

GREEN TOWNSHIP LAND USE BOARD MINUTES

SPECIAL MEETING, October 20, 2016

CALL TO ORDER: The October 20, 2016 Special meeting of the Land Use Board was called to order by the Land Use Chairman, Mr. Holzhauer at 7:07pm. He then led everyone in the PLEDGE OF ALLIGIANCE, followed by the recitation of the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: Present: Mr. Scott Holzhauer, Mr. Joe Cercone, Mr. James DeYoung, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Jeff Wilson and Mr. Rick Wilson.

Also present: Mr. Lyn Aaroe, Board Attorney and Mr. Darin Phil for Mr. John Miller, Board Engineer and Ms. Malvika Apte for Ms. Jessica Caldwell

Members Absent: Mr. Danny Conkling, Mr. James Chirip, Mr. Mike Viersma, Mr. Walker

MOTION TO EXCUSE THE ABSENT MEMBERS: none

MOTION TO APPROVE MINUTES: Land Use Board Minutes of September 8, 2016. Mr. Rick Wilson motioned to approve minutes, seconded by Mr. Cercone. No Discussion. All Ayes.

RESOLUTIONS:

None.

OLD BUSINESS:

Application – Tranquil Valley Retreat Center (TVRC)

LU#1605 - Block 34 Lot 18

Decker Pond Road and Academy Lane, Andover, NJ 07821

Action: Continuation of Public Hearing

Testimony was heard from TVRC on their proposed expansion of the gymnasium and proposed installation of a swimming pool. TVRC has also made adjustments to the overall site plan with regards to parking, signage and circulation issues. The following was the information that was given over the course of the meeting:

- Mr. Stiles, attorney to the applicant, spoke about the permitted uses within the zone and that TVRC has multiple uses that are beneficial to the town. He understands a change of use will trigger the banked parking.
- Mr. Jim Greene, applicant, was reminded that he was still under oath from the previous meetings.
- He went over Ms. Caldwell's report and spoke about the changes TVRC made based on that information. He explained TVRC has revised the banked parking to 742 spaces in Parking Area A and there are 300+ spaces in Area B. The paved parking area proposed near the swimming pool has been modified as well and now has 4 more paved spaces. They have extended the fire lane to the length of the pool and reshaped the retention pond. "No Parking" signs will be posted along Academy Lane. The welcome sign/directory will be 4'x6' and in color. Architectural plans are being worked on, Mr. Greene has the foundation and footing plan ready for construction. Certain lights will only be turned on during events and there will be other lighting for security similar to what currently exists. Emergency Services plan will be prepared and presented. The attendees will have a program with emergency exits and a map of the property on the back. Landscaping plan will be submitted at a later date, but they will commit to

landscaping similar to what currently exists.

