

LAND USE BOARD
BOROUGH OF ALLENDALE
Municipal Building
500 West Crescent Ave
Allendale, NJ

A Regular Meeting of the Allendale Land Use Board was held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, New Jersey 07401 on April 18, 2018. The meeting was called to order at 7:34pm by Chairman Quinn who read the Open Public Meetings Act statement and stated the requirements had been satisfied.

Chairman Quinn led those present in a salute to the flag.

ROLL CALL:

The following individuals answered roll call:

Board member Bergen	Mayor White
Secretary Daloisio	Chairman Quinn
Board member O'Toole	Alternate Lovisolo
Vice Chairman Sirico	

The following individuals were also present:

Board Attorney Christopher C. Botta, Esq.
Board Engineer Michael Vreeland
Deputy Municipal Clerk Michelle Ryan

APPROVAL OF MINUTES:

Chairman Quinn asked for comments. Secretary Daloisio had one minor correction to change the wording from Chairman White to Mayor White in the second paragraph on page two. As there were no further comments, motion by Secretary Daloisio, second by Mayor White that the Minutes of March 28, 2018 Regular Land Use Board Meeting as amended were approved.

On a roll call, the vote was recorded as follows:

Board member Bergen - aye	Mayor White - aye
Secretary Daloisio - aye	Chairman Quinn - aye
Board member O'Toole – abstain	Alternate Lovisolo - aye
Vice Chairman Sirico - abstain	

PUBLIC HEARING:

Application File No: LUB 2018-02
Applicant: Control Associates, Inc.
Address: 20 Commerce Drive, Allendale, New Jersey 07401
Block: 601 Lot: 3.01
Application: Preliminary & Final Site Plan Approval
Variance Relief
Waiver of Site Plan Details

Chairman Quinn announced that at the applicant's request, the Public Hearing for Control Associates' application will be held at the May 16, 2018 Regular Session Land Use Board Meeting.

COURTESY REVIEW:

Chairman Quinn announced that the next item on the Agenda was a Courtesy Review for the following:

- A. Northern Highlands Regional High School
300 Hillside Avenue, Allendale, New Jersey 07401
Project: Northern Highlands Regional High School Track and Field Improvements

- B. Northern Highlands Regional High School
298 Hillside Avenue, Allendale, New Jersey 07401
Project: Athletic Field Area 4 Lighting Improvements

Richard Wostbrock, an engineer from LAN Associates, announced that he was attending on behalf of Northern Highlands Regional High School. Though this is an informal hearing, Mr. Botta swore Mr. Wostbrock in for testimony.

Mr. Wostbrock first spoke about the Track and Field Improvements Project. He explained that this is a large maintenance project, a capital improvement. The track and field surfaces are aged and in need of resurfacing. They are planning to remove the rubber surface, mill off the top layer of asphalt and then pave an asphalt layer putting a rubberized surface on top for all the lanes of the track. There will be no changes, no reconfigurations and drainage will remain as is. Mr. Wostbrock confirmed to Chairman Quinn that nothing is being expanded, it is remaining a four hundred (400) meter track with the same lanes, fencing and access points. The material being used is the same, poly-urethane. The layer of asphalt will bond to the rubber track to create a level plain and prevent ponding and depressions. Overall, the track has a good base.

Chairman Quinn asked Mr. Wostbrock what action, if any, he is seeking from the board. Mr. Wostbrock responded that it would be helpful to get a letter or meeting minutes to acknowledge the comments of the board, but that since this is a like for like project, the Department of Education doesn't necessarily require planning board comment during their forty-five (45) day approval process for this project. The approval is already in hand.

Mr. Wostbrock confirmed to Vice Chairman Sirico that the track is roughly twenty (20) years old and that is the warranty time period. Scot Beckerman, Superintendent of Northern Highlands Regional High School, commented that the synthetic turf field inside the track was recently resurfaced and the school district chose to do this project this year to get both of them on the same cycle. Mr. Wostbrock further confirmed to Vice Chairman Sirico that the milling and resurfacing was only being done on the track and field area relative to the field, including the six (6) lanes of track, high and long jump pits and pole vault area as depicted by dark gray shading on drawing entitled Track Resurfacing Plan SP.01, and not outside of that area.

Secretary Daloisio inquired about the type of milling equipment being used. Mr. Wostbrock said that a combination of large and small milling machines will be used. Mr. Wostbrock further confirmed to Secretary Daloisio that the contractor will use a water and dust suppression devices to prevent the dust from going into the neighbor's properties.

