

**MINUTES OF THE SPECIAL PLANNING BOARD MEETING
HELD ON TUESDAY, JANUARY 12, 2016**

Meeting called to order at 7:35 P.M.

Present: Chairman Freeman, Vice-Chairman Lonergan, Mayor Ryan, Councilman Roman, Jim Kirby, Jennifer Critchley, Melissa Collins, Michael Foley, Victor Lugo, Al DeOld, Jim Helb, Township Engineer, Mr. Mascera, Planning Board Attorney

Also Present: Iris Larosa, Certified Shorthand Reporter

Pledge of Allegiance:

Public Participation:

Chairman Freeman asked if anyone from the public had any questions or statements regarding any non-agenda items. Hearing none, Chairman Freeman closed public participation portion.

Approval of Minutes:

Approval of Minutes of the Regular Planning Board Meeting held on December 3, 2015. Board Secretary Kirby made a motion to approve the minutes, as submitted. Board Member Collins seconded the motion and the Board unanimously approved the minutes with Ms. Critchley and Mr. Lugo abstaining.

Hearing of Developers and Applicants:

PB-16-01 Verona Board of Education/Verona High School, Preliminary and Final Site Plan approval to Refurbish Upper and Lower Fields with Synthetic Turf, installation of sports lighting, scoreboard, fencing and other site improvements, 151 Fairview Avenue, Block 72, Lot 106

Mr. Mascera deemed the application complete. Chairman Freeman explained the process of the hearing of the application.

Chairman Freeman then entered the Township's professionals' comments onto record, as follows:

Exhibit B-1 Memoranda from Mitchell Stern, Chief of Police, dated 12/21/2015.

Exhibit B-2 Memoranda from Robert Brenneck, Fire Marshall, dated 12/21/2015.

Exhibit B-3 Memoranda from Glenn Houthuysen on behalf of the Landmarks Preservation Commission, dated 12/28/2015.

Exhibit B-4 Memoranda from Bob Dickinson on behalf of the Shade Tree Commission, dated 12/17/2015.

Exhibit B-5 Memoranda from Gloria Machnowski, Chairperson of the Verona Environmental Commission, dated 1/3/2016.

Exhibit B-6 Memoranda from Connie Pifher, Health Department, dated 1/4/2016.

Exhibit B-7 Memoranda from Jason Kasler, Land Use consultant, dated 1/5/2016.

Exhibit B-8 Memoranda from James M. Helb, Township Engineer, dated 1/6/2016.

Exhibit B-9 Memoranda from John R. Dening of Hatch Mott MacDonald, dated 1/5/2016.

Jonathan E. Drill from Stickel, Koenig, Sullivan & Drill, attorney for the applicant, introduced the application. Mr. Drill gave a summation of the application and introduced his witnesses.

Mr. Drill called his first witness, Andrew L. French of French & Parrello Associates, whom was sworn under oath. Mr. French then gave his credentials and having previously appeared before the Board, he was accepted as a Professional Engineer.

Mr. Drill entered into evidence **Exhibit A-1**, Aerial plan of the Verona High School prepared by French

Perillo and Associates dated 1/12/2016 and Exhibit A-2, Colorized version of Sheet 2 of 25, dated 11/28/2015. Referring to Exhibit A-1, Mr. French gave a description of the existing property. He then reviewed the proposed improvements including the installation of synthetic turf fields on both the Upper and Lower fields, fencing, scoreboards, bleachers, goal posts, sports lighting, storm water management system, stairways, walkways, and retaining walls. He further stated the existing parking area will be restriped and will include handicapped parking with drop off area.

Board Member Critchley asked for a clarification about the handicapped parking and drop off area.

Board Member DeOld asked about the height of the proposed fencing.

Councilman Roman asked if the proposed site cleanup was included on the plans.

Referring to Exhibit A-2, Mr. French then turned to the report of Mr. Helb, Township Engineer. He addressed Mr. Helb's concerns in regard to landscaping, buffers, the combination of tiered retaining walls and fence height, the wooded area and the landscaping within the buffer zone. He stated the applicant agreed to additional landscaping as shown in Exhibit A-3, Lower Athletic Field plan, revised sheet 18 of 25, revision date 1/12/2016 and Exhibit A-4, Upper Field plan, sheet 17 of 25, revised 1/12/2016.

Continuing with Mr. Helb's report, Mr. French described the proposed stormwater management system. Mr. Helb asked about the comments from John Denning from Hatch Mott MacDonald in relation to the proposed system. Mr. French then referred to Page 5 of Exhibit A-5, Major Site Plans for Verona High School Athletic Field, dated 11/18/2015, 25 pages submitted to the Board. Mr. French highlighted the manhole locations.

Mr. Helb then asked about the access to the areas between the systems, potential buoyancy issues and anchoring plans. Mayor Ryan asked about the current drainage condition on site.