- Ms. Apte requested the Emergency Plan be reviewed by professionals and provide a copy to the fire/ems departments as part of the conditions for approval. She also requested more information on the lighting plan. Mr. Bodolsky replied by saying they would submit a plan that shows the proposed lighting during the day and also at dusk so the Board could see which lights will be on all night. She also requested a signage plan to make sure it is complying with the town's ordinance.
- Mr. Aaroe stated this project has substantially improved from when it was first submitted.
- Mr. Bodolsky, the applicant's engineer, was reminded he was still under oath. He had gone through his notes from prior meetings to make sure he had covered everything the Board had requested.
 1. Hatch sidewalk areas so there was no confusion as to which was a sidewalk.
 2. Turning templates for vehicles. He has added the bus turning templates to the plan.
 3. Designated snow parking area has been shown. This area can float depending on need.
 4. The excessively wide aisle in the center of the parking has been reduced to 24 feet.
 5. Elimination of event Parking Area D. Lots C and D have been consolidated (now Parking Area B) and kept out of riparian buffer.
 6. Academy Lane will now have "No Parking" on both sides.
 7. Pull up area for a directory sign has been designated with a 30 foot long pull off area by the entrance.
 8. Bus parking on the right side of the grass while exiting on "Gym Drive" has been changed due to the 300 ft. riparian buffer.
- Exhibit B-1 shows the proposed area for event parking that extends all the way to Route 517. This area will be planted with a simple crop such as alfalfa so the farmer can still use the land. There are now 742 proposed spaces for event Parking Area A.
- TVRC realized they were far short of the 1000 spaces so they extended it to the road.
- Mr. Bodolsky then distributed Exhibit B-2 which is the newly proposed retention pond changes. TVRC had originally shown parking Area B's access through the fire lane extension by the proposed swimming pool. This ended up being an issue because the retention pond was slated to be in the immediate area of this path. TVRC has now reshaped the pond slightly to allow that proposed access to Parking Area B. This will be one of the changes TVRC will formally come back with.
- Mr. Greene stated exiting the event from Parking Area A will be easier and cars will not have to travel the length of the campus. The cars usually trickle out throughout the day of their large events. If there is a large amount of cars exiting at once they will exit through the pub area. Chances are, exiting in this manner will not be necessary.
- Mr. Aaroe asked TVRC to clarify the security issues for parking and Mr. Merle's plan.
- Mr. Merle explained they would have to keep security at the parking site all day to make sure the lane stays clear.
- Mr. Merle, applicant, was reminded he was still under oath.
- Mr. Cercone was concerned with a large amount traffic turning left onto Route 517. Mr. Merle explained TVRC would be responsible for directing traffic coming in and going out of the facility, he said it is more of a trickle flow out and not a mass exit. Staff directing traffic will also be responsible for helping circulate and park the buses.
- Mr. Phil suggested moving the bus parking to the edge of the banked/event Parking Area A which would put them on the grass out of two way traffic areas. Mr. Greene added they would use the area to pull the buses in and leave them there with a "Buses Only" designation. The people would enter and exit the bus on the grass away from all traffic.
- Stormwater management...heard to hear on tape. Mr. Bodolsky said there wasn't anything earthshattering there that would cause any issues???
- Mr. Bodolsky cannot testify to the Environmental Impact Statement anymore since the project has changed so dramatically. The EIS addressed the original project which was a building expansion. It suggested there was no impact. TVRC is not disrupting the riparian buffer, they are utilizing the lawn and there are no endangered species. The major concern was staying out of the

riparian buffer and they have done that. Mr. Bodolsky is hoping the Board can accept his testimony now that they understand the project better.

- Mr. Green talked about the sewage plant and the capacity by explaining for the large events they will still bring in porta johns and there are restrooms in various buildings available throughout the facility. The plant is regularly inspected, cleaned out and ready to handle the larger events. The well pumps the water up the hill to a reservoir, then gravity takes over and it comes back to the ground. The well has been adequate for the last 35 years with no issues.
- Mr. Merle stated there are 4 tanks oil the property. The largest, near the gym, is 8,000 gallons, double layer, inspected regularly and is currently under the proposed fire lane near the gym. Mr. Phil stated there are new regulations and as long as TVRC is within those regulations there should be no issues. It is no different than a gas station where everyone drives over the tanks located underground. Mr. Phil suggested we should generically indicate TVRC has to be within all the current regulations, it is not our jurisdiction. Mr. Greene clarified it is TVRC's responsibility to stay within the state's regulations.
- Mr. Phil stated the well and sewage plant are under the jurisdiction of the state because of the size of the site but the Board could cross reference TVRC has to abide by those limitations associated with the permit restrictions.
- Mr. Bodolsky explained the 3 phase banked parking area. The event Parking Area A is essentially the same set up as the banked parking. TVRC will design the banked parking if/when it is necessary and if phase one is needed then all of phase one will be constructed at once. Same goes for phases two and three. Triggers for this banked parking will be put in the resolution.
- Mr. Bodolsky explained the "bump and dip" in the paved parking area. TVRC introduced a "bump" that will help with the drainage of the area. Mr. Phil has suggested rather than trying to transition it over 10 feet which was proposed, they could feather the new pavement into the old and make the hump broader so more parking could be utilized. Which will be a total of 104 total paved spaces.
- Copy of the survey is on file with the township.
- The Board thought directional signs would be a good idea for circulation purposes. Mr. Bodolsky explained the traffic has been two way for years and it has always worked fine.
- Mr. Phil suggested reducing the striping for the fire lane.
- Mr. Phil requested a note be put on the plans that there are no extensions associated with the underground utilities.
- The excess material from any and all digs on the property will be used to fill in and level out Academy Lane Parking Area A.
- The new addition will be slightly lower than the existing building. TVRC is trying to match the floor in the existing gym. There will be a step down into the proposed addition.
- Event sign plan will be resubmitted.
- Mr. Phil listed the following waivers: 1.10-Wetlands, 2.17-Location of manmade features, 2.18-natural features, 2.22-existing features, 2.23-topography within 200 feet, 2.26-EIS, and 2.27-foundation plantings.
- Mr. Phil stated there are just a few other things to work through on the infiltration basins but he will work through those with Mr. Bodolsky.

