

OPEN SESSION

Chairman Steven Misiura called the meeting to order at 7:35 p.m. and read the Open Public Meetings Act statement which stated that adequate notice and posting of the meeting had taken place in accordance with the requirements of P.L. 1975, Chapter 231.

The flag salute was followed by the roll call.

ROLL CALL

	PRESENT	ABSENT
<i>Mayor Patten</i>	✓	
<i>Mr. Searing</i>	✓	
<i>Mr. Sikorski</i>	✓	
<i>Ms. Laudenberger</i>	✓	
<i>Mr. Montferrat</i>	✓	
<i>Mr. Pratt</i>	✓	
<i>Mr. Misiura</i>	✓	
<i>Mr. Emigholz</i>	✓	
<i>Ms. Hutchinson</i>	✓ 8PM	
<i>Mr. Olsen</i>	✓	
<i>Mr. Byrne</i>		✓

Also in attendance: Leona Baylor, Planning Board Secretary; Carmela Roberts, Borough Engineer; and Gary Rosensweig, Esq., Planning Board Attorney.

APPROVAL OF AGENDA

The agenda as presented was moved by Mr. Sikorski, seconded by Mr. Montferrat and approved by all.

APPROVAL OF THE MINUTES

Minutes of the May 12, 2008 Regular Session was moved by Mr. Sikorski, seconded by Mayor Patten and approved by all.

PUBLIC COMMENT

None

APPLICATION 2008-10: JEFFREY BOND, 121 MERCER STREET, BLOCK 54 LOT 10.01 – SIGN VARIANCE

Mr. Bond was sworn in to give testimony on his own behalf. Mr. Bond stated that he was before the Board previously for the approval of the current sign on the building. At that time it was known that a second sign would be needed but as an oversight it was omitted from the request. Mr. Bond noted that the request is for the current tenant that he is applying as the property owner.

Mr. Bond provided Exhibit A-1 a photo of the side view of the building. As required in the ordinance the area the sign is to be placed has been framed out and lighting provided. The tenant has no desire for a projecting sign which is currently allowed under the ordinance.

Mr. Misura questioned if the proposed sign will be identical to the original. Mr. Bond assured the Board that the sign will be the same square footage as the original and is in conformance with the ordinance. The requested sign is to be placed on the side of building as most traffic traveling up Mercer Street see side of the building because building sits on the corner of the lot and is in clear view of the traffic.

Mr. Pratt moved to approve application 2008-10, seconded by Mr. Emigholtz.

Roll Call: Mr. Misiura, Ms. Laudenberger, Mr. Montferrat, Mr. Pratt, Mr. Emigholtz, Mr. Searing, and Mayor Patten voted yes. Mr. Sikorski abstained; Ms. Hutchinson and Mr. Byrne were absent.

Application approved 7-0.

APPLICATION 2008-11: THE PEDDIE SCHOOL, S. MAIN STREET, BLOCK 53 LOT 1.01 – CARRIAGE HOUSES AND HEAD MASTER'S HOUSE

Mr. Misura, Ms. Laudenberger, Mr. Emigholtz and Ms. Hutchinson recused themselves for this application. Mr. Montferrat chaired this portion of the meeting.

Leonard Coates, Esq. of Turp Coates Essl & Driggers, Hightstown, NJ represented the applicant, Peddie School and was sworn in.

Michael McKitish of the Peddie School was sworn in and gave testimony thanking the Board for allowing the application to be heard on this date. Mr. McKitish stated that the Board would hear clear, crisp testimony from the professionals and that there is a change in the application based on the input from the Borough professionals

Mr. Coates stated that the property is located in an R-1 zone and the applicant is asking for approval for preliminary and final site plans for the two stories Head Master home and the four carriage houses accessed by Johns Avenue. He acknowledged receipt of the professional reports from Carmela Roberts and Tamara Lee.

Ms. Roberts report noted a setback variance not included in the application for one of the carriage houses, this house was moved to eliminate the need for the variance. The second bulk variance was not noted was for pre-existing conditions. This variance was the same as required for the Athletic Fields and a second notice was published and notices were resent to the homeowners. Mr. Coates gave the names of the professionals to be heard for Peddie are Joseph Lalka, Bill Feinberg and Richard Priess, and that the applicant would be asking for a bulk variance for the height of the Head Master home of 38 feet from the ordinance required 35 feet.

