

Lawrence Township Planning Board  
Regular Meeting  
Monday, February 1, 2016

Present: Philip Duran  
James Kownacki, Councilman  
Richard S. Krawczun, Municipal Manager  
Terrence Leggett  
David Maffei, Councilman  
Stephanie Pangaldi  
Diego Samuel  
Kim Y. Taylor, Vice Chairperson  
Doris M. Weisberg, Chairperson  
Edward Wiznitzer

Excused Absence: Maria Connolly, Neil Yoskin, Esquire

Absent: None

Also Present: James F. Parvesse, Municipal Engineer  
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant  
Edwin Schmierer, Esquire, Special Attorney  
Susan Snook, Recording Secretary

1. **Statement of Proper Notice**

Adequate notice of this meeting of the Lawrence Township Planning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times.

2. **Oath of Office:**

Mr. Krawczun, Councilman Kownacki, David Maffei, Doris Weisberg, Edward Wiznitzer and Diego Samuel were placed under oath. Mr. Schmierer, Esquire, administered the oath.

3. **Elections:**

Chairperson:

Councilman Maffei moved and Phil Duran seconded to appoint Doris Weisberg as Chairperson. Nominations were closed.

Vice Chairperson:

Doris Weisberg moved and Phil Duran seconded to appoint Kim Taylor as Vice Chairperson. Nominations were closed.

4. **Appointments:**

Councilman Kownacki moved and Terrence Leggett seconded to approve the Resolutions of Appointments in a Block (Resolution 1-16 thru 10-1) and was unanimously approved.

**Committee Appointments:**

**Screening Committee (4):** Mr. Krawczun; Councilman Kownacki, David Maffei, Councilman and Chairperson Weisberg

**Growth & Redevelopment Committee (1):** Maria Connolly

**Shade Tree Advisory Committee (1):** Kim Taylor

5. **Public Participation (for items no on the agenda)**

None

6. **Minutes for Approval**

Monday, December 17, 2015 minutes were unanimously approved.

7. **Resolutions**

Resolution of Memorialization 11-16 approving Major Site Plan – Preliminary & Final Approval with Variance Application No. SP-11/15; **Britton Industries, LLC**, 276 Bakers Basin Road; Tax Map Page 40, Block 4001, Lot 10 was approved per unanimous vote.

8. **Applications**

Informal Application No. IP-5/16; **Board of Education (High School Athletic Facility Improvements)**; 2525 Princeton Pike; Tax Map Page 2401, Block 2402, Lot 2

Thomas Eldridge, Administrator of the Board of Education and Joseph Perrillo, Consultant for the applicant. Mr. Eldridge gave a brief summary of the Board members pushing for a synthetic field. The project is designed to give access to and bring equity to girls' sports as well as the boys sports. All of the surfaces proposed are for multi sports. The existing varsity field is adjacent to the main parking lot between the middle school and the high school will be where the other fields are. The fields are not just used for physical education and competition; but also as a community initiative.

Mr. Perrillo of Suburban Consulting Engineering and is a sport facility designer. Mr. Perrillo was hired to design and improve the existing natural grass fields to synthetic turf and make improvements and add accessibility, performance for handicap accessibility. The field inside the track will stay exactly the way it is right now, will have sports lighting of high school level fields. There will be an accessible loop provided to get from the parking area in the school to get down the existing hill to where the access is provided at the side of the track.

The fields will be a multi-use facility which will be used for the existing boys baseball team; girls softball, soccer, field hockey, lacrosse. The maintenance needs will be reduced for the existing grass in the area and provide better surface for the athletes. The bleachers will be moved around the field and new fencing will be added (chain link) around the perimeter to secure it. The School is not changing the use of the existing facilities. It will be improved for maintenance and better sports facility surfaces to the students, the physical education classes and the athletes and the school district.

The Municipal Engineer and Planning Consultant's reports are attached

Mr. Eldridge stated the containers will be moved to 290 Eggert Crossing Road. The maintenance building will be repurposed or knocked down and used for laboratory facilities in the future. Mr. Duran asked how long do artificial fields last and what happens when they are worn out and the foot-candles spilling over onto the neighbors.

Mr. Perrillo stated they will wear by intensity of the use and the biggest thing that breaks it down is ultra violet rays. There is a minimum warranty of eight (8) years and has seen them last anywhere between 10 – 11 years and it depends on the level of use, maintenance is called grooming which is done four times a year or once a month. This helps the blades stand up a little more. The replacement is pulling up the synthetic turf and replace it and touch up the sides. The old turf gets recycled to other materials (sneakers, mat fabric for turf, backing).

Mr. Eldridge stated the field is completely dark no matter what time you go to this field and one concern is security. There is equipment on the "D" zone (end of track) and people use the track (yoga mats). This is a very heavily used field and concern is security lighting. Ms. Taylor wanted to know the process of grooming. Mr. Perrillo explained it is an attachment which goes behind a small piece of equipment (gator golf cart, small tractor) and a sweeper (in the fall to pick up leaves); the groomer has different attachments which can be shifted up or down, which goes through the in-fill and shifts it to break the green to stand up. A magnetic bar picks up jewelry, keys, earrings; any metal devices that are not swept up will be picked up the magnetic bar. There is a 4 hour training course for the in-house maintenance staff to accomplish the grooming. Mr. Perrillo stated there is no problem with water standing on the turf, it will go right through it to the infill to the stone and goes to the perimeter pipes along the edge and flows to the drainage system.