Mr. French continued, addressing the existing sheds, the parking plan during construction, and additional markings on the field to accommodate possible Recreation Department use of the fields, and the possible safety issues from excessive heat. Mr. French stated the Superintendent of the Board of Education will discuss the use of the fields by the Recreation Department.

Councilman Roman inquired as to the hydration available on the lower fields.

Mr. Helb asked about the landscaping on the proposed tiers, possible additional variance for the wall/fence height, and landscaping in the buffer zone.

Mr. French then reviewed the existing and proposed signage.

Mr. Kirby asked about the remediation of the historic fill on site with follow up questions from Councilman Roman, Ms. Collins, Mayor Ryan and Mr. DeOld.

Mr. French stated that the applicant will comply with the requests from Mr. Dickinson and the Environmental commission in regard to plantings.

Mr. Helb asked about emergency access to the fields.

Mr. Lonergan arrived at 9:05pm.

The Board took a break at 9:10pm and resumed at 9:16pm.

Chairman Freeman asked for any questions from the public for the witness.

Robert F. Simon of Herold Law Professional Association, stated that he would be representing the neighboring properties owners: Daniel and Diane DePalma of 10 Dodd Terrace; John Selby of 3 Dodd Terrace; Elizabeth Smith of 166 Grove Avenue; John and Diane Bontempo of 16 Dodd Terrace; Mary Wilks of 150 Franklin Street; Melissa and Sylvio Ruberto of 24 Dodd Terrace; Diane Braschi of 22 Dodd Terrace; Armondo Molina of 116 Franklin Street; Pam Merentino of 15 Dodd Terrace; Ed Gaffney of 119 Grove Avenue; Janice Christofferson of 128 Franklin Street; Marianne Rotella of 7 Dodd Terrace; Michael Menville of 9 Dodd Terrace; and Robin Karpinski of 205 Fairview Avenue.

Mr. Simon asked about the proposed bleachers and it's seating capacity; the seating areas for the lower fields; the anticipated patrons; topographic surveys of surrounding properties; scoreboard heights, orientation and coloring; description of the historic fill and location; assessment of the viability of the trees in the historic fill location and their maintenance; possible blasting; fencing around wooded area; access to wooded area; fencing materials; installation of turf; fencing heights in relation to the sports to be played; location, height and width of proposed netting; noise study; traffic study; circulation study; previous experience with in the installation of turf fields; parking requirements, locations and accessibility; current users of the fields; maintenance plan of fields; pesticides and fungicides; environmental impacts of toxins from turf fields; warranty of the field materials; the useful life of the field materials; adequate screening; noise impacts; and the landscaping maintenance plan.

Kathryn Kauh1 of 152 Franklin Street asked about the scoreboard illumination and the depth of the proposed excavation.

Mr. Helb asked about the bathroom facilities.

Mr. Simon then called his next witness, Robert G. Zoeller, whom was sworn under oath. Mr. Zoeller gave his credentials as an expert on Lighting and was accepted as same. Mr. Zoeller explained the process and requirements for lighting design, including angles and shielding. He then gave a rationale as to the lighting design for this project. He then explained the lighting levels for games and practices that will be predetermined.

Councilman Roman asked about possible sky glow and how the lighting would be seen from the neighboring properties.

Mr. Zoeller then entered into evidence Exhibit A-5, Lighting for Exterior Environments from Illuminating Engineering Society, RP-33-14 dated 2014.

Mr. Zoeller then referring to Exhibit A-4, gave a description of the orientation of the lighting and direction of the light proximity to neighboring properties lines. He stated that adjustments can be made after installation to accommodate any issues.

Mayor Ryan asked about the wind resistance and the involvement of a structural engineer.

Board member Lonergan asked about lighting ordinances.

Joseph DeVivo of 26 Laurel Court asked about the location of the existing lighting.

Jack McVoy 20 Montclair Avenue asked about elevating the lighting.

Ms. Kauh1 asked about the determination of the number of poles and their locations.

The Board took a break at 10:51pm and resumed at 10:57pm.

Mr. Simon asked about the foot candle measurements, the location and distance from which it was measured; the number of spectators in relation to the light needs; the criteria for lighting design; the power source; temporary lighting alternatives; hours of operation; competing comparable lighting companies; ambient lighting; foliage assessment; lighting levels; foot candle measurements calculations in other locations; the lighting designers that made the calculations and the data used for those calculations; the background data; and lighting angles.

The applicant agreed to carry the application to the January 28th hearing with no further notice required.

The Mayor asked for a clarification for the variances required to approve the application.

At 11:35pm, a motion to adjourn the meeting was made by Mayor Ryan, seconded by Mr. Lonergan.

Respectfully Submitted,



Bambi Dawn J. Fiorito
Planning Board Clerk