

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
JULY 17, 2017**

MINUTES

Chairman Cheskis called the meeting to order at 7:33 p.m. and read the opening statement that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Cheskis; Vice Chairman Matthews; Mr. Conforti; Mr. DeRochi; Mayor Trzaska; Mr. Sarle; Mr. Wilson; Mr. Glockler, Alternate #1, Mr. Chang, Alternate #2

ALSO PRESENT: Francis P. Linnus, Board Attorney; Jason Cline, Board Engineer; Emily Goldman, Board Planner, Joseph Fishinger, Board Traffic Engineer; Lori Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. SWEARING IN OF BOARD PROFESSIONALS

Mr. Fishinger and Ms. Goldman were sworn in.

IV. APPLICATION

Case PB-01-17 Applicant: Country Club Meadows, LLC
Block 5016 Lots 1 and 3 and Block 5023 Lots 2 and 3
Final Major Subdivision and Site Plan
Expiration Date - 8/31/17
Affidavit of Notification and Publication Not Required

Chairman Cheskis stepped down.

Ronald Shimanowitz, Esquire represented the applicant. The application is for final subdivision and site plan for Area 2 – Phase I. The applicant was granted preliminary site plan and subdivision approval by resolution dated October 24, 2016.

Joseph Fleming, 67B Mountain Boulevard, was sworn in. Mr. Fleming is the site engineer and planner. His qualifications were accepted. Pike Run Plaza consists of 102,000 square feet of retail and an 8,000 square foot Community Operation Center. Most of the outstanding items have been worked out but a few remain. One is the timing of the trash collection. The goal is to work within the existing noise ordinance which is from 8:00 a.m. to 8:00 p.m. Trash will be collected during this time so the backup sounds, beepers, etc. will conform to the existing ordinance. The patterns of trash removal are clearly identified in the plans. Another outstanding issue is earthwork. The plan was to balance earthwork between Pike Run Plaza, Belle Mead Plaza and Country Club Meadows but due to deeper areas of top soil they will have about a 10,000 cubic yard import requirement for Pike Run Plaza. The last outstanding item is the lighting behind the retail stores up against the residential property. Those lights are pole mounted with house side shields and the illumination is directed toward the buildings. The lighting is low level and is provided for building entry. They will be LED with a twenty foot mounting height.

Ms. Goldman testified that it has been agreed that any signs in the rear façade of the building will comply with the ordinance requirement for directional and informational signs.

Mr. Fleming testified the subdivision is simply the memorialization of the right of way that was dedicated for the bypass. There is an area that will be dedicated to Pike Run Road that goes to the Township, an area that will be merged with the Pike Run Plaza lot and an area to the north to be merged with the Homeowners Association property. Mr. Fleming referenced Sheet C5. Phase I incorporates the CVS building, Retail Building #1 and the Community Operations Building.

Mr. Fleming said the applicant is requesting the Board to authorize the Township Engineer to deal with the importation of the soil. Mr. Cline suggested a condition that any fill over 15,000 cubic yards would need to come back to the Board for approval.

Mayor Trzaska referenced the landscape plan Sheet C11. At the last meeting there was discussion about increasing the size of the evergreen trees behind the Community Operations building. The plan needs to be revised to reflect the discussion.

Joseph Gehr, 1000 Commerce Park Drive, was sworn in. Mr. Gehr is the architect for CVS. His qualifications were accepted. Mr. Gehr referenced the latest set of colored elevations dated June 20, 2017. The plans have been revised to make a building that is tailored for this specific site. There was a question about the illumination of the sign. The sign professional has confirmed that it is six foot candles at two feet from the face of the sign.

Ms. Goldman testified the lighting as proposed would require a variance since the ordinance permits one foot candle at a distance of two feet from the sign surface.

Mr. Gehr testified the six foot candles are proposed to make the signs visible from Route 206. The sign vendor felt it would be difficult to read the sign at one foot candle.

Mr. Linnus determined the applicant would need to amend the preliminary approval and provide notice for the lighting variance if they want more than the one foot candle the ordinance permits. If the application is approved it will be with one foot candle.

