

**FRANKLIN TOWNSHIP LAND USE BOARD
WORK SESSION MEETING MINUTES**

February 17, 2010, 7:30 pm

CALL TO ORDER and PUBLIC NOTICE

Chairman Stryker announces that this is a work session meeting of the Land Use Board of the Township of Franklin. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

The clerk then administers the oath of office to newly appointed member Lisa Wood.

ROLL CALL

Present; Philippe Aubry, Scott Bauman, Ted Blew, Paul Dahan, Linda Jacukowicz, Jim Stryker, David Dallas, Philip Koury and Lisa Wood.
Absent Kurt Fischer and Roger Soltys

Also present, Rick Roseberry of Maser Consulting, Tom Evans of Evans Farm, Dr. Christine Harttraft, Superintendent of Franklin Township School, Chris Piparo, President of the Franklin Township School Board of Education, David G. Tillou of Design Enterprises, Inc. and various members of the public.

APPROVAL OF MINUTES

Meeting of January 13, 2010 motion made by Paul Dahan, seconded by Ted Blew and approved by voice vote with no discussion. Abstaining was Lisa Wood.

COMMUNICATIONS

No comments on communications.

RESOLUTIONS

Resolution of Appreciation for Robert McGeary

David Dallas makes a motion to accept the resolution as written, seconded by Mr. Aubry. Mr. Dahan suggests that all members add their signature to the resolution. There is general agreement and all members, by roll call vote, unanimously approve the resolution.

Report of 2009 Land Use Board Applications to submit to the Township Committee

Chairman Stryker introduces the next resolution, which consists of a report of the board's activity in 2009 to be submitted to the Township Committee. Paul Dahan moves to approve the resolution, seconded by Philippe Aubry. There is no discussion and the resolution is approved by voice vote.

INFORMAL

Mr. Evans has requested a few minutes of the board's time to comment on a proposed 8,000 kilowatt solar panel array for use on his farm. He has an aerial photograph of the property and the approximate location of the panels. He plans to have the array 360 feet from the center of the

road and will fence, or otherwise buffer as needed provided there is no interference to the sunlight reaching the panels. He is looking for alternative energy sources for environmental reasons and has a number of objections to windmills. The electricity generated would be used solely by the farm. There is some general discussion as to the merits of professional assistance with such a project. The board encourages Mr. Evans to come back with a completed application and he is given an application packet before he leaves.

REVIEW

Franklin Township School Project

Chairman Stryker welcomes the guests for the Franklin Township School project review and states that the board's jurisdiction is granted under New Jersey statutes 40:55D-31 and Municipal Land Use Law. The township Zoning Officer and Building Official have both directed the school to come before the Land Use Board as their plans have changed since they first appeared in 2004. At that time there was key data that was not available, and since that time laws have changed. Minutes of the September 8, 2004 meeting indicated that they would be returning, but did not. The board's comments will be submitted to the State Commissioner of Education, though the opportunity to do this would have been within 45 days of the plans being submitted to the state.

It was agreed that the recommendations of the Land Use Board to the Franklin Township Board of Education relative to the construction of the addition and to the modifications to the existing building be formalized in a document to be sent to the BOE and to the appropriate agencies of the State of New Jersey Department of Education.

The chairman explains that the Land Use Board is a quasi-judicial body that is charged with proper land use and environmental protection of land and development in the community, and maintaining the standards of the township's master plan. Toward that end the board relies on the advice of professionals, one of whom, Mr. Roseberry of Maser Consulting, the board's engineer is present this evening. Mr. Stryker comments that we are fortunate to have a wealth of knowledge and experience on the board which includes engineers, planners, attorneys a developer and a farming expert. Several members were on the citizen's advisory group for the school's original plans. The board is cognizant of the fact that the state has approved the project, that bids have been accepted and work has begun. The board has among its' goals for this evening to:

1. avoid actions that might delay the project
2. to ensure that the health and safety of the community is protected
3. understand that their suggestions may affect costs
4. alleviate any areas of detriment or that might be detrimental to the neighborhood
5. that what is put together and built is consistent with the township's master plan

Chris Piparo, President of the Franklin Township School Board of Education sees this meeting as a new opportunity. He introduces Dr. Christine Harttraft, the new Superintendent of the school and Dave Tillou the project manager for the past five years. He also thanks other BOE members who are present in the audience for their support. He acknowledges that they were hasty with beginning the project and explains that it has been a long difficult process and that Dr. Harttraft was the right person to see it through. Mr. Piparo will try to field the questions with assistance from his experts, Dr. Harttraft and Mr. Tillou.

Mr. Roseberry leads off with a summary of the major elements and issues. He points out the area on the west side to be demolished and replaced with a larger addition and there is another

addition on the southwest side. There will be a loop driveway with two exits easterly and the road to the west will be widened. On the east side is an underground basin and on the southwest will be two water quality stations. The south side is resource protected wetlands and the septic system is in the southeast corner. On the west side are two underground oil tanks and a detention basin. The new plans call for two 30,000 gallon underground tanks for fire fighting.

Mr. Roseberry then reviews the areas of concern, beginning with the wetland to the south. Specifically that this Special Resource Protection area is not clearly delineated on the plans or in the field and that no one from the township has the authority either to inspect or impose penalties contrary to what is stated on the plans.

Mr. Piparo and Mr. Tillou are sworn in as witnesses. Mr. Piparo says that they have staked out the areas. Mr. Tillou adds that orange fencing will be put up within 30 days of snowmelt to delineate these areas and that the DEP is responsible for any monitoring or penalties.

The board recommends staking and or placing orange fencing around the resource protection areas.

Mr. Roseberry questions the size of the septic system relative to the size of the additions and asks why the system isn't being increased. Mr. Piparo replies that they were advised that the size was approved for the number of students they have, which is around 460. Mr. Tillou adds that the DEP approval for this system is valid through 2013. At that time they will need to reapply and any changes will be based on student population. Mr. Tillou introduces exhibits A-1 through A-4 substantiating the septic permits.

Mr. Stryker asks if the septic design is based on the standard of 10 gallons per person per day, or if it is based on actual flows? Knowing the design standard can be crucial and adds that the septic was an area of concern five years ago. He states that adding a kitchen can dramatically alter flows. Mr. Stryker is also concerned that the existing system could be damaged during the construction process.

Mr. Dahan mentions that he Quakertown area is very sensitive to flows and hope this will be closely monitored. Dr. Harttraft is sworn in. She assures the board that there is already a kitchen in the school and the expansion of this area is minimal.

The board recommends staking the septic area. Mr. Piparo agrees to follow up on the design standards and with the recommendation to stake this area.

Mr. Roseberry addresses the question of the compact car spaces proposed for in front of the old red schoolhouse. There are a number of concerns about this, primarily that if a car overhangs a parking space it will be directly in the entry way and poses a safety hazard. Mr. Piparo explains that the spaces are short so they could add a buffer in front of the old schoolhouse. Mr. Tillou states that there is a guard rail as well as a buffer. Mr. Bauman mentions that the parking has increased from 54 spaces to 98 and asks that these spots be relocated or eliminated. Dr. Harttraft proposes using these as assigned spots so they would always know what cars were in them.

Mr. Bauman believes the building should be protected, and suggests that no parking spots, and no retaining wall would save the school money. Mr. Dallas agrees less blacktop would represent a cost savings. Mr. Tillou points out that there were dumpsters there, which have been moved. Mr. Aubry and Mr. Koury echo the concern that the less concrete the better, no dumpster, and no parking in front of this historic building.

The board recommends removing the four compact car spaces from the front of the old red schoolhouse. Mr. Piparo agrees to take the board's suggestion under advisement.

Mr. Roseberry moves on to the storm water outlets and asks that they be grated. Mr. Tillou responds that they will be.

The board recommends grating all storm water outlets.

Next is a question as to where the sheds are being relocated to, Mr. Roseberry comments that this is not shown on the plans. Mr. Piparo answers that this is because they haven't agreed on where the sheds should be put and he welcomes any input from the board. There follows general discussion about the placement of the sheds. These will be the about the same size as they are presently and are not to be placed in the protected wetland areas to the south. Mr. Piparo would like one to be near the ball field for storage of equipment. The other will remain near the back of the school.

The board recommends placing the equipment shed on the other side of the ball fields, out of the wetland area and maintain close to or more than a 50 foot setback and the other storage shed to remain at or near where it is currently.

Item 6 is the storm water collection system. A new system is being installed and Mr. Roseberry is concerned that the plans call for the contractor to maintain temporary interconnections and bypass pumping. Mr. Roseberry recommends an engineered system to ensure adequate storm water management. Mr. Tillou assures the board that he has been charged with maintaining outflow at all times. Mr. Roseberry is comfortable with this.

The board recommends that outflow be maintained at all times.

Mr. Roseberry then questions the design of the interceptor drain that diverts groundwater away from the septic bed. There exists the potential that the interceptor drain may actually catch storm water from the drain basin and move it onto the septic bed. Mr. Tillou had his own concerns about the design and will take whatever steps necessary to correct if this proves to be a problem.

The board recommends determining the course of the interceptor drain during the construction process and test for adequacy. The drain is to be relocated if it fails to direct water away from the septic system.

The next recommendation is to add "Eco" grates to catch basins and all restricted orifices.

Mr. Roseberry addresses item 9, the sand filters on the west and south sides of the site. These are very high maintenance designs and collect debris requiring frequent cleanouts. Mr. Piparo remarks that they inherited these plans and Mr. Tillou expresses his misgivings about the design.

The board recommends the school work with Mr. Roseberry to come up with an alternative system.

Item 10 is the underground recharge system. Mr. Roseberry anticipates a number of problems with the system in the plans. The 12' perforated pipe can easily become clogged with construction debris which could cause failure. He asks if filter fabric will be used, as it is not shown on the plans. The 4 cleanouts are remote and may not be sufficient to the task.

Mr. Tillou says there will be filter fabric and that the plan is better than what is there now. He is aware of the deficiencies of the design and will take measures to protect the piping during construction.

The board recommends infiltration testing of the underground recharge system be performed during construction to determine adequacy.

Moving on, Mr. Roseberry asks where the dumpsters will be located and if they are for recycling or trash only. Mr. Tillou states there is trash and recycling and indicates an area on the southeast side where the carrier will not need to back into them and adds that they are not planning any fencing or screening. After general discussion it is determined that the proposed location is with 25 feet of the adjoining property and visible from the front.

The board recommends placing the dumpsters to the rear of the building, angled for pickup purposes and screened.

Item 14 is the electrical transformer proposed for the front of the building. Mr. Tillou comments that this has been moved by JCP&L 14 times during planning. He has bollards in front of it and it is 63 feet from the center line of the road and 42 feet from the curb. There are costs to the school for moving the power and they have gone from 320 to 360 service. There are restrictions as to how close this can be to the building and that lines must be underground. The board is concerned with safety issues and the harmony with this historic district. They would like to see this integrated into the front of the building as much as possible.

Recommendation is to move the transformer back as far as practicable, secure the area with a gated chain link fence and screen with shrubbery.

Mr. Roseberry then brings up the fact that no lighting plan has been provided. Mr. Piparo says this is because they were advised not to have outdoor lighting in order to preserve the rural character of the area. Mr. Roseberry allows that the board is concerned with aesthetics, but that safety is also a primary concern. Mr. Tillou is aware of directional and cut-off lighting options. The board stresses that floodlights are not a solution in such a residential area. Mr. Stryker suggests the school visit the Grand Colonial some evening to see how safety lighting can be added while maintaining a rural nature. Mr. Roseberry comments that they have used sharp cut-off style lighting.

The board recommends adding security lighting for safety reasons using sharp cut-off lighting.

Mr. Dahan asks Mr. Piparo to comment on the cost of the recommendations. Mr. Piparo replied that these would be minimal if any.

Mr. Bauman asks why there was no landscaping plan submitted. This generated general discussion about landscaping and the use of native trees.

The board recommends the school provide a landscaping plan to be reviewed by the board planner, Carl Hintz.

Mr. Dahan speaks of the importance of the war memorial and wants to make certain there will be no signs or parking in front of this. He is assured by Mr. Piparo that there will be no obstructions to the monument.

Chairman Stryker asks about the position of the construction trailers, and the board has no exception to Mr. Tillou's placement of these temporary structures. Mr. Stryker then asks about the underground oil tanks and suggests the school consider removing these while they have the equipment and are already doing demolition and construction. This could save on expenses in the future. The board agrees with this assessment, particularly as the underground oil storage tanks are within 10 feet of the well.

The board recommends removal of the two underground oil storage tanks.

Mr. Stryker comments on the proposed rip-rap, suggesting it could become an attractive nuisance. He asks Mr. Roseberry if there are alternatives, which receives an affirmative reply.

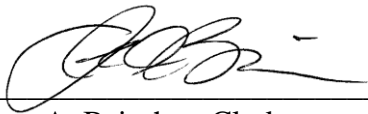
The board recommends the school work with Mr. Roseberry to find an alternative to the proposed rip-rap.

There is a last comment questioning the safety of manhole covers and storm grates, again another attractive nuisance.

The board recommends a security device on any manhole cover, grate or other outlets.

Chairman Stryker asks for any other comments from the board, or public. Hearing none he thanks everyone for their cooperation and asks for a motion to close the meeting. Motion made by David Dallas, seconded by Linda Jacukowicz and approved by voice vote. Meeting adjourns at 9:30 pm.

Minutes approved February 24, 2010:



Jean A. Beischer, Clerk