

August 13, 2009

Mr. Ford called the workshop meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mrs. Dziubek, Mr. Bischoff, Mr. Walchuk, Mrs. Corcoran,
Mr. Badenhausen, Mr. Ryland, Mr. Nace, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mr. Taibi

Others Present: Atty. Mark Anderson, Carl Hintz, Kevin Smith, Atty. Salvatore DiFazio
Paul Sterbenz, Marla Roller, Nicholas Schaefer, Allen Steere
Lawrence Remaly, Joseph Ronan

Approval of Minutes: Mrs. Dziubek made a motion to approve the minutes of the June 25, 2009 meeting. Mr. Kirkpatrick seconded the motion.

Vote: Ayes: Mr. Bischoff, Mr. Badenhausen, Mr. Nace, Mr. Ford, Mr. Kirkpatrick
Abstain: Mrs. Dziubek, Mr. Walchuk, Mrs. Corcoran, Mr. Ryland

Mrs. Dziubek made a motion to approve the minutes of the July 23, 2009 meeting, with minor wording changes. Mr. Bischoff seconded the motion.

Vote: Ayes: Mr. Walchuk, Mr. Ryland, Mr. Nace, Mr. Ford, Mr. Kirkpatrick
Abstain: Mrs. Dziubek, Mr. Bischoff, Mrs. Corcoran, Mr. Badenhausen

Issue of Completeness: Bulvanoski: Block 22, Lots 9 & 10: Engineer Smith recommended the application be deemed complete. Mr. Ford asked for a motion. Mr. Kirkpatrick made the motion, for completeness purposes only. The Board reserves the right to ask for additional information at the time of Hearing. Mr. Ryland seconded the motion. The Hearing date was set for September 24, 2009.

Vote: Ayes: Mr. Kirkpatrick, Mr. Ryland, Mr. Walchuk, Mrs. Corcoran,
Mr. Badenhausen, Mr. Nace, Mr. Ford
Abstain: Mrs. Dziubek, Mr. Bischoff

Memorialization of Resolutions: Township of Union/Douglass: Block 29, Lot 13, And Pittstown & Perryville Roads: A motion to memorialize the Resolution was made by Mr. Kirkpatrick. Mr. Ryland seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mr. Ryland, Mr. Walchuk, Mr. Nace, Mr. Ford,

Fallone: Block 22, Lot 34, Perryville Road: A motion to memorialize the Resolution was made by Mr. Bischoff. Mr. Kirkpatrick seconded the motion.

Vote: Ayes: Mr. Bischoff, Mr. Kirkpatrick, Mr. Walchuk, Mr. Ryland, Mr. Nace,
Mr. Ford

Belickjian: Block 29.02, Lot 1, 2 Stires Way: A motion to memorialize the Resolution was made by Mr. Kirkpatrick. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mr. Nace, Mr. Ryland, Mr. Ford

St. Catherine of Siena: Block 22, Lot 34.02, 142 Perryville Road: Mrs. Dziubek asked that the record reflect she was recusing herself prior to the Hearing. Atty. Salvatore DiFazio gave a brief overview of the Site Plan and Variance application. Paul Sterbenz, who had been sworn previously, displayed two Exhibits. The first Exhibit was marked A-7. It was entitled Alternate I, one-way traffic. The second Exhibit was marked A-8. It was entitled Alternate II, two-way existing traffic with one-way out. Atty. Di Fazio said the Exhibits were prepared in response to comments made by Board members at the last Hearing. Mr. Sterbenz said he would be addressing Engineer Smith's concerns regarding drainage calculations. He also said applicant does not have an L.O.I. Applicant has submitted a traffic report and well logs. Geologist Anthony Rana indicated in a letter dated August 3, 2009 that the well log submission satisfied the requirements for the Phase I Carbonate Investigation. Mr. Rana also indicated there was no need for a Phase II Investigation.

Mr. Sterbenz described Exhibits A-7 and A-8 and how the Alternate Plans change the flow of traffic. Mr. Sterbenz said that handicapped stalls are located immediately west of the Parish Hall. Applicant is amenable to the Plan the Board prefers. Mr. Kirkpatrick asked which Plan would have the least impact on public roads. That question was deferred to the Traffic Engineer. Mr. Hintz asked from what direction most parishioners come to the site. Mr. Sterbenz said parishioners come from many directions. Mr. Ford thought that one-way in and one-way out traffic would be the lesser problem for parishioners entering and exiting the site for the different masses. Mr. Walchuk had a question about impervious surface coverage calculations. What would be the calculation if the proposed twenty-six parking spaces were deleted? The impervious surface coverage would be 21%, reducing the amount by 1.3%.

Mr. Badenhause asked why one-way easterly ingress and one-way westerly egress was not proposed. Atty. DiFazio responded. He indicated changes could be made to the Plan that would address the issue. Mr. Ford asked Mr. Sterbenz to address the visual impact of the proposed new driveway. Mr. Sterbenz indicated the Plan shows that there is adequate sight distance for a motorist to exit the driveway safely. Engineer Smith concurred with Mr. Sterbenz.

Traffic Engineer Nicholas Schaefer came forward. He was sworn by Atty. Anderson. Mr. Schaefer stated his credentials. They were accepted by the Board. Mr. Schaefer apprised the Board about traffic counts performed and the impact of the project on Perryville Road traffic. Lawrence Remaly, a St. Catherine's Parishioner, came forward to present testimony on traffic counts. He was sworn by Atty. Anderson. Mr. Remaly said the amount of trips from the Franklin Township Church amount to slightly more than one per minute. The highest count was a car and a half per minute. That count was taken between 11:45 a.m. and 12:30 p.m. He said approximately 106 vehicles leave the parking lot after a mass. Mr. Kirkpatrick emphasized that there will be an increase in trips to and from the subject site. He said the Board is trying to determine the most efficient traffic pattern to and from the site and the impact to traffic on public roadways.

Mr. Kirkpatrick said it was not unreasonable for the Board to have that information. Mr. Schaefer said one-way traffic would have less conflict on Perryville Road. Mr. Kirkpatrick asked if it would be more efficient for parishioners to enter the site on the east or the west. Mr. Schaefer said that typically one-way circulation would be designed counter-clockwise. Mr. Kirkpatrick said that ideally traffic would enter and exit from the right. Mr. Walchuk asked about having two lanes for egress, i.e., one car could make a left turn and one car could make a right turn. Mr. Kirkpatrick said that would allow traffic to get onto local roadways faster and there would be a greater potential of having a negative impact on a particular intersection. Mrs. Corcoran asked if masses were usually back-to-back. Atty. DiFazio indicated masses could be scheduled at the discretion of the Church. Mr. DiFazio asked if there were other questions concerning traffic. Mr. Kirkpatrick said he would like to see an analysis of what happens in terms of level of service, specifically at the Perryville Road/Route 625 Intersection (Hensfoot). Atty. DiFazio said they would bring the Traffic Engineer to the next Hearing to address Mr. Kirkpatrick's concerns. Mr. Ryland referenced Mr. Kirkpatrick's comment about a bottleneck at the exit. He asked if that was common. Mr. Schaefer said it would work. However, he did not think creating a bottleneck to make the intersection more efficient was a good idea. Mrs. Corcoran asked Mr. Schaefer if he thought there would be an impact at the Hensfoot Intersection. Mr. Schaefer did not think there would be because Saturday evening and Sunday morning traffic would not be that heavy. Mrs. Corcoran said she personally preferred two-way traffic at the center of the site and a one-way exit.

Mr. Ford said traffic from Bethlehem Presbyterian Church on Race Street could impact traffic at St. Catherine's.

Atty. DiFazio said he would like to proceed with the Landscape and Lighting Presentation. Planner Marla Roller was sworn by Atty. Anderson. Ms. Roller stated her credentials. Mr. Hintz stipulated to her expertise. She had prepared the Landscape and Lighting Plan and had met with Mr. Hintz to discuss his concerns. Mr. Hintz had issued a review memo dated July 15, 2009. Ms. Roller said existing vegetation would not be touched. She said there are sixty-two trees on the site, fifty of those will remain. Five of that number will be transplanted. Additionally, seventeen shade trees, ten ornamental and ten evergreens and one-hundred and twenty-four shrubs are proposed. None of them is invasive. There are eighteen different species. Two-thirds of the plants are native species. In response to Mr. Hintz's suggestion, applicant has agreed to change some of the shade tree species, even though they comply with the Ordinance.

Ms. Roller said she and Mr. Hintz had discussed adding islands. She said that given the small size of the parking area, they had decided to add diamond cutouts in place of the islands. Ms. Roller said impervious coverage would increase with islands. She said applicant would do whatever the Board wishes. Ms. Roller referenced a concern about the Upland Forest Area not being calculated as part of the Natural Resource Calculation Table. She said the site does not have any Upland Forest Area.

Ms. Roller said there are at least fifteen trees along the street. One additional street tree will be planted. Fifteen trees will be added in the parking areas. Applicant agrees to plant trees along the sidewalk. Hedge plantings are proposed along the western side of the parking lot. Some of the dogwoods will be transplanted closer to the building. An attempt will be made to preserve the large sassafras tree. Burlap and wire will be removed prior to new trees being planted. Tree protection detail will be provided on the Landscaping Plan.

Ms. Roller addressed Lighting. She said full cutoff fixtures are proposed. Ten fixtures are being added to the five that exist. Details will be included on the Plan. There is a motion-sensitive light at the entrance to the site. Ms. Roller said lights would usually be off by 9:30 p.m. Atty. DiFazio said a timer could be installed. In response to a question from Mr. Kirkpatrick, Ms. Roller said there should not be a significant impact on nearby properties. Mrs. Corcoran asked the purpose of the motion sensor. Ms. Roller said the purpose was that it would come on when cars enter the property. Atty. DiFazio said the light points down at the driveway. It should not be affected by Perryville Road traffic. Engineer Smith referenced the proposed islands. Mr. Smith preferred a bigger island, since tree growth could be choked if there was not adequate room for the roots to expand. Mr. Kirkpatrick expressed his preference for the islands, even if it meant slightly more impervious coverage.

Atty. DiFazio asked to poll the Board on which Alternate they are more comfortable with. Mr. Kirkpatrick said he prefers the one-way-in/one-way-out Alternate. He believes that would provide the least off-site conflict. Mr. Kirkpatrick said dedicated left and right-turn lanes at the exit would be acceptable as long as the traffic did not have a negative impact on the surrounding intersection. Mr. Kirkpatrick said applicant would still have to finish the off-site traffic analysis. Atty. DiFazio said it appears Mr. Kirkpatrick prefers the Plan shown on Exhibit A-7. Mr. Ford preferred the counter-clockwise rotation. Mr. Bischoff concurred with Mr. Ford. The consensus of the Board was that ingress would be on the easterly side of the property and egress on the westerly side. Atty. DiFazio said his client would take the Board's concerns under consideration. The Hearing was adjourned until September 24, 2009. Atty. Anderson said no further notice would be required. Atty. Anderson announced that adequate Notice had been provided.

Comments from the Public/Other Discussion:

Pilot Travel Centers LLC: Block 11, Lot 24.03, 68 Route 173 West: Allen Steere was present on behalf of Pilot. Mr. Steere said he would answer any questions from the Board. Mr. Kirkpatrick asked about plantings. Mr. Steere said that planting would be done in September. Mr. Kirkpatrick asked if that would be a problem. Mr. Hintz said plantings would be done at Pilot's risk. Engineer Smith said the temporary trailers have been removed. The garage and old scale will be demolished. The new scale will be installed and the traffic flow will be reversed.

Mr. Steere said that would take approximately five weeks after he obtains the permit to demolish the garage. The storm water facility will also be constructed.

Joseph Ronan, a resident of the Township, said he is interested in a property at the corner of Finn and Cooks Cross Roads. Mr. Ronan would like to construct a swimming pool and tennis court. He understood that two variances would be required. They would be for setbacks and impervious surface coverage. Mr. Ronan said that three acres of the approximate five-acre lot is an agricultural easement. Proposed improvements would not encroach into the easement. Mr. Hintz said there could be an issue with the tennis court impacting a neighboring property owner. He said there could also be a problem with storm water drainage. Mr. Ronan was advised to seek guidance from Professionals. Atty. Anderson told Mr. Ronan that with the property owner's permission, he could make an application. Mr. Ronan thanked the Board for their time.

Cancellation of August 27, 2009 Meeting: It was determined the Board would not hold a meeting on that date. Mr. Ford said it was uncertain whether there would be a workshop meeting on September 10, 2009. He said there was a potential item for that agenda regarding a solar panel farm. Mr. Kirkpatrick asked Engineer Smith to review the Ordinance in that regard. It remains to be determined if a solar panel farm would be considered as impervious surface coverage.

Motion to Adjourn: Mr. Bischoff made a motion to adjourn. Mr. Kirkpatrick seconded the motion. ((9:30 p.m.))

Vote: All Ayes

Grace A. Kocher, Secretary