

Township of Millburn
Minutes of the Planning Board
January 16, 2019

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, January 16, 2019** at 7:30 PM in Millburn Town Hall.

Eileen Davitt opened the meeting by reading section 5 of the Open Public Meetings Act.

Board Attorney, Valerie Kimson administered the oaths of office to Beth Zall, Jorge Mastropietro, Gaston Hauptert and Tracy Goldenberg.

The following members were present:

Daniel Baer
Elaine Becker
Cheryl Burstein
Dianne Eglow
Tracy Goldenberg
Gaston Hauptert
Jorge Mastropietro
Marc Matsil
Miriam Salerno
Joseph Steinberg
Beth Zall

Also present:

Valerie Kimson, Acting Board Attorney
Eric Fishman, Court Reporter
Martha Callahan, Township Engineer
Eileen Davitt, Zoning Officer/Board Secretary

ORGANIZATION OF THE BOARD

A motion to elect Beth Zall as Chairperson of the Board was made by Joseph Steinberg, seconded by Dianne Eglow, and carried with the following roll-call vote:

Daniel Baer – yes
Elaine Becker – yes
Cheryl Burstein – yes
Dianne Eglow – yes
Gaston Hauptert – yes
Jorge Mastropietro – yes

Marc Matsil – yes
Miriam Salerno – yes
Joseph Steinberg – yes

A motion to elect Miriam Salerno as Vice Chairperson of the Board was made by Daniel Baer, seconded by Cheryl Burstein, and carried with the following roll-call vote:

Daniel Baer – yes
Elaine Becker – yes
Cheryl Burstein – yes
Dianne Eglow – yes
Gaston Hauptert – yes
Jorge Mastropietro – yes
Marc Matsil – yes
Joseph Steinberg – yes
Beth Zall – yes

A motion to appoint Ed Buzak as Board Attorney was made by Beth Zall, seconded by Elaine Becker, and carried with the following roll-call vote:

Daniel Baer – yes
Elaine Becker – yes
Cheryl Burstein – yes
Dianne Eglow – yes
Gaston Hauptert – yes
Jorge Mastropietro – yes
Joseph Steinberg – yes
Miriam Salerno – yes
Beth Zall – yes

A motion to appoint Eileen Davitt as Board Secretary was made by Beth Zall, seconded by Miriam Salerno, and carried with the following roll-call vote:

Daniel Baer – yes
Elaine Becker – yes
Cheryl Burstein – yes
Dianne Eglow – yes
Gaston Hauptert – yes
Jorge Mastropietro – yes
Joseph Steinberg – yes
Miriam Salerno – yes
Beth Zall – yes

APPROVAL OF MINUTES

A motion to approve the minutes of December 19, 2018 was made by Joseph Steinberg, seconded by Dianne Eglow, and carried with a unanimous voice vote.

APPLICATIONS

APPL#18-013, PINGRY SCHOOL, 50 COUNTRY DAY DRIVE, SHORT HILLS

Roger Mehner, Attorney for the applicant, stated his appearance. The applicant, Pingry School, is Planning Board seeking site plan approval for the installation of a new parking area, a sports field, fence and lighting.

The property is a 28-acre campus located mainly in the R-4 residential zone. There is also a portion of the property located in the C zone.

Dave Fahey, Pingry School representative, Steve Lydon, P. P., Brad Thompson, P. E., and Martha Callahan, Township Engineer, appeared and were sworn.

Mr. Fahey briefly described the Pingry School background with respect to student hours, academics and after-school enrichment. He indicated that there are approximately 50 employees and the school holds various events for parents and grandparents throughout the year. He explained that the school would like to replace the current grass field with an artificial turf field, which would allow them to utilize the field more often. This will also be an ideal space for their physical education classes to use on a regular basis. There is no lighting proposed for this field as it will only be used during daytime hours. They are also proposing a 10 foot high net around the field in order to prevent children from running after stray soccer/lacrosse balls. The proposed field is an integral part of the school's program.

Mr. Fahey indicated that the current parking lot is insufficient in terms of their afternoon pick-up. They propose a new parking area in order to better serve the number of cars accessing the site. They feel the extra parking area will give parents an area to wait for the school dismissal rather than queuing on the adjacent roadways.

Joseph Steinberg asked if a 6 foot net would be a sufficient height for children of this age group. Mr. Fahey stated that the children can still kick soccer balls at least 10-15 feet in the air and a 6 foot net would not serve the purpose intended.

Daniel Baer asked if the field would be used after hours and on weekends. Mr. Fahey stated that the field will be used exactly how it is currently used.

Paula Ramos, 2 Country Day Drive, asked if there was any parking comparison done of any other Township schools with regard to the number of students to number of parking spaces. Mr. Mehner stated that no study was done with regard to parking at other schools.

Brad Thompson, P. E., presented his credentials which were accepted by the Board. He gave a brief description of the proposal

Entered as A-1: color version of aerial exhibit C-1

Entered as A-2: color rendering of sheet C-5

The property is a 28-acre site containing a K-5 school. The site is accessed via Country Day Drive and there is also a driveway on Long Hill Drive for service vehicles. The driveway on Long Hill Drive does not have direct access to a parking area.

Mr. Thompson spoke to the new parking area indicating that the proposal will help Pingry School come into compliance with the ADA parking requirement. The parking area proposed complies with the 25 foot buffer requirement conditional use standard. In addition, a triple row of plantings is proposed between the parking area and the adjoining residential properties. Mr. Thompson stated that the buffer plantings will substantially screen any spillage of headlights onto the neighboring residential properties. It is a very dense buffer.

The lighting proposed in the existing parking lot will consist of 18 light poles with LED lights. They are on 15-foot tall poles. The lighting in the newly created parking area will consist of 7 light poles with LED lights. The lighting intensities comply with Township ordinance. There is no lighting spilling over the site. The lighting plan also proposes house side shields on all the new lights.

Joseph Steinberg referenced the Township Engineer's report specific to note #4 with regard to the removal of the existing lighting. Mr. Thompson stated that the existing lighting is being removed.

Jorge Mastropietro asked if there is a rendering of the proposed fence. Mr. Thompson stated that he has a photograph that shows the style of netting proposed.

Entered as A-3: photo of proposed fencing/net

Several members of the public questioned Mr. Thompson with respect to the proposed lighting, height of the light poles, the intensity of the LED lights, the hours the lights would be on, the need for a guard booth, and the need for additional parking on-site.

Several Board members requested that the applicant provide a written addendum to the EIS report to address the noise associated with the proposed parking area.

The matter was carried to February 6, 2019 with no further notice required.

ADJOURNMENT

A motion to adjourn was made by Cheryl Burstein, seconded by Dianne Eglow, and carried with a unanimous voice vote. (9:45 PM)

Eileen Davitt
Board Secretary

Motion: JS
Second: CB
Date adopted: 2/6/19