The Board members questioned the synthetic field material and Mr. Perrillo explained that water does not stand on the material, what the material is made of, it will not melt, not engulf in flames, the baking is woven for water flow, the in-fill is sand and recycled rubber and how it will not ignite, refer to detail plan. Mr. Krawczun commented that the plans received shows fencing will be a six-foot black vinyl around the field. It was confirmed that it will be by Mr. Perrillo.

Witness #2: Robert Zueller; Technical Lighting Expert gave an overview of the lighting that will be used. The lighting used will provide the largest shielding that can be provided for an aerial sport (all of the sports that are being used on this multi field). The bottom of the fixture has louvered facets to direct a small amount of light up so the ball will never be lost when travelling over the lights. There will be locking light that will go to the sky by a shield; do not see the lamp in the fixture and it blocks glare. The northeast side of the field there are neighbors and using this technology will minimize impact of the lighting to the neighbors of the playing fields. The field is being lite with four light poles (2 on the northern side and two on the southern side) will be a standard setup. There are neighbors behind the P1 & P2 (northern most poles), the candles will be 50'candles which is the amount of light recommended which covers all of the sports played in high school fields.

Mr. Zueller stated all the lights are turned on to project out, blanket grid, to see what the values would be, how the light would depreciate as you travel away from the field. It was explained how the foot-candles would work for the neighbors to see the light and the homes are 170' back are in the 0.1 or 0.2 area (which would be like moon light). There are no exceptions for the foliage or bleachers that are there without depreciation. If a neighbor could see through the trees, they will see that there is a light, but because of the shielding of the glass source it is not that bright light that is going to be shining right in their faces.

Mr. Zueller explained regarding the lighting for a neighbor who might have to close the shade to sleep on the second floor of their home measuring three-feet off the ground for the 0.2, which is considered "moon light". Mr. Duran spoke about Village Park which is 700' away from his home and is pretty intrusive. Mr. Krawczun stated the lights have been up for 20 years. Mr. Zueller explained those lights more than likely have no shields.

Mr. Samuel questioned the hours of operation. Mr. Eldridge explained that the hours of operation have not been defined yet, typically not on after 9:30 or 10:00 pm for a football game. The summers hours there is natural light right thru to 8:45 pm and not anticipating that the lights will be on every night.

Mr. Krawczun questioned the security and lighting. Mr. Eldridge commented to put other lights on the same poles to have ample lighting on the path for pedestrians, which is in the rear of the high school to the stadium field, and for handicap accessible. Mr. Zueller stated the security lights could be the LED lights that are on the poles. Mr. Caton wanted to know the height of the LED; 50' and point straight down and all of the lights are factored in Mr. Zueller stated.

Mr. Eldridge stated if the Board members have any other questions the members could e-mail him or through Mr. Krawczun.

9. **Old Business / New Business / Correspondence**

Affordable Housing Plan:

Mr. Caton stated the current schedule with the Superior Court Judge Jacobson would take us to a hearing in early June which would establish what the fair share numbers are for all the municipalities in Mercer County. The range, we have E Consultant retained by 280 municipalities and the number for the Township is 109 units. This is from the period of 1999 to 2025 (26 year period). The Judge has appointed Rich Reading, who is a demographic expert as the courts expert and he preliminary assigned a number of 339 units to Lawrence, which is subject to change. Mr. Reading will be coming out with a final report in April.

David Kinsey, working on behalf of the Fair Share Housing, came up with over a 1,000, which is under COAH's rules gets capped at a 1,000. We have a spread from 109, 339 and 1,000. Lawrence does have a substantial credit coming into this third round and it would take us past the middle of the three allocations, not to a 1,000. Mr. Caton cannot image the court would take either the low or the high; so in any likely hood they would come up with a number somewhere in the middle.

The Township has provided the Court with the information it has requested essentially summarizing the Township's plan which we were certified by COAH at each of the three stages. The Township is waiting for the number.

Mr. Schmierer stated it will be the various Judges to decide what the number will be and the realistic time to comply with the 10-year obligation.

Mr. Caton stated the schedule for the Judges is compiling and it is a draft at this stage. We are in the housing region with Ocean County and Monmouth County and we are number 4 in the region out of six per COAH. Mr. Caton continued that the staging order for those three counties all provide for 45-days from the notification of the fair share number to when we are supposed to have those housing element and fair share plan adopted and endorsed. It is adopted by the Planning Board because it is part of the Master Plan and then gets endorsed by the Governing Body. Mr. Caton is hoping that the 45-day period gets extended once we get there because of the 10 day notice period for Master Plan elements, 45 days goes down to a month and a month is plenty of time if all we had to do is file what we had already done because the number is manageable.

Mr. Caton stated we have to figure out how to meet the higher obligation but that will be closer to the hearing date which is scheduled for early June.

Ms. Taylor asked if our present school system would accommodate if our number was a 1,000. Mr. Caton stated the first thing would have to be to devise the plan which means to make some age restricted (25% of the fair share); credits that the Township can apply for; therefore, the impact on the school system will be modest.

10. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:17 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Susan J. Snook  
Recording Secretary

Minutes Approved:

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