Joseph Lalka, Van Cleef Engineering, Hamilton, NJ was sworn in. Mr. Coates reminded the Board that Mr. Lalka had previously qualified before the Board and requested a waiver of the qualifications, the Board agreed.

Mr. Lalka presented Exhibit A-1 Colorized rendering of faculty Housing

Building E was moved inward to keep existing garage. Building C was moved toward S. Main Street to shift the drive and maintain the existing pillars and gate. The fire hydrant was also relocated to aid emergency vehicle access.

Mr. Lalka noted that there were comments regarding the size of the rear yards. The yards are not as large as most yards but residence of Peddie are use to sharing common areas.

Building A was moved forward to preserve the 44 foot oak tree. To maintain the curbing isle near Building B one parking space was removed to assure adequate space for snow removal. The removal of one space is not since as a problem as there is an addition of eleven spaces with the building of the carriage houses. All of the houses have three car garages with the exception of Building B which has a two car garage and a mailroom.

A detention basin will be built north of the parade field. The Head Master's home will be build with an underground water collection system leading to the detention basin. Mr. Lalka stated that there was also a note in the reports that items were not shown on the drawn and that the plans will be modified to show proposed and existing utilities, sidewalk details, roof drainage, grading information and piping modifications. There is a request to verify groundwater levels and soil boring will take place and plot plans will be provided. The applicant has agreed to hard line the detention basin if the soil proves to be too porous.

Leonard Coates noted that #3 of Ms. Lee report showed concern about parking. Mr. Coates stated that the use will be the same as previous use on other sites on the campus. They will now be centralized and there is shuttle service in use on the campus and parking previous approved near the parade fields that is normally used for move in/move out day but an be utilized as well as parking near the lake. Mr. Lalka agreed with Mr. Coates that adequate parking has been proved.

Mr. Lalka noted that on page five of Ms. Roberts's report that 2a will be included, b – the building has been moved and c – the 10 foot separation has been adhered to.

Mr. Sikorski asked if there will be basements. Mr. Lalka responded that basements are desired but until they check the soil it is undetermined, there may only be a crawl space. There is a roof drain that will lead into an underground collection. Mr. Sikorski asked about sump pumps and it was noted that sump pumps are required by ordinance and are included. Mr. Lalka stated that they agree to comply with the low impact study requested by Ms. Roberts.

Carmela Roberts and Tamara Lee were sworn in.

Ms. Roberts stated that they need to know where the water tables are before building permits are issued; to see if there is a need for it to be raised. Mr. Lalka stated that a pit will be made near each foundation and a determination will be made at that time. The grading at Building D & E is elevated to drain away from Main Street.

Bill Feinberg, Feinberg & Associates, Voorhees, NJ was sworn in. He previous qualified before the Board but stated his education and experience, the Board accepted him as an expert.

Exhibit A-2 Colorized Rendering Head Master House.

Originally proposed as three story, 8200 square feet and the applicant is now proposing a two story home.

Exhibit A-3 Head Master House – revised 6/20/2008

Two story Victorian; the front porch has been maintained with the addition of a turret. The Center hall portions are the same as the original. The overall foot print of the building is the same as the three story building. Private areas have been added to the first floor for the head master, the second floor has same number of bedrooms, the guest room from the third story moved to the second floor. A porch was added by the request of the Historic Preservation Commission. The maximum building height is 38 feet with three fire places. The proposed square footage is 7850sq. ft. including a 2000 sq. ft. great room. In keeping with the Victorian there are high pitched roofs which requires the 38 foot height.

Exhibit A-4 Combination of original and proposed rendering on 11x17 size paper.

Exhibit A-5 Rendering of the four carriage houses

Mr. Feinberg explained that one of the houses would have a central mailroom with a two car garage and the remaining buildings will have three car garages will storage space and laundry facilities on the ground floor. All the houses have a two bedroom, two bathroom apartments on the second floor with approximately 1361 sq. ft. there are three dormer windows facing the campus and the garages are recessed.