Vice Chairman Sirico asked Mr. Wostbrock how long this process would take and Mr. Wostbrock stated that the milling is about a two to three (2 to 3) day process and the paving is the same, depending on weather. The process will start with milling and paving before graduation so there is

time for it to set and then during the summer the rubber surface will be laid with a mid-August completion date. The track will be open for the start of the school and track season.

Chairman Quinn asked Board Engineer Michael Vreeland to comment. Mr. Vreeland requested that the recycling tickets for the removed material be provided so that the Borough would get the recycling tonnage credits. Mr. Wostbrock agreed.

Mayor White inquired about the contractor and Mr. Wostbrock replied that the general contractor is ATT Sports of South Jersey for the rubber surfacing and Halcon is the subcontractor doing the milling and paving. Mr. Wostbrock confirmed to Vice Chairman Sirico that they are well known in the industry.

Chairman Quinn asked for any additional questions on the matter from board members. Hearing none, Mr. Botta advised the board that no formal action was necessary as this was not a public hearing and especially since the State Department of Education already approved it. Chairman Quinn and Mr. Botta thanked Mr. Wostbrock and Superintendent Beckerman for presenting this project to the board.

Mr. Wostbrock asked for a copy of the minutes once they were publically available.

A member from the audience was advised by Mr. Botta that public comment would be held after the courtesy review presentation of both projects concluded as this was not public hearing.

Chairman Quinn announced that the Athletic Field Area 4 Lighting Improvements project would now be reviewed.

Mr. Wostbrock informed the board that this is the second phase of the sports lighting plan in accordance with the Borough's ordinance. The first phase was the lighting around the football field. This new proposed lighting will be for the area with softball and baseball fields behind the student parking lot. Mr. Wostbrock referred to the aerial photograph on Cover Sheet T.01. They are proposing a loop system for conduits with twelve (12) poles between eighty and ninety (80 - 90) feet in height in various locations throughout the area. Chairman Quinn stated that ninety (90) feet is the maximum height under the ordinance. Musco Lighting has been involved with the design of the lighting system and the ordinance requirements have been satisfied.

Mr. Wostbrock advised that since this is new construction, the Department of Education is looking for a letter with the board's comments or else the school district will have to wait the entire administrative period. A letter from the board would be appreciated to help speed up the process.

Mr. Wostbrock said that though the ordinance allowed for up to two fields to be lit at one time, this design offers flexibility and is capable of turning only one of the fields in this area on at a time. Just the baseball, the softball or the outfield areas can be lit.

Mr. Botta swore in Scot Beckerman, Superintendent of Schools.

Mr. Wostbrock pointed out that in their analysis, conservatively, if all the lights were turned on at the same time in Area 4, they would still be in compliance with the ordinance's horizontal and vertical lighting levels and the residential property limits. Mr. Wostbrock confirmed to Chairman Quinn that there would be no real residential impact. Chairman Quinn received confirmation that

the lights would still be subject to the time constraints and seasonal aspect of the ordinance. Chairman Quinn inquired as to the activities that would take place in this area. Dr. Beckerman answered that right now freshman baseball and varsity softball play on these fields, but they are reconfiguring the fields. Varsity softball is going to move to the lower field. Dr. Beckerman said that not only will this allow their varsity teams and band to use at night, but will also allow “pop warner” sports to be able to use the fields without the need for portable generators. Band is currently practicing on pavement, which is difficult without lines. Having the lighting will give them the opportunity to use a lined field.

Dr. Beckerman confirmed to Alternate Lovisolo that varsity softball is moving to the current junior varsity field. Alternate Lovisolo followed up regarding the current lighting situation there. Dr. Beckerman answered that there is no lighting on the junior varsity field. He said that having the lighting will free up space and give flexibility to move teams as needed.

Mayor White recalled that during discussions she participated in, this entire area was considered one field. This area as well as the football field could be lit at the same time, but not another field. Dr. Beckerman confirmed Mayor White’s recollection and added that they did design them, though, so that select lights could be on in Area 4 instead of all at one time. Plus, they are LED lights, which dim. Mayor White expressed her support.

Mayor White stated that the generator lights were thirty five (35) feet tall that caused spillage issues for neighbors. The new lighting will be an improvement for the neighbors. Dr. Beckerman offered that the school district sought feedback with the neighbors on past projects and will continue going forward.

Dr. Beckerman said that the lighting project will be done in phases. All electric will be wired and the school district will be putting up one (1) pole in a location determined to eliminate the need for the portable lighting. Additional poles will be added as funds are raised through the sports association’s fundraising and others’ efforts.

Vice Chairman Sirico inquired as to who will have access to turn the lights on and off. Dr. Beckerman responded that access will be limited and they will not be generally accessible. Access is sophisticated and can be monitored. Dr. Beckerman replied to Chairman Quinn that he believed the lights would be turned on manually. Mayor White thought that was better to ensure they are actually off.

In response to Secretary Daloisio, Mr. Wostbrock responded that boring samples had been taken to test the suitability of the soil to hold the poles. The poles will have concrete bases.

The board thanked Mr. Wostbrock and Dr. Beckerman for coming.

Hearing no further comments from the board, Chairman Quinn asked Mr. Botta to advise the board of the next step. Mr. Botta suggested that a motion be made to direct the board attorney to send a letter to the school district stating that the board had reviewed the plans, approve of their plans as a beneficial change to the site and have no objections as presented.

Chairman Quinn asked Mr. Vreeland if he had any comments. Mr. Vreeland stated he was satisfied the plan met requirements of the ordinance.

At Chairman Quinn's request, Mr. Botta stated that he had reviewed everything and he was satisfied that this plan was in compliance with the ordinance and settlement agreement subject to annual and continuing permitting.

On a motion by Mayor White, second by Vice Chair Sirico the members present directed the board attorney to send a letter to the school district stating that the board had reviewed and approved of their plans as a beneficial change to the site and had no objections as presented.

On a roll call, the vote was recorded as follows:

Board member Bergen - aye	Mayor White - aye
Secretary Daloisio - aye	Chairman Quinn - aye
Board member O'Toole - aye	Alternate Lovisolo - aye
Vice Chairman Sirico - aye	

OPEN TO PUBLIC FOR COMMENT:

Chairman Quinn then opened the meeting for public comment.

Mr. Michael Mahle of 246 Park Avenue, Allendale inquired as to the anticipated life of the track and Dr. Beckerman responded that it is about twenty (20) years and will be on cycle with the turf field replacement. Mr. Mahle then inquired as to the funding of the track project by the district and Dr. Beckerman stated that reserve account funding was used, with no additional tax implications to taxpayers. Every year a certain percentage is set aside for projects like this. Finally, Mr. Mahle wanted to know if the track would be useable this summer after completion. Dr. Beckerman said that will be difficult, but the track will be ready for use in the fall.

Hearing no additional comments from the public, Chairman Quinn brought the meeting back to the board.

CORRESPONDENCE:

Chairman Quinn announced that the deadline to file the Annual Financial Disclosure Forms is April 30th.

Chairman Quinn announced that the deadline to file the Stormwater Management training is June 30th.

Chairman Quinn announced that the deadline to file the JIF training is May 1st. Certificates should be emailed to Michelle Ryan.

OTHER:

Chairman Quinn stated that Control Associates' application is next month.

Mayor White announced that the West Crescent Avenue culvert, located between Park and Beresford, was compromised due to the heavy rains. This is a County Road and a County issue. Mayor White had a meeting with Bergen County this morning and they have applied to the DEP for an emergency construction waiver to rebuild the culvert. They have retained Sanzari to do the construction, but in the meantime the road is closed until further notice. Mayor White offered her sincere apologies to the residents. Alternate Lovisolo asked if this was part of the recent bridge project and Mayor White stated no. Bergen County will be onsite tomorrow morning and hopefully they will start to fix the culvert. Paving and milling will continue on West Crescent Avenue from

the Waldwick border up to Beresford. Mayor White had no comment when Secretary Daloisio asked if Bergen County is taking the opportunity to redesign and upgrade the culvert so it can take more water. Mayor White did speak with County Executive Tedesco to advise that the Borough did not budget for police overtime and he responded quickly by sending barricades. Mayor White thanked him for his response.

Mayor White has a COAH and PILOT meeting tomorrow and anticipates having more information to report in the next month or so.

ADJOURNMENT:

Chairman Quinn asked if there was any other business to come before the board. Hearing none, on motion by Mayor White, second by Vice Chairman Sirico the meeting was adjourned at 8:27pm.

Respectfully submitted

Michelle Ryan
Deputy Municipal Clerk