



Mr. Dunn said Mr. Maloof was unable to attend this evening. The review and recommendation that the Board will provide will be pursuant to Sections 31 A and B of the Municipal Land Use Act. Section A talks about general capital improvements and Section B refers to the long range facilities plan.

There will be a public hearing on these issues on Thursday night. Following the public hearing the Board will offer recommendations to the State Department of Education.

Mr. Quinn noted that the starting time of the meeting on January 17<sup>th</sup> will be at 7:30 p.m.

Mr. Yakimik said noted there is an updated plan and the differences between it and the previous plan are subtle.

Mr. Yakimik said the existing football field is a grass field which the Board of Education is asking to have replaced with a synthetic surface. The project also includes replacing the ends of the field beyond the end zones with a pervious surface such as the cushioned athletic surface used for track and field events. A long triple jump runway will also be installed as part of the application.

There is no proposed lighting for this application but there is proposed signage.

Mr. Yakimik said that since more than 50 cubic yards of soil was being moved, the application had to be reviewed and approved by the Borough Engineer and the Governing Body.

There has been correspondence between Mr. Yakimik's office and the Northern Highlands Engineer with regard to items such as soil movement and drainage. That correspondence has been provided to the members of the Planning Board.

The new storm water management requirements do apply to these proposed changes.

There was a discussion about the 45 days in which the Board has to act. Mr. Quinn commented that that time restriction is a burden for the Planning Board. Mr. Dunn noted that the beginning of the 45 days was the time of the referral from the Mayor and Council.

Mr. Yakimik recommended to the Board that they have the Planner present for the hearing and that he look at the application with regard to its compliance with the Master Plan.

Mr. Yakimik said there is a drainage issue with regard to this application. Drainage has been addressed to Mr. Yakimik's satisfaction. Eight inches of existing soil will be removed and six inches of stone/gravel with underdrains will be installed. Water will then be released slowly into the storm water system.

One of the remaining conditions that needs to be satisfied by Mr. Yakimik is the soil characteristics under the field. Mr. Yakimik would like to see permeable soil conditions for up to one foot below the stone layer. In order to comply with that condition the school has been asked to make two test pits, one at each side of the field. Those test pits will be 1'8" deep. If he is satisfied with the soil conditions then the school will be given permission to construct according to their plan. If they are not satisfied with the soil conditions, then a recommendation will be made for the plan to be redesigned.

Mr. Yakimik is relatively confident that the soil conditions will be appropriate for this project. He will also be looking for the seasonal high ground water table. If he feels it is within one foot of the stone layer, he will ask the applicant to redesign the system. The school will schedule the test pits to be dug at a time when Mr. Yakimik can be present to observe. He has asked for two test pits which he feels will be enough.

Mr. Yakimik said there is also a planning aspect that centers around intensity of use. He has questioned if the change in the field will affect the quality of life for the surrounding residents with regard to its intensity of use and the potential for increased traffic.

Mr. Herndon asked if the rubberized track is being removed. Mr. Yakimik said it is not. He added that the track is super-elevated and it surrounds the football field. Even if the field was to fill up with water it would take a tremendous amount of water to overflow the track and affect any neighbors.

The existing drainage consists of four catch basins or inlets at the four corners of the field. Connecting the inlets are 12" reinforced concrete pipes. There is running water in these inlets for days after a rainfall. The existing field is fairly well drained, but the new field will be even better due to the stone layer. The system is designed for water to come out gradually and eventually drain into the Allendale system on East Elbrook. The pipes are of a purposely small diameter so the water is controlled before it gets into the system.

Mr. Yakimik reiterated that there is no remaining drainage issue except for the test pits. If conditions are favorable then the plans for the field can proceed. Mr. Yakimik is waiting for the test pits to be scheduled. This is a good time of year to assess ground water and soil conditions. It is only 2 to 2 ½ months until the optimal time.

The applicant is also excavating approximately 2850 cubic yards of soil as part of this application. The total amount of soil to be excavated will be stockpiled on the site at the end of the baseball field until such time as it is determined where it needs to be placed on the campus. When that happens they must produce a map to show exactly where the soil will be placed and the resulting grade changes at those locations. When stored, the soil will be silt fenced and away from any residential locations.

Mr. Yakimik said he had been concerned that the pile was originally scheduled to be 65 feet in height. That has been redesigned and it will now be approximately 15 feet high.

Also as part of the soil movement permit, the applicant is importing 1910 cubic yards of soil in the form of gravel to be placed under the field in order to make it permeable. The Code is contains a provision that contaminated soil not be brought in. As such the applicant will provide quarry tickets to show that the gravel is fresh. If the gravel is stockpiled in such a way as to be an attractive nuisance, Mr. Yakimik will notify the Construction Code Official of that condition.

The applicant is also posting a \$19,040 performance guarantee with the Borough prior to construction. If something goes awry and the situation is not corrected, the bond can be called. The price of the guarantee is based on \$4 per cubic yard of soil moved.

Mr. Yakimik said that concluded the engineering issues. The only remaining issues to be addressed by this Board are those relating to the intensity of use in association with the Master Plan.

Mr. Yakimik said the applicant had been asked to post an additional \$1000 into the engineering escrow account and that has not been done at this time. Mr. Quinn asked Mr. Yakimik to tell the Board if the escrow has not been posted by the Regular meeting on Thursday.

When there were no further comments or questions, Mr. Herndon moved, seconded by Mr. Sirico to adjourn at 9:03 p.m. On voice vote the Board voted unanimously in agreement.

Respectfully submitted,

Gwen McCarthy  
Recording Secretary