

The Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mayor Mignogna, Mr. Waters, Mr. DiNatale, Mr. Rashatwar, Mr. Ravitz, Mr. Vandegrift

Absent: Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini,

Also present was Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer.

Mayor Mignogna was sworn in as a Board member for the year 2014.

MEMORIALIZATION OF RESOLUTIONS

THE COOPER HEALTH SYSTEM
BLOCK 207; LOTS 4, 4-10 THROUGH 4.13
AMENDED FINAL SITE PLAN – SIGNAGE
PC 13-023

MORI PROPERTIES
BLOCK 225; LOT 6
AMENDED FINAL SITE PLAN – SIGNAGE
PC 14-001

LONE DAWG CAFÉ
BLOCK 270; LOT 26
CORRESPONDENCE – GRADING CHANGE/100 FT. OF LINIAR CURBING
PC 14-002

APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated February 12, 2014; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Waters, Mr. DiNatale and Mr. Ravitz, all of whom abstained.

CORRESPONDENCE

PLANLAND, LLC
BLOCK 206; LOT 12
DEANES AVENUE
PC 13-024

Application was postponed to an unknown date. The applicant will provide newspaper publication and property owner notice once they decide to reschedule.

BUSINESS

AQUATIC HOLDINGS, LLC
PRELIMINARY & FINAL SITE PLAN
BLOCK 14; LOT 13
333 PRESTON AVENUE
PC 14-003

Appearing before the board were Ms. Dorothy Bolinsky, attorney, Mr. Scott Peters, applicant, Mr. Omar Wellington, owner, Mr. Ken Levers, engineer and Mr. Mark Barone, architect.

Ms. Bolinsky stated that, this site is approximately 11 acres and they are here because they want to construct a 10, 135 square foot addition on the back of the building. They are planning to take the existing pool, which is partially inside and partially outside and have it completely inside and under a roof. Mr. Peters is the principal of Aquatic Holdings and is interested in the pool area and the associated infrastructure.

Mr. Wellington stated that, Next Level Sports is a health and fitness company and they have been renting space in the Coliseum about 7 years. They train athletes, adults, pro-athletes and anyone who wants to get in shape. They made a decision in 2012 to stay in one place and purchased the Coliseum. There are currently 4 tenants; Next Level Sports and they occupy approximately 22,000 square feet; the Hit Doctor who occupies approximately 25,000 square feet, Philadelphia Soul who occupies approximately 10,000 square feet and lastly the caterer who will be gone by August 31st and occupies approximately 18,000 square feet. The remaining area is office space which is approximately 12,000 square feet and used in conjunction with the other uses as offices. Mr. Peters and his family have been training at Next Level Sports for years and when they found out there was a pool there things took off. This is the first step into the re-birth of the Coliseum and they want to turn this into the most dynamic sports health and fitness family community center anywhere. They are going to take the space used by the caterer and turn that into the main entrance with amenities that complement the training that they do, the pool and the Hit Doctor. They are a small company and can't afford to take on all the changes at one time.

Mr. Peters stated that, he is one of 3 business partners of Aquatic Holdings. Peter Holcroft is a partner, school teacher and a nationally recognized swim coach and pool operator. They presented pictures, exhibit A1, of the existing pool and their vision for its expansion. The existing pool is currently a 6 lane pool with an outside pool connected to it. They are going to demolish the pool, increase the size and enclose the entire pool. They will not expand the footprint of the building and are currently under contract with a pool company.

Mr. Peters added that, they are currently swimming at 4 different pools. The new pool will operate 7 days a week from 5:30 am to 9:00 pm and will be team and class driven. In order to gain access to the pool you would join the swim team. They intend to partner with Next Level with similar programming and people will be able to sign up for classes in the pool. Peak hours for the pool will be 3:30 pm to 9:00 pm with a maximum of 80 swimmers and 35-40 parents. There will be a 2 day swim meet every quarter with approximately 200 swimmers. In order to make this a successful transition the pool needs to open by September, 2014.

Mr. Wellington explained the hours of operation for the remaining uses. Next Level Sports is open from 5:30 am to 9:30 pm. Their peak hours are 6:30 pm to 8:30 pm Monday through Friday with approximately 60 people. Philadelphia Soul is seasonal and when there they practice from 11:00 am to 1:00 pm, 6 months out of the year. The Hit Doctor would be the same as Next Level Sports. The offices would not generate any additional people to the site. Once the caterer is gone and that space is expanded they expect more people will stay and watch.

Mr. DiNatale thanked them for bringing this program to town and stated that, parking is always a concern and asked them to make sure this is addressed so parking does not spill out into the streets. He added that, the high school is extremely excited about this but didn't know if the applicant was aware that this could be a potential client.

Mr. Wellington addressed parking and stated that, this is going to be Next Level Aquatic Center and from a planning stand point parking is critical. They are going to plan things around each other. There are only 2 areas that you could compete in and they are swimming and basketball (20 people) and they would never allow them at the same time.

Mr. Ravitz asked if there were additional revenue streams, maybe more school systems, that haven't been contacted that could be added without affecting the parking.

Ms. Bolinsky stated that, this is only the first piece of the puzzle and Mr. Wellington plans to be back before the Board at a later time. They also have an area where they could put 40 additional parking spaces in the future.

Mr. Barone addressed the architecture and stated that the building is in good shape but needs some work on the outside. It is completely wooded in the area and there is no visibility from the back of the building to the existing residential homes.

Mr. Levers addressed the site plan and explained the historic background of the building. The site is and always has been serviced by public water and sewer. There is a zero increase in impervious coverage.

The board reviewed the sewer letter prepared by Churchill Engineers, dated March 7, 2014.

Mr. Levers stated that, initially they were going to relocate the sewer coming out the back of the building. The sewer line is being moved because of the freshwater wetlands buffer. They are going to relocate the manhole out of the 50 foot buffer so they don't have to apply for any freshwater permits. All remaining comments will be worked out with the Sewer Engineer.

Mr. Waters asked if this does move to the level of having schools participating is there ample parking for busses.

Mr. Levers responded that, one of the reasons they want to re-do the entrance area is to enable a bus to come up to the front door and discharge. They could then probably reserve an area on site for bus parking. The night lighting test referred to in ERI's review letter is agreed to. In lieu of a traffic study they prepared a parking analysis. Mr. Darji provided a sketch of a parking plan to clean up the on-site circulation.

Mr. Levers added that, with the 20% shared parking it could go down to 273 and they are 19 above that. They believe they are entitled to the shared parking because Next Level is really at its peak 5 days a week from 6:30 to 8:30 pm; the catering use right now is Friday and Saturday evening and the Philadelphia Soul is 6 months a year and they are never there on the weekends. He feels these uses complement each other at the peak operating hour.

Mr. Levers stated that, the pool will be accessed one of three ways; the eventual new main entrance, the initial main entrance, which will be around the rear of the building or by the door of the physical therapy pool. Each location will have 60 to 75 parking spaces available and will be nicely distributed. There will most likely be directional signage to locate the different pool activities.

Ms. Bolinsky stated that they are in agreement with the Environmental Commission memo dated March 11, 2014.

OPEN TO THE PUBLIC

Edward Hale
214 West End Avenue

He spoke in favor of the application. Long before they made application they offered to meet with the residents and the residents are in favor of this proposal. He asked that there be more vegetative screening (like a Canadian Hemlock) for the noise and light in the rear of the site. There are neighbors that are willing to help clean up the site if they let them know the date. There is one major issue between the Commission's Engineer and Mr. Levers and that is the need for a Flood Hazard Permit for working in the wetlands area. He requested a copy of any documentation received regarding the determination.

Seeing no other public interest, Mr. Vandegrift motioned to close the public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mr. Fanelli motioned to grant preliminary and final site plan approval subject to the following conditions and stipulations:

1. The applicant is granted the 20% shared parking reduction and will provide 292 parking spaces with an additional 42 spaces being banked and must be installed within 90 days of the Township deciding they are necessary. The banked location is known and will be subject to the design approval for storm water management and any other site plan requirements as required by the Board Engineer.
2. The applicant shall comply with the Board Engineer's review letter dated March 4, 2014 and will revise the plans accordingly.

3. The applicant shall comply with the Sewer Engineer’s letter dated March 7, 2014 and will relocate the manhole and sanitary sewer line outside of the wetlands transition area and will comply with any conditions that arise out of that.
4. The applicant agrees to a post construction illumination test to see if the lighting is appropriate and there is no spill over.
5. The applicant agrees to construct additional directional signage to direct people to the different uses on site.
6. The applicant agrees to comply with the review letter dated March 5, 2014 and the Environmental Commission comments dated March 12, 2014 and the applicant agrees that the landscaping buffer will include some heartier type vegetation variety.
7. The applicant agrees to provide clarification of any required DEP permitting.

Seconded by Mayor Mignogna; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mayor Mignogna, Mr. Waters, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

NAYS: None



Zoning Change Request
Block 304.01; Lots 19, 20 & 20.01

Ms. Gail Hann and Mr. Brian DeAscentis appeared before the board with an informal request and had submitted a letter dated February 18, 2014 and a drawing prepared by Gary Civalier dated February 11, 2014 showing a conventional subdivision coming off Forrest Hills Drive. They are interested in having the properties rezoned to MDR (Medium Residential Zone)

Mr. Platt stated that, this is an informal discussion to see if the Planning Board is interested in making a recommendation to Township Committee.

Ms. Hann stated that, the drawing shows a 12 lot subdivision; 11 singled family houses and 1 basin lot. The density for this drawing is 1.79 units per acre where the requirement is 1.5 units per acre.

Mr. Platt stated that, in this case the zone line would only have to be extended to include these lots. He also explained that by requesting this density they would wind up at the Zoning Board for a density variance.

The board was a bit disconcerted that they came in looking for a zone change with a plan that exceeds the allowed density.

It was the consensus of the Board that the Governing Body should consider extending the zone line to change Block 304.01; Lots 19, 20 & 20.01 to the MDR (Medium Density Residential) Zone as opposed to its current zoning of MB (Major Business).



There being no further business before the Board, the Chairman adjourned the meeting.

Carole Pfeffer, Secretary