

ROBBINSVILLE TOWNSHIP PLANNING BOARD MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
WEDNESDAY, AUGUST 17, 2011 7:00 P.M. – SENIOR CENTER

MINUTES

Present: Chairman Cettina, Mr. Archer, Mr. Kolibas, Mrs. Van Nest, Ms. Breyta, Mr. Levesque, Mr. Rivers, Mr. Harris, Mrs. Goodwine, Mr. Barker

Absent: Mr. Guididas

Also Present: Mr. Dasti, Esq., Board Attorney; Ms. Post, Board Secretary

ROLL CALL

The meeting was called to order by Chairman Cettina. Roll call for the above members was called.

SUNSHINE STATEMENT

Chairman Cettina read the following statement: "Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being sent to the *Times of Trenton*, *Messenger Press* and the *Trentonian* and posted on the Municipal Building Public Notice Meeting Bulletin Board."

FLAG SALUTE

The Board members present led the public in the salute to the flag.

CORRESPONDENCE

Ms. Post stated that the only correspondence were documents regarding the Environmental Resource Inventory (ERI), which were e-mailed to the Board today. Chairman Cettina said those documents would be covered during the ERI discussion

PUBLIC COMMENT

Chairman Cettina asked for a motion to open the meeting to public comment. A motion was made by Mr. Rivers and seconded by Ms. Breyta to open the meeting to the public. All in favor. Since no one from the public came forward to address the Board, a motion was made by Mr. Rivers and seconded by Mr. Archer to close the public portion of the meeting. All in favor.

REPORT OF OFFICERS & COMMITTEES

There were no reports at this time.

BOARD COMMENTS

No Board comments were made.

BUSINESS TO DISCUSS

Resolution PB2011-07 – Township of Robbinsville – Approval of Preliminary Site Plan

Chairman Cettina said that it was brought to his attention that there is a typo. The first page says it is 48,000 square feet of office space. On the second page, it is indicated that it is three floors of 15,000 square feet. It needs to be changed to 16,000 square feet. The other issue is during the discussion there were a couple of items not included in the resolution. He doesn't think that they necessarily need to be in the resolution, but they had discussed the fencing around the detention basin and a few other items. There is language in the resolution that says the applicant will comply with all terms and conditions set forth in the review letter and as agreed to by the applicant during

the course of the meeting. Chairman Cettina asked Ms. Post to attach the minutes to this resolution, which would cover all the items discussed during that meeting. Because there was no further discussion, a motion was made by Mr. Archer and seconded by Mr. Kolibas to adopt the resolution with the corrections and attachment of the minutes to the resolution. Eligible to vote are Mr. Kolibas, Mr. Archer, Mrs. Van Nest, Ms. Breyta, Mr. Harris, Mr. Levesque, Mrs. Goodwine, Mr. Barker and Chairman Cettina.

ROLL CALL:

AYES: Kolibas, Archer, Van Nest, Breyta, Harris, Levesque, Goodwine, Barker, Cettina

NAYS: None

ABSTAINED: None

There being nine (9) affirmative votes, the resolution was adopted with the mentioned corrections and attachment of the minutes.

Resolution PB2011-08 - Recommendation to Township Council to Determine that the Study Area of Certain Parcels Located in the PCD Zoned Area in the Southeastern Area of the Township is a Redevelopment Area Plan

Chairman Cettina stated that the Board received a revised version of the resolution from Mr. Dasti today. Chairman Cettina asked the Board to take a few minutes to review the resolution. The Board saw a few discrepancies in the resolution and decided to table the resolution to the next meeting. Mr. Dasti said that he will review the transcript of the hearing, which he received from Ms. Post, and amend the resolution.

Environmental Resource Inventory Report (ERI)- Discussion

Chairman Cettina noted that everyone received a copy of the ERI report and there was some additional information, which was recently provided by Ms. Breyta. He asked Ms. Breyta to update the Board on the plan to get the ERI through the process.

Ms. Breyta stated the ERI report in the Board's packet is the final draft of the document that the Environmental Commission has been working on for quite some time. They had originally intended that the Environmental Commission would do a more formal presentation, but there had been some confusion. They have postponed the formal presentation to a month from now. They are trying to work out the date of the meeting for September. The Environmental Commission is okay with the delay. They actually saw this as an opportunity for the Board to take a little bit more time to review this large document, which contains a lot of information. Ms. Breyta stated that she would give the Board a background on the document. The Planning Board probably has some questions about the purpose of doing the ERI and what the Planning Board has to do with it. The Planning Board is involved because the Environmental Commission is prepared to make a recommendation that the Planning Board adopt this document as part of the Master Plan. Master Plan updates are the responsibility of the Planning Board. The ERI is a convolution of text and unusual information about the natural resource characteristics of environmental features of the area, which provides baseline documentation for measuring and augmenting resource protection issues, and identifying these resources is the first step in the protection of preservation. In order to bring the Board up to speed on the process on how this document came about, she will provide them with the history. In the spring of 2009, Robbinsville applied for and received a grant for the ERI in conjunction with two organizations. The first is the Delaware Valley Regional Planning Commission (DRVPC), which is the organization that actually helped the Environmental Commission with putting together the document. The second is the Association of New Jersey Environmental Commissions (ANJEC), who is the organization that actually provided the grant. Attached to the grant application is the history