Mr. Holzhauer closed the public portion of the meeting due to lack of anyone in the audience outside of the applicant.

Mr. Holzhauer asked for any comments from the Board members. There were none.

Motion made to grant of all 7 waivers made by Mrs. Mrs. Mullen and seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Jeff Wilson, Mr. Rick Wilson, Mr. Holzhauer
No Discussion. All Ayes. Motion Carried. Abstentions: none

Motion made to grant of Use Variance made by Mr. Perigo and seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Jeff Wilson, Mr. Rick Wilson, Mr. Holzhauer
No Discussion. All Ayes. Motion Carried. Abstentions: none

Mr. Muller asked if it was customary to grant approval with so many loose ends. Mr. Aaroe explained that conditional approval is ok and that the resolution will specifically explain these conditions. If they are not met then the process will not proceed. These are technical issues and he believes that it will be fine based on the recommendations of the professionals.

Motion made to grant of Preliminary and Final Site Plan by Mr. Cercone and seconded by Mr. J. Wilson

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Jeff Wilson, Mr. Rick Wilson, Mr. Holzhauer
All Ayes. Motion Carried. Abstentions: none

Mr. Greene requested Mr. Aaroe draft a letter stating they have approval and are able to continue with the building process.

Motion made to grant approval for Mr. Aaroe, Land Use Board Attorney for Green Township to draft a letter to the Green Township Construction Department that states TVRC has been approved and is able to submit foundations and footing plans by Mr. Cercone and seconded by Mr. Muller

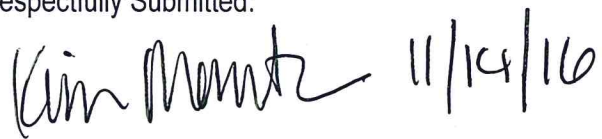
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Jeff Wilson, Mr. Rick Wilson, Mr. Holzhauer
No Discussions All Ayes. Motion Carried. Abstentions: none

TVRC left at 8:53pm

Mr. Holzhauer explained that the major subdivision concept plan is on the horizon for the November 8th meeting.

- **CORRESPONDENCE** - None
- **CHAIRMAN'S REPORT** - Mr. Holzhauer stated the fire department has requested plans so they are kept in the loop. If they have any questions or comments they can provide a letter or someone in person. There are 2 members of the Fire Department on the Land Use Board to help represent them.
- **ATTORNEY'S REPORT** - None
- **SECRETARY'S REPORT** – Kim asked if a meeting could be scheduled to finish up the Land Use application and the checklist. She will schedule that meeting in the next couple of weeks.

Respectfully Submitted:



Kim Mantz

Land Use Board Secretary