A motion to approve was made by Mr. Burchette, seconded by Dr. Marulli.

Roll Call: Ms. Fenwick – yes; Mr. Burchette – yes; Mr. Mershon – yes; Mr. Conard – yes; Dr. Marulli – yes; Vice Chairman Cohen – yes; Committeeman DelCore – yes; Deputy Mayor McCauley – yes; Chairman Sireci – yes. Motion carries.

Chairman Sireci stated there is no business scheduled to the Business Meeting of October 25th.

A motion to cancel the October 25th meeting was made by Mr. Conard, seconded by Mr. Burchette.
All in favor – Aye; opposed – none. Motion carries - meeting canceled.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Submitted by:
Debora Padgett
Planning Board Clerk

Approved