Mr. DeRochi had a question about the building overhangs that are shingles. The elevation facing back into the center shows an overhang on the left hand side which isn't shown on the other elevation (rear). It looks like they are intended to go all the way around but they aren't shown on the one elevation. Mr. DeRochi asked if there was any reason why they are varying heights because one is shown significantly narrower which implies more of a slope. The others are shown more of a mansard kind of slope. The one with more slope is preferred.

Craig Peregoy, 245 Main Street, was sworn in. Mr. Peregoy gave the Board his qualifications and was accepted as an expert traffic engineer. Mr. Peregoy offered testimony regarding the elimination of the dedicated left turn lane into the site on Belle Mead-Griggstown Road. The applicant thought the dedicated left turn could be done with striping and within the existing curb line. However, Somerset County adopted a Complete Streets Policy and is requiring shoulders for bicyclists. In order to provide the left turn lane fairly substantial widening has to be done. NJ Department of Transportation is going to allow a direct turn off Route 206 which will minimize the left turn off of Belle Mead Griggstown Road. Without the left turn lane the access will operate at a Level Service A so it is not necessary from a capacity standpoint.

Mr. Fishinger asked if the numbers used in the analysis were the same used in the initial traffic study. Mr. Peregoy testified they were the numbers used in the NJDOT traffic study which was the same as what was initially reviewed.

Vice Chairman Matthews opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mr. DeRochi and seconded by Mayor Trzaska. The motion carried unanimously.

Mr. Glockler asked what prevents the applicant from meeting the street tree planting requirement along Route 206 and Belle Mead Griggstown Road.

Mr. Fleming testified there is a cadence of shade trees that is appropriate. If more trees are planted as they mature they will compete with each other. It is his opinion that the trees would be more appropriate to reinforce the areas up against the residential community. The stormwater basin raises issues with planting along Belle Mead Griggstown Road.

Mr. Fleming referenced Sheet C11. White oak trees are to be planted along Route 206 together with some supplemental trees and smaller plantings. There are hedges that border the parking lot to cut down or eliminate headlights and the image of cars right up against the curb line.

Ms. Goldman testified that eighteen street trees will be planted along Route 206 where twenty three are required. There are freshwater wetlands in the area of the Route 206 and Belle Mead Griggstown corner that can't be disturbed. There is a deficiency in the number of trees along Belle Mead Griggstown Road because of the stormwater basin. During the preliminary site plan approval the Board advised the applicant they either had to plant elsewhere or provide tree bank money. The applicant is proposing to plant them at the dog park.

Henry Stein, 90 Woodbridge Center Drive, was sworn in. Mr. Stein testified that along Belle Mead Griggstown Road there is a sanitary sewer easement behind what will be the sidewalk. Trees were recently removed from

that area and new trees can't be reinstalled in that area. There is not enough room between the curb, sidewalk and sewer easement for additional trees.

Mr. Linnus summarized the application is for final subdivision and site plan approval for the CVS building, retail building #1 and the community operations building. There will be standard conditions of approval in addition to the application's representation that they will comply with all the professional reports. There will be a maximum of 15,000 cubic yards of soil. The applicant has withdrawn its request for a six foot candle illuminated sign so the approval will include a sign being illuminated at one foot candle. The overhangs on the left elevation will be used on all sides. Additional evergreen trees will be installed behind the community operations building.

Mr. Wilson made a motion to approve the application subject to the conditions which was seconded by Mayor Trzaska. The motion carried on the following roll call vote:

Ayes: Conforti, DeRochi, Matthews, Sarle, Trzaska, Wilson, Glockler and Chang

Nays: None

V. MINUTES

June 19, 2017 – Regular Meeting

A motion to approve the minutes was made by Mr. DeRochi and seconded by Mr. Wilson. The motion carried on the following roll vote:

Ayes: Matthews, Conforti, DeRochi, Sarle and Chang

Nays: None

Abstentions: Glockler

July 10, 2017 – Special Meeting

A motion to approve the minutes was made by Mr. Wilson and seconded by Mr. Conforti. The motion carried on the following roll call vote:

Ayes: Matthews, Conforti, DeRochi, Trzaska, Sarle and Wilson

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:35 p.m.