

**TOWN OF HACKETTSTOWN  
MINUTES  
PLANNING BOARD REGULARLY SCHEDULED MEETING  
February 27, 2018**

**CALL TO ORDER**

The February 27, 2018 Regularly Scheduled Meeting of the Town of Hackettstown Planning Board was called to order at 7:00 p.m. As there was not a quorum, the meeting was held until 7:30 until an additional member arrived.

**ANNOUNCEMENT OF PROPER NOTICE** was read by the Board Secretary.

**FLAG SALUTE**

**ATTENDANCE**

**Board Members Present**

Lambo; Bristow; Stead; Tierney; Camporini

**Board Members Absent**

Burke; Swaszek; Moore

**MINUTES of the January 23, 2018 Meeting** were approved as written by a motion from Mr. Lambo, seconded by Mr. Bristow.

**In favor:**

Tierney; Bristow; Lambo; Stead; Camporini

**Oppose:**

None

**Abstain:**

None

**RESOLUTIONS**

A motion to approve the Resolution for **Centenary University, Block 105, Lot 1** – Declaration of Completeness - Preliminary & Final Major Site Plan/Conditional Use Permit/Bulk Variance, was made by Mr. Lambo, with the second being Mr. Stead.

**In favor:** Bristow; Stead; Tierney; Camporini; Lambo

**Oppose:** None

**Abstain:** None

A motion to approve the Resolution for **2016 Mountain Hackettstown, LLC., Block 125, Lot 9.01** – Amendment of Prior Granted Preliminary & Final Major Site Plan was made by Mr. Lambo, with the second being Mr. Stead

**In Favor:** Tierney; Camporini; Bristow; Lambo; Stead

**Oppose:** None

**Abstain:** None

A motion to approve the Resolution for **2016 Mountain Hackettstown, LLC., Block 125, Lot 9.01** – Approving the Architectural Elements of Residential Building #2 was made by Mr. Lambo, seconded by Mr. Bristow

**In favor:** Camporini; Lambo; Stead, Bristow; Tierney

**Oppose:** None

**Abstain:** None

**HEARINGS**

**Czigler t/a Czig Meister Brewing LLC., Block 73, Lot 3.** Application #PB 17-06 - Completeness

Chairman Camporini asked Mr. Selvaggi to address this application. Mr. Selvaggi stated Michael Lavery notified the neighbor they were asking the matter to be carried to the March 27, 2018 Meeting, which a letter was sent to the Board requesting an adjournment for this evening. Chairman Camporini asked for Mr. Selvaggi to explain the delay to the Board Members and public. Mr. Selvaggi explained the engineer for the applicant changed firms, and due to this the preparation and submission of plans were delayed. The Board Engineer also requested items which will be addressed at the Meeting in March.

Chairman Camporini asked if the Board wanted to carry the notice and all members present were in favor.

Mr. Mennen announced to the public the matter was being carried to the March 27, 2018 Meeting and no new notice will be generated.

**Centenary University, Block 105, Lot 1. Application #PB 17-07 -Preliminary and Final Major Site Plan/Conditional Use Permit/Bulk Variances**

Michael Selvaggi of Lavery, Selvaggi, Abromitis and Cohen was present for the applicant.

Mr. Selvaggi stated at the last meeting of the Board, there was dialogue with the Board and Public, and the comments were taken into consideration and changes have been made to the plan.

Joseph Vuich, Suburban Consulting, Engineer and Planner for the applicant, was advised he was still under oath.

