

areas of the buildings. There will not be an increase in the number of residents at the facility or the number of employees. The impervious coverage will be increased on the site by 1,750 square feet or 0.2%. The basins that exist on the site were designed for more impervious coverage than what would be on site in post developed conditions. The only utility work being done is the reconfiguration of the existing roof leaders. A small inlet is being added within the courtyard area and an inlet is being added to the north of the development area. The existing inlet that will be covered by the development will be converted to a stormwater manhole. With construction of the connector they will remove 3 shade trees. The applicant has agreed to replace the trees somewhere else on site. Approval from Somerset County Planning Board and the Somerset Union Soil Conservation District has been received. Delaware and Raritan Canal Commission approval is still pending.

Mr. Schatzman and Mr. Wilkes discussed the Environmental Resolutions, Inc. memo dated July 9, 2019. The Zoning Chart will be revised to note the additional building and lot coverage. The Existing Conditions Plan will be reviewed and signed by a NJ Land Surveyor. Notes 13 and 14 on the Demolition Plan will be revised as requested. Details of the piping associated with the cleanouts will be provided. The Geotechnical Report referred to in Note 6 will be provided for the Board's file. A sconce light will be added at the new exterior door at the 120 square foot building expansion. The room the manhole will be within is 6 feet high so it will not be an issue with terms of someone gaining access.

Mr. Darji said the concern with a 15 foot deep manhole is that there is enough clearance if apparatus needs to be set up. Mr. Wilkes testified the manhole structure itself has ladders. Mr. Darji said they need to review the confined space entry requirements for a structure of this type. Mr. Wilkes agreed to work with Mr. Darji to ensure they comply.

Mr. Schatzman and Mr. Wilkes continued discussing the memo. If it is determined that a water tight seal is required for the manhole they will comply. The stormwater management system of the entire property was deed restricted to provide perpetual maintenance in 1996. Top of wall elevations will be provided for the retaining walls at the steps of the new plaza. The plan will provide information on the invert of all roof leaders including length. Inverts will be added at the inlets/catch basins where a new pipe has been added. The notes on the plans for soil and erosion will be revised. The plans will be revised to show construction access. The stockpile location will be shown on the plan. The plans will detail measures to perform deep excavation for the proposed doghouse manhole. Retaining wall and plaza area stair details will be added to the plan.

Mr. Schatzman discussed the July 11, 2019 Clarke Caton Hintz memo. Since the applicant will be removing 3 trees and they agree to replant 3 trees. At the time of the 1996 approval they planted the required number of trees so the design waiver may not be required.

Mr. Schatzman discussed the Shade Tree Commission's memo dated July 9, 2019 and Richard Bartolone's memo dated July 11, 2019. The applicant will defer to Mr. Bartolone who found the plantings identified on the Landscape Plan acceptable. The applicant will replace the 3 trees to be removed. The construction access and material storage areas will be added to the plan. The limits of disturbance will be extended to include all access routes and material storage areas.

Mr. Schatzman discussed the Environmental Commission memo dated July 9, 2019. They are not using LEED standards. Pervious pavement is not necessary and will not be used. The lighting will be directed downward and shielded. The tree species will be deferred to Richard Bartolone. A park bench will be added to the plaza area. Solar panels will not be installed.

Mr. Schatzman discussed the Health Department memo dated May 23, 2019. There are no comments from the Police and Open Space.

Mr. Hoffman gave the Board his qualifications and was accepted as an expert witness. Mr. Hoffman referenced the architecture plans submitted with the application. There is a 6 foot elevation change from the Clubhouse down to the West Wing. The proposed corridor will be 10 feet wide that incorporates a set of stairs and an elevator. He displayed renderings of the courtyard space, the exterior view and the interior view. All the materials will match the existing building. Water will be available to water the plants in the courtyard area.

Chairman Campeas opened the meeting to the public. There being no public comment a motion to close the public hearing was made by Mr. Schuldiner and seconded by Mr. Wilson. The motion carried unanimously.

A motion to approve the application subject to the conditions was made by Mr. Mani and seconded by Mr. Conry. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Mani, Matthews, Schuldiner, Wilson and Conry

Nays: None

IV. MINUTES

June 17, 2019 – Regular Meeting

Mr. Schuldiner noted two corrections.

A motion to approve the revised minutes was made by Mr. Mani and seconded by Mr. Wilson. The motion carried on the following:

Ayes: Campeas, DeRochi, Mani, Matthews, Schuldiner, Wilson and Conry

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.