

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING HELD
SEPTEMBER 27, 2018**

CALL THE MEETING TO ORDER: Chairman Hickerson called the meeting to order at 7:00 p.m. and read the following Statement of Compliance.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

FLAG SALUTE: Mr. Hickerson led the Pledge of Allegiance.

ROLL CALL:

Leslie Hamilton – Present
Carl Miller – Absent
Bob Schultz – Absent
Jim Homa – Present
Randy Roof – Absent
Robert T. Cook – Present
Sally Goodson (Alternate 1) – Present
Bob Neubig (Vice Chairman) – Absent
Bill Hickerson (Chairman) – Present

OTHERS PRESENT: Thomas F. Collins, Esq., Robert P. Guerin, P.E., P.P., and Carrine Piccolo-Kaufer, P.P., A.I.C.P.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held June 28, 2018* was made by Sally Goodson seconded by Leslie Hamilton. Roll Call: Leslie Hamilton – yes, Sally Goodson – yes, Bill Hickerson – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled.

HEARINGS: PB-9-18-1, Metropolitan YMCA of the Oranges, Amended Preliminary and Final Site Plan, Block 67 Lot 2.11 — Sally Goodson recused and left the meeting. Robert T. Morgenstern, Esq., appeared on behalf of the Applicant. Peter Chandler, P.E., was sworn, qualified, and accepted as an expert witness. Brain Scheafer, YMCA Vice President of Strategic Initiatives, was sworn.

Board members discussed completeness. Referencing his report dated September 14, 2018, Mr. Guerin presented the Applicant requested waivers from preliminary site plan requirements including the provision of a survey, physical features outside the property, easements, an environmental impact statement as well as final site plan requirements for completeness. The Applicant agreed to provide an updated as-built plan. Mr. Guerin recommended the Board grant the waivers and deem the application complete.

A motion to deem the matter complete was made by Bob Schultz seconded by Leslie Hamilton. Roll Call: Bob Schultz – yes, Leslie Hamilton – yes, Jim Homa – yes, Robert T. Cook – yes, Bill Hickerson – yes. The motion carried.

Mr. Morgenstern provided an overview of the application stating 276 parking spaces are required by ordinance and the property has 231 spaces. He stated 49 new spaces are proposed. The Applicant confirmed that the existing parking space count is inadequate.

Mr. Chandler submitted a colored rendering titled *Sussex County YMCA Parking Lot Improvements* marked Exhibit A-1 and dated 9/27/18. He explained the proposal to add 12 new parking spaces designated for compact cars along the south side of the entrance drive, construct a second access to the front parking lot, add employee parking at the rear of the building, and restripe the parking lot to achieve an increase in the number of spaces by design. Said design plan included a reduction in parking space width to 8'. The Applicant requested a waiver from the 9' parking space width requirement. The Board discussed the waiver request. Mr. Hickerson led a discussion about the size

of vehicles parked and noted that the lot was full of SUV's and vans during his site inspection. Mr. Chandler stated that 8' widths are done throughout the country. Following discussion, the Applicant agreed to maintain a 9' parking space width in the main parking area. The Applicant also agreed to extend the proposed length of the new 8' compact car spaces to 18'.

Referencing Exhibit A-1, Mr. Chandler further explained proposed plan modifications and located new ADA parking in front of the building currently occupied by landscaping. He noted this plan modification would add spaces to the front parking lot and improve accessibility by eliminating the need to cross the drive aisle in order to access the building.

Mr. Chandler located new parallel parking spaces along the rear driveway designated as employee parking on the plan. Board members discussed pedestrian circulation and building access from the employee parking area. The Applicant presented building access is limited to the front entranceway and employees would walk through the parking lot to gain access. Following discussion, the Applicant agreed to install a sidewalk along the building from the curb to the front sidewalk. The Applicant also agreed to add site lighting to the plan. The Board also discussed the two-way traffic at each side drive aisle. Mr. Guerin recommended a one-way circulation pattern stating he did not believe the proposed design was safe. Following discussion, the Applicant agreed to modify the circulation plan and add signage. It was confirmed that the new access to the front parking lot would remain two-way as proposed.

Chairman Hickerson opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

A motion to approve the application for amended preliminary and final site plan as well as a variance for impervious coverage resultant from the installation of additional depth for 12 new parking spaces and a sidewalk was made by Leslie Hamilton and seconded by Bob Schultz. Roll Call: Bob Schultz – yes, Leslie Hamilton – yes, Jim Homa – yes, Robert T. Cook – yes, Bill Hickerson – yes. The motion carried. The conditions noted were as follows: the Applicant will add two feet to the depth of the compact parking spaces; the Applicant will install a walkway from the employee spaces at the rear of the building to tie into the front sidewalk at the south side of the building- the walkway is to run parallel and alongside the south side of the building; the Applicant will modify the circulation pattern to a one-way flow around the building from the south, the Applicant will add lighting to the plan, the Applicant will only restripe the portion of the parking lot from the stop sign to the employee parking area, and the standard conditions. The Board reserved jurisdiction for other restriping for six months to enable the Applicant to assess the plan's effectiveness. It was noted the Applicant can return for review via letter request without further need to notice. The Board also gave the Applicant permission to develop immediately.

ORDINANCE REFERRAL: ORDINANCE 2018-10 AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX TO AMEND VARIOUS CHAPTERS OF THE TOWNSHIP OF HARDYSTON COMBINED LAND USE CHAPTERS IN ORDER TO ESTABLISH STANDARD FOR OUTDOOR LIGHTING FOR RESIDENTIAL PROPERTIES —

Carrine Piccolo-Kaufner, P.P., A.I.C.P., provided an overview of the proposed ordinance. She opined the ordinance was consistent with the Hardyston Township Master Plan. Board members discussed the matter. A motion to find the ordinance consistent with the Hardyston Township Master Plan and recommend its adoption by the Township Council was made by Bob Schultz seconded by Jim Homa. Roll Call: Bob Schultz – yes, Leslie Hamilton – yes, Bill Hickerson – yes, Jim Homa – yes, Robert T. Cook – yes. The motion carried.

CORRESPONDENCE: There was no correspondence.

BILLS: A motion to approve a recommendation that the Township Council pay the bills on the September 27, 2018 Bill List was made by Bob Schultz seconded by Robert Cook. There was no discussion. All were in favor. The motion carried.

PUBLIC PARTICIPATION: No members of the public addressed the Board.

DISCUSSION: There was no discussion.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Leslie Hamilton. All were in favor. The motion carried. The meeting concluded at 8:20 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator