

MINUTES OF THE PLANNING BOARD MEETING
Thursday February 27, 2020

Present:

Chairman Larry Lonergan

Mr. Jim Kirby

Ms. Jessica Pearson

Mr. Tim Camuti

Mr. Greg Mascera, Planning Board Attorney

Mr. Glen Beckmeyer, Township Engineer

Ms. Melissa Collins

Mr. Tom Freeman

Mr. Paul Mathewson

Mr. Al DeOld

Ashley Neale, Planning Board Secretary

Meeting called to order at 7:36 P.M. by Chairman Lonergan

Pledge of Allegiance:

Chairman Lonergan reads Open Public Meetings Act Statement.

Public Hearing

Chairman Lonergan asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No public participation.

Approval of Minutes

Chairman Lonergan asks for a motion to approve the minutes from the Boards Regular meeting on July 25, 2019. Ms. Pearson makes the motion, Ms. Collins seconds. Roll Call was taken. Mr. Freeman abstains, all others present vote in favor.

Chairman Lonergan asks for a motion to approve the minutes from the Boards Special Meeting held on August 13, 2019. Ms. Pearson makes the motion, Mr. DeOld seconds. Mr. Kirby and Mr. Freeman abstain, all other vote in favor.

Hearing of Application

Application 2020-01, Site Plan Application for 25 Mount Prospect Ave, Block 601 Lot 1, also known as Montclair Golf Club.

Mr. Mascera introduces the application noting it was deemed complete, and the purpose of the site plan is to re configure the tennis courts on the property. He adds a waiver was issued for the majority of the requirements by the Zoning Officer, Mr. DeCarlo, because the existing courts were a nonconforming use.

Mr. Alan Trembulak speaks as the attorney on behalf of Montclair Golf Club. He notes that this Site Plan is a small part of bigger plans for renovating the Golf Club, but this is the only portion located in the Township of Verona. He adds the site plan calls to eliminate 1 court and a practice court, decreasing the amount of impervious surface on the property.

Mr. Mascera swear in Robert Blanz from 211 Midland Avenue, Montclair as the applicants first witness. Mr. Blanz testifies that he is a member of the club, and on the clubs Board of Trustees and Master Plan Committee. Mr. Blanz continues with an overview of the clubs renovation plans. Chairman Lonergan ask if anyone from the public has any questions for the witness. None pertaining to the current witness.

Mr. Trembulak calls James Gilday as his next witness. James Gilday from Moss Gilday Group, Little Silver NJ. He is sworn in by Mr. Mascera. Mr. Gilday states for the record his background and qualifications, which are accepted by the Board. Mr. Gilday hands out exhibit A-1, 4 sheets renderings of grading plans. Mr. Gilday goes through the proposed plan, stating they plan to remove 1 existing tennis court as well as the practice court, to make the courts function better for the club. He adds the proposed courts will be composed of a hydro-clay. He moves on to the landscaping plan that he prepared for the application. He continues explaining the differences and how the drainage flow will reduce flow to Mount Prospect, they would be taking down existing decaying trees and replacing them with a new buffer along Mount Prospect. Mr. Trembulak notes there will be a total of 58 new trees planted. Mr. Trembulak asks Mr. Gilday about the lighting of the courts. Mr. Gilday notes that there will be not spillage of light onto the street. Mr. Gilday continues with the drainage plan. He mentions overflow will be reduced because of a pipe surrounded by gravel connected to a French rain that would collect runoff. He adds they are lowering the practice tee that would help with regrading and reducing stormwater runoff by increasing impervious material.

Chairman Lonergan asks if any members of the Board have questions for the witness. Mr. Beckmeyer asks about pipes in the plans that run along the courts, and what they are connecting to. Mr. Gilday explains that because hydro courts are flatter they are connected to a French drain. Mr. Beckmeyer asks for clarification of where the inlets are located. Ms. Pearson asks about the trees being replaced, she notes the tree ordinance for the Township. She notes that clear cutting is not permitted in the ordinance and their plan is to take down 79 trees. Mr. Gilday notes that at the time the plans were prepared they did not have a copy of the ordinance because it was not completed at the time. Mr. Trembulak notes that the applicant will have to comply with all Township ordinances, and it could be part of the conditions of approval. Ms. Pearson asks that the applicant provide a list or plan of the trees they are planning on removing and what they plan on keeping. Mr. Camuti asks if the water used to keep the hydro courts moist would be recycled from the runoff. Mr. Gilday testifies that it would not because the hydro courts require clean water. Mr. Camuti asks about the lighting, if there would be an ability to dim or control the lights when the courts were not in use. Mr. Gilday responds that they are looking into a system like that. Mr. Beckmeyer asks for clarification on what they mean by demolition of the courts. Mr. Gilday explains they are taking off the current top layer of clay and putting the hydro court above. Mr. Mathewson asks about a single catch basin on the plans, he asks if it will be inundated since there are no others. Mr. Gilday responds by saying that catch basin has always been the only one there and they are decreasing the amount of water it would be collecting by taking out around 9700 square feet of impervious coverage.

Chairman Lonergan asks if anyone from the public has questions for the witness. Mr. Posner from 47 Wayland, asks where the current drainage system leads.

Mr. Trembulak calls his last witness. Timothy Derrick from 9 Hathaway Lane, on behalf of Langan Engineering. He is sworn in by Mr. Mascera. Mr. Trembulak asks the witness if and how long he has been employed at Langan Engineering. Mr. Derrick says he is currently employed there and has been for over 20 years, he continues with his background and education. The board accepts his qualifications. Mr. Derrick testifies that he prepared the storm water management report presented to the board for this application. He adds that he did so in accordance with all NJDEP storm water management rules, and all Township of Verona code. He continues saying that in comparing the existing conditions with the proposed conditions there will be a decrease in storm water runoff because of the decrease in impervious coverage. Mr. Trembulak asks Mr. Derrick to go through Mr. Beckmeyer's comments dated January 9, 2020, specifically the drainage comments on page 5 of the report.

Mr. Derrick notes that there is a discrepancy in the soil types that he is currently discussing with Mr Beckmeyer to resolve. Chairman Lonergan asks Mr. Beckmeyer to clarify what the issue is with the soil types. Mr. Beckmeyer explains there are soil type maps that show the different types of soil and where they separate. He clarifies that the CN number is the hydraulic run off value, which different types of soils have. He adds the higher numbers are closer to pavement and the lower numbers are closer to sand. Mr. Beckmeyer notes that the applicant had the wrong hydraulic number for one of the soil types. There is discussion among the Board about what is required and how they would resolve the issue with the soil types. Mr. Mascera concludes that there are 2 options, the applicant can do their own soil testing or use a default types set by the UDA. Mr. Derrick comments that if the Board requires it they would do the testing, however regardless it would come back with the same conclusion. Mr. Trembulak asks Mr. Derrick if he analyzed the data for all four soil types, he affirmed he had. Mr. Derrick adds that the conclusion was the same for all, and resulted in a decrease of storm water runoff.

Mr. Trembulak suggests that this conversation continue between the engineers, and the Board make that a condition of approval. Mr. Mascera notes that this could be done if the Board chooses. Ms. Pearson states she would not be comfortable taking a vote until the Board sees a revised storm water report as well as a tree report. Chairman Lonergan agrees and asks Mr. Beckmeyer what he would like to see when they come back at the next meeting. Mr. Beckmeyer responds that he has been speaking with the engineer for the applicant and once they reach an agreement he can revise his calculations and report.

Chairman Lonergan asks if the public has any questions for this witness. Adriann Kast from 1 Wayland Drive, brings up flooding issue on Wayland, and if anyone is doing anything about it. She states the Golf Course drains into her backyard. Chairman Lonergan advises her to address her concerns with the Township Council.

Chairman Lonergan asks for a motion to carry the application to the next meeting on March 26, with no further notice being made. Mr. Trembulak notes the applicants consents to the additional time. Mr. Lonergan adds that prior to the next meeting progress should be made by the engineers and the storm water report be updated and submitted to the Board. Mr. DeOld adds that a tree plan should also be submitted. Mr. Lonergan asks for the motion. Mr. Camuti makes the motion, Ms. Pearson seconds. All in favor. Aye.

Adjourn

After a motion made by Mr. Camuti and seconded by Ms. Pearson, there was a unanimous vote to adjourn at 9:22 PM.

Respectfully submitted,

Ashley Neale
Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.