Mr. Vuich referred to Exhibit A-5, Revised Site Plan Drawing Set, with a revision date of February 13, 2018. The proposed revisions include:

- Additional landscape plantings along Fifth Avenue;
- Storm water facility to attenuate run off specifically for the parking areas;
- Safety netting has been extended 80 feet easterly, from the existing dugout to the bullpen on the first base side of the field;
- Sheet 6 of 22 includes grading changes along Fifth Avenue and Reese Avenue in an effort to try to salvage the existing trees;
- Sheet 9 of 22 Landscape Plan includes a 20 percent increase in overall number of plantings;

Mr. Vuich introduced the following Exhibits into evidence:

- Exhibit A-6 Cross Section Key Map 1 of 2 dated February 16, 2018;
- Exhibit A-7 Site Cross Section dated February 16, 2018;
- Exhibit A-8 Enlarged Site Cross Section dated February 16, 2018

Mr. Vuich stated that Block 107, Lot 125, 300 Fifth Avenue, at mature height of the plantings, would be full screened from the proposed netting system. Mr. Sterbenz asked if this view would be from the second floor. Mr. Vuich answered from the first floor. Mr. Sterbenz asked if the residence on Lots 125 and 127 were Ranch style homes. Mr. Vuich responded yes.

Mr. Camporini asked if the residences would be able to see the bleachers because of the proposed berm. Mr. Vuich answered the berm will help screen the bleacher system from the Fifth Avenue residents.

Mr. Lambo asked if the proposed netting would be erected all year. Mr. Vuich answered the netting is maintained at full height all year long.

Mr. Vuich referred to 308 Fifth Avenue, Lot 129, and stated the property frontage is located 180 feet from the proposed netting system. The initial planting trees in front of the berm would obstruct two-thirds of the proposed netting system and when the plantings reach maturity, they will provide additional screening.

Mr. Vuich referred to 19 Reese Avenue, Lot 30, and stated the residence is 600 feet from the first base dugout, and the location of the batting cage is 550 feet from the residence. Mr. Vuich stated there is no proposed netting system, but there is a proposed fence line, which would be one hundred percent buffered.

Mr. Selvaggi asked Mr. Vuich to refer to Mr. Sterbenz's report dated February 22, 2018. Mr. Vuich stated the following:

With regard to Grading/Drainage/Utilities

1. **Section 4.01** – Plans will be detailed to clarify where the wall drain will discharge;
2. **Section 4.02** – Operation and Maintenance Manual for Storm water Management Facilities will be provided;
3. **Section 4.03a** – Storm water Management Report 100 year peak runoff calculations will be evaluated and the Applicant will provide the information to satisfy the Board's Engineer;
4. **Section 4.03c** – A meeting will be scheduled between the Board Engineer and the Applicant's Engineer to review the storm water design if the application is approved;
5. **Section 4.04** – Turf Area subsurface basin discrepancies will be addressed;
6. **Section 4.05** – Storm tank sub-Surface Storm water Storage System discrepancies will be addressed;
7. **Section 4.06** – Rim Elevations – discrepancies will be addressed;
8. **Section 4.07** – Site Drainage and Utility Plan and Storm Sewer Profile discrepancies will be addressed;
9. **Section 4.08** – A label for the pipe connecting proposed Inlets D-2 and D-3 will be added;
10. **Section 4.09** – Existing inlets at discharge points will be replaced if necessary;

Referring to Mr. Sterbenz's report dated February 22, 2018, Mr. Vuich testified to the following regarding the Landscaping/Lighting Section 5.0

1. **Section 5.02a** – Proposed shrubs on Fifth Avenue will be in front of the evergreen plantings along the berm.

Mr. Vuich referred to Section 7.01 Miscellaneous in Mr. Sterbenz's report dated February 22, 2018, and testified to the following:

1. **Section 7.01** regarding the PA system, the Applicant agrees that the University is the only organization to use the PA system, and this will be outlined in a Third Party Agreement;
2. **Section 7.02** – A note will be added to the Site Drainage & Utility Plan sheet and the Construction Details sheet to indicate all pipe installed on site is not underlain by a synthetic liner;
3. **Section 7.03** – The Limits of Disturbance on the Soil Erosion and Sediment Control Plan will be revised;
4. **Section 7.05** – The Revisions Date block on the cover sheet will be revised;
5. **Section 7.06** – The Unit Block Retaining Wall Elevation will be revised;

Mr. Vuich testified the Applicant takes no exception to all comments in Section 8 of Mr. Sterbenz's report dated February 22, 2018.

Chairman Camporini asked if any Board Members had questions for Mr. Vuich. There being none, Chairman Camporini opened the meeting to the public for questions regarding the engineering testimony given by Mr. Vuich.

Sean Sweeney, 308 Fifth Avenue, asked if there were plans for irrigation. Mr. Vuich responded there is no proposed system.

Mr. Sweeney asked how far home plate is from the proposed netting. Mr. Vuich responded 150 feet.

Howard Lappin, 302 Fifth Avenue, asked if there was proposed extra parking for the proposed site. Mr. Vuich answered there is no extra parking proposed. The existing parking addresses the parking needs of the proposed site.

Mr. Lappin asked if the additional runoff is being addressed. Mr. Vuich responded the Applicant is meeting all regulations of the Town and State.

Nick DiCarlo, 306 Fifth Avenue, asked what the hours of operation would be. Mr. Kushner, Assistant AD, answered weekends would be late morning, approximately 10:30 a.m. through late afternoon, approximately 4:30 p.m.

Tonya Muraski, 306 Fifth Avenue, asked with regard to County tournaments, what time would those games start. Mr. Kushner answered they would adhere to Town Ordinances, and at this time there are no planned tournaments at this time, however, a 10:00 a.m. start time would be considered.

Mr. Bristow asked if there would be a cost factor for groups to use the field. Mr. Kushner answered it would vary with the groups.

The meeting was closed to the public.

Mr. Selvaggi introduced Joseph A. Fischer, Principal, GeoScience Services.

Mr. Fischer was asked to give his background to the Board Members, and was deemed an expert in Geotechnical Engineering by the Board. Mr. Mennen swore in Mr. Fischer.

Mr. Selvaggi asked Mr. Fischer what was done at the proposed site. Mr. Fischer answered there were numerous holes drilled and filled with concrete in October and November. Mr. Selvaggi asked if the area was stabilized by the filling of the holes with concrete and Mr. Fischer replied yes.

Mr. Selvaggi asked Mr. Fischer if the development of the site is dangerous. Mr. Fischer replied no

Mr. Selvaggi asked when the development is taking place, what is being looked at for precautions? Mr. Fischer replied they are looking for evidence of water seeping into the ground, and heavy equipment leaving impressions on the ground. Mr. Fischer stated inspections will be done during the construction, and that will show what is not able to be seen now. Mr. Fischer further stated they will work closely with the Town.

Chairman Camporini asked if there were any questions from the Board Members.

Mr. Bristow asked Mr. Fischer if this issue effects the whole Town, or if this is a unique issue to this area of Town. Mr. Fischer replied yes, it is an issue, and is a major concern as there have been failures on a number of projects.

Mr. Sterbenz stated the area of College View is an area where there have been problems over the years. Mr. Sterbenz further stated the whole Town is underlaid by karst rock, and this site is ground zero for karst.

Mr. Lambo referred to Section 3.01 of Mr. Sterbenz's report, and asked what the difference is between 30 millimeter liners and 20 millimeter liners, and asked what is the disagreement between the professionals.

Mr. Vuich responded 10 millimeter translates to heavier product, and is overall more durable. Mr. Selvaggi asked what is being done with the liner. Mr. Vuich referred to Exhibit A-2, and stated under the proposed turf there is karst geology. By digging the seventy test holes, we are trying to level out the conditions. As the site is being excavated, the karst build up is being leveled out. The 30 millimeter liner seams will withstand the loading of the field, including the fractured till. Mr. Vuich stated the stone bedding has no direct impact on top of the liner as there is top matting material of 10-14 inch depth.

Mr. Selvaggi asked Mr. Vuich if the design of the baseball field is markedly different from the design of the lacrosse field. Mr. Vuich responded no.

Mr. Lambo asked if the 20 millimeter was approved for the lacrosse field. Mr. Sterbenz replied it was approved as a 20 millimeter liner. Mr. Sterbenz noted that the rock beneath the baseball field is much shallower than the rock at the lacrosse field, and thus warranted a thicker liner. Mr. Sterbenz added it is the University's decision, however, it is a good investment to install the 30 millimeter liner. Mr. Selvaggi stated the Applicant will install a 30 millimeter liner.

Chairman Camporini opened the meeting to the public for questions of Mr. Fischer's testimony. There being none, the meeting was closed to the public.

Mr. Selvaggi asked Mr. Vuich for an analysis on the proposed bulk variance. Mr. Vuich listed the following:

	<b>Permitted</b>	<b>Proposed</b>
<b>Home Dugout Setback</b>	<b>125 feet</b>	<b>110.9 feet</b>
<b>Bullpen Setback</b>	<b>125 feet</b>	<b>102.2 feet</b>
<b>Batting Cages Setback</b>	<b>125 feet</b>	<b>58.5 feet</b>
<b>Right Field Foul Pole Setback</b>	<b>125 feet</b>	<b>69.2 feet</b>
<b>Left Field Foul Pole Height (sits on 10' wall)</b>	<b>15 feet</b>	<b>20 feet</b>
<b>Outfield Retaining Wall Setback</b>	<b>125 feet</b>	<b>34.6 feet</b>
<b>Flag Pole Height</b>	<b>15 feet</b>	<b>30 feet</b>
<b>Scoreboard Height</b>	<b>15 feet</b>	<b>18.5 feet</b>
<b>Electronic Sign</b>	<b>Not permitted</b>	<b>Electric Sign</b>
<b>Area of Sign</b>	<b>15 square feet</b>	<b>107 square feet</b>
<b>Protection Netting Setback</b>	<b>125 feet</b>	<b>120 feet</b>
<b>Accessory Structure Max Height (Netting)</b>	<b>15 feet</b>	<b>40 feet</b>
<b>Press Box Max Height</b>	<b>15 feet</b>	<b>17.3 feet</b>
<b>Fencing Height</b>	<b>4 feet</b>	<b>15 feet</b>
<b>Temporary Sponsor Sign Area</b>	<b>25 square feet</b>	<b>3200 square feet</b>
<b>Entry Arch</b>	<b>Meets all requirements</b>	

Mr. Lambo asked why the batting cage cannot be moved to the third base line. Mr. Vuich answered there is no great location there due to grading changes, and the adjacent parking lot.

Mr. Camporini stated the baseball field would be a permitted use for the University, and bulk variances are for hardship. Mr. Camporini asked why the Applicant couldn't meet the Ordinance requirements. Mr. Vuich answered because it would not be consistent with NCAA standards.

Mr. Mennen stated the Board should specify the term limits for the sponsor signs, as the Ordinance allows a single banner up to 25 square feet, and the proposal could allow for 128 signs. Mr. Selvaggi agreed there would be 128 signs maximum, and the signs would be advertising from February 15<sup>th</sup> thru October 15<sup>th</sup>.

Chairman Camporini opened the meeting to the public for questions regarding the planning testimony by Mr. Vuich.

Mr. Bristow asked who will be responsible for handling of the movement of soil from the site. Mr. Selvaggi answered that would be a condition discussed at the pre-construction meeting. Mr. Sterbenz added for other projects neighbors have been invited to the pre-construction meeting, and this could be done for this project. Mr. Sterbenz stated there will be no construction access from Reese or Fifth Avenues.

There being no further questions, the meeting was opened to the public for questions.

Beth Lappin, 302 Fifth Avenue asked what the size of the sign on the scoreboard is going to be. Mr. Vuich stated he does not have that information, and Mr. Kushner answered it is approximately the same as the scoreboard.

Ms. Lappin asked for confirmation that there would be no parking on Fifth Avenue. Mr. Vuich confirmed there would be no parking on Fifth Avenue.

There being no further questions, the meeting was closed to the public.

Mr. Selvaggi stated the testimony for the Applicant is concluded. Both Mr. Sterbenz and Mr. Madden's reports have been addressed. The baseball field is a permitted use, however, there are bulk variance relief being sought. Mr. Selvaggi further stated there will be no lights; limited use; the crack of the bat will be the noise heard; PA system for announcing, not a play by play.

Mr. Camporini opened the meeting to the public for statements.

Sean Sweeney, 308 Fifth Avenue, wished the applicant would explore other areas for the batting cages. Mr. Sterbenz stated this was the best location, and it will have extensive landscaping and plant material buffering.

Mr. Sweeney stated when the lacrosse field was built, there was a lot of dust. Mr. Sterbenz stated Warren County Soil Commission will be in charge of soil removal and dust control.

Howard Lappin, 302 Fifth Avenue, stated he has lived here 44 years. It has been a great place to raise children, who were able to walk to school. Hopefully this doesn't ruin the residential feel.

There being no other statements, the meeting was closed to the public.

Mr. Sterbenz stated from an engineering aspect, the applicant and their professionals have done an excellent job with the requests from the Board and public. There are a number of outstanding technical items, however they are generally minor in nature. Mr. Sterbenz stated the storm water plan revisions are outstanding. Mr. Sterbenz made the

recommendation the Board move ahead with a vote, and any outstanding items can be made a condition of approval.

Mr. Mennen stated the proposed language in a resolution to approve the application, if the Board chooses to make an approval motion, the motion would include the following conditions:

1. Facility is only for approved uses, with the University acting as the gateway;
2. When not in use, access will be locked;
3. No entrance from Fifth Avenue;
4. No lighting on field;
5. PA system – no play by play commenting. Speakers would provide sound for bleacher area only; Lock-out for volume control by University for other users; no speakers to be on scoreboard
6. Amendment to the plan for 30 millimeter liner as opposed to 20 millimeter;
7. Board is delegating authority to the Board engineer to review and approve amendments and changes to the site plan;
8. Variance relief for signage/promotional banners limited to up to 128 signs, to be installed for eight months each year, February 15<sup>th</sup> thru October 15<sup>th</sup>;
9. Applicant will install additional landscaping to be reviewed and approved by the Board professionals, and shall be shown on the site plan for resolution compliance

The motion to approve application #PB17-07, Centenary University, Block 105, Lot 1 Preliminary and Final Major Site Plan/Conditional Use Permit/Bulk Variances was made by Mr. Lambo, seconded by Mr. Bristow.

**In favor:** Stead; Tierney; Camporini; Bristow; Lambo

**Oppose:** None

**Abstain:** None

### **OLD BUSINESS**

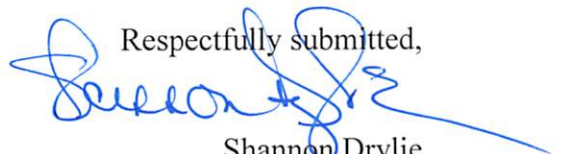
Mr. Sterbenz will bring a projector to the April meeting in order for the Board Members to participate in the Storm Water Training, which needs to be done before July 1, 2018.


### **NEW BUSINESS**

#### **Master Plan Reexamination Sub-Committee Meeting**

The sub-committee will be meeting at the municipal building on March 15<sup>th</sup> from 5:30 to 7:00 p.m. Chris Heil, Hackettstown BID, will come in prior to the March 27<sup>th</sup> meeting to meet with the Master Plan Reexamination sub-committee.

Chairman Camporini asked if there was any further business, there being none, a motion was made by Mr. Bristow, seconded by Mr. Lambo, to adjourn the meeting at 10:35 p.m.

Respectfully submitted,  
  
Shannon Drylie  
Planning Board Clerk

Motion to approve:   
Second: 

In favor: Stead; Tierney; Camporini; Bristol; Lunka  
Oppose: None  
Abstain: None