Mr. Pratt asked what is the view that will be seen from Main Street, Mr. Feinberg stated that no views are currently available. But it will have asymmetrical roofing, with a higher wall in the rear facing Main Street. Mr. Montferrat confirmed that the housing will be for faculty not boarders. Mr. Sikorski questioned who will be residing the head master home. Mr. Coates responded that the housing is for the Head Master and family only, no other faculty or live in staff.

Richard Priess, Phillip Preiss & Shapiro, 434 6th Avenue, New York was sworn in. Mr. Preiss is the Principal and Vice President of the firm, current Municipal Planner for Cranbury Township, New Jersey and has testified before numerous Planning Boards in the past. The Board accepted his experience and training as a professional.

Mr. Preiss stated that the C-2 variance for the height is requested for the Head Master's home. The additional three feet is not discernable by the neighbors or persons passing by. The proposed height of building is fitting with height of surrounding buildings. The additional footage allows for the two stories plus the roof pitch for historical context along with the turret. It is possible to lower the roof but it would affect the look of the building. The changes made reflects the input made by the professionals and commissions. If reduced the lower roof pitch and torret would look less historically accurate.

Mr. Coates state that this concluded the applicant's testimony on this application. Ms. Roberts and Ms. Lee stated they had no additional comments or questions. Mr. Rosensweig clarified that the applicant agreed with all comments made in the reports with no exceptions, Mr. Coates agreed on the applicant's behalf.

Mr. Montferrat open the meeting for public comment, no one came forward.

Mr. Pratt stated that the Head Master's house looked good and he appreciates the work to make the building fit with the neighborhood. He expressed concern over the carriage houses and what the view would be from South Main Street. Mr. Rosensweig stated that the Board can request a rendering with approval and then back through the professionals if needed. Mr. Sikorski expressed his desire to receive a rendering, Mr. Pratt again noted the hard work of the professionals and how well the drawings were presented.

Mr. Pratt moved to approval the application, seconded by Mayor Patten.

Roll Call: Mr. Montferrat, Mr. Pratt, Mr. Olsen, Mr. Searing, Mr. Sikorski and Mayor Patten voted yes. Ms. Hutchinson Mr. Misura, Ms. Laudenberg and Mr. Emigholtz were recused and Mr. Byrne were absent.

Application approved 6-0.

Mr. Misura resumed chair.

APPLICATION 2008-09: THE PEDDIE SCHOOL, 169 S. MAIN STREET, BLOCK 28 LOT 42 – MINOR SUBDIVISION

Leonard Coates, Esq., Turp Coates Essl & Driggers, Hightstown, NJ represented the applicant and previously sworn in prior application.

Mr. Coates stated that the applicant is applying for a preliminary and final site plan for a subdivision for 169 S. Main Street located in the RPO zone. The applicant is proposing two lots with the new lot facing E. Ward Street. Each will have a single family home and there are no requests for variances or design waivers.

Joseph Lalka, Van Cleef Engineering, Hamilton, NJ was previously sworn in.

Mr. Lalka noted that there are no apparent wetlands on the site.

Exhibit A-1 Colorized rendering 169 S. Main Street (proposed site)

The new building will have a detached garage as well as the existing building which will be renovated. The easement agreements will be shown on the map and the cross access agreements are being negotiated.

Sleeve piping will be installed under the trees and the applicant agrees to replace the trees within two years if they do not remain in healthy condition. They also agree to comply with the request for a metes and bounds and monuments. Mr. Lalka pointed out that utilities are shown on the map and may not be needed, but the new water and sewer will be needed.

Ms. Lee referred to her request for fencing between the rear yards; she stated that she made the request because she was unclear of the boundaries but the rendering clarifies everything and agrees with the applicant that fencing is not needed.

Mr. Lalka explained that a site triangle easement will be in place along the corner so cars can clearly see. This will enforce the prohibition of plantings and buildings, this easement will be included on the plans. There will be sidewalks on S. Main and an easement with Mercer County will be established. The porch levels will be maintained and consistent with neighboring homes, sump pumps will be installed and a rock drainage system. The elevation will be included in the final site plans.

Exhibit A-2 New Construction - E. Ward Street floor plan and elevation of single family home, dated January 11, 2008

The single family home will be for faculty housing with a two car detached garage, 2 bedrooms, loft, 2 bathrooms and laundry room. The home will be Victorian Style and a maximum of 35 feet.

Exhibit A-3 New Construction E. Ward Street rendering.

Exhibit A-4 Proposed – 169 S. Main Street elevation – dated May 1, 2008

The applicant is proposing removing the addition and restoring the home to its original style and the building is structural sound.

Exhibit A-5 Materials View – 169 S. Main Street

The porch will be rebuilt, there are deteriorating stone pillars that will be replaced, there is highly ornate molding and the applicant will try to maintain the look.

Mr. Lalka addressed the concerns from the Historic Preservation, the stain glass will remain, the look of the materials will be the same but of a lower maintenance material than currently on the home and they are willing to review the materials with the Historic Preservation Commission and no vinyl siding will be used.

Bill Feinberg, Feinberg & Associates, Voorhees, NJ was previously sworn in.

Mr. Feinberg noted that the footprint of the existing buildings addition if removed will be three bedrooms.

Mr. Coates commented that the home will be used as faculty housing not for rooming purposes.

Mr. Pratt clarified that the look and shapes will be maintained but different materials and that the applicant understands that no sleeping can be allowed in the attic.

Mr. Feinberg confirmed that the attic will most likely be used for utilities; it was an open attic the previous owners attempted to finish. It was recommended that the building be a gut rehab as some things appeared to not be up to code. Mr. Rosensweig noted that they must confirm with all the Borough's ordinances and will reflect in the resolution.

Mr. Montferrat opened the meeting for public comment, no one came forward.

Mr. Rosensweig clarified that the applicant will comply and agree with all items in all the reports with the exception of the fencing. Mr. Coates agreed on behalf of the applicant.

Ms. Roberts and Ms. Lee had no additional comments or concerns. It was agreed that a drawing of the garages would be provided and the request for drawings would be in the resolution as well as the requirement to meet with the Historic Preservation Commission prior to applying for permits.

Mr. Pratt moved to approve the application, seconded by Mr. Searing.

Roll Call: Mr. Misura, Mr. Montferrat, Mr. Pratt, Mr. Olsen, Mr. Searing, Mr. Sikorski and Mayor Patten voted yes. Ms. Hutchinson Mr. Misura, Ms. Laudenberger and Mr. Emigholtz were recused and Mr. Byrne was absent.

Application approved 7-0.

Ms. Laudenberger, Ms. Hutchison and Mr. Emigholtz rejoined the meeting.

COMMITTEE REPORTS

HISTORIC PRESERVATION COMMISSION

Mr. Pratt reported that the porch tour was successful and there is discussion to hold the tour every or every other year. Dan Buriak of the Commission helped obtain grant funding for the creation of their ordinance; the Commission has found someone to help write the ordinance that has had prior experience regarding demolition in Historic Districts.

Mr. Sikorski told the Board that the ordinance regarding sleep space in attics may be returned to Board.

There was discussion regarding the recent activity on the COAH Regulations and it was noted that the Borough has an approved ordinance that is still enforceable. Mr. Rosensweig agreed to discuss COAH at the next meeting.

Mr. Pratt asked the status of the Minute Maid ordinance; Mr. Misura stated that there has been no meeting in a length of time and that he would be calling for a meeting soon.

Mr. Pratt announced that Matt Lucas of Lucas Construction has donated an acre of land for the skate park.

PROFESSIONAL REPORTS

Mr. Rosensweig reported the adoption of the A500 and that he would discuss the impact at the next meeting.

Ms. Roberts reported on the ongoing Capital Improvements in the Borough:

- Westerlea Avenue reconstruction will begin about July 7, 2008
- The plans for the Streetscape in the Historic District have been completed and submitted; funding is now needed for construction.

At the Boards request Ms. Roberts will be showing the completed plans at the July 14, 2008 meeting.

Mayor Patten moved to adjourn. The motion was seconded by Mr. Sikorski, and the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Leona Baylor
Planning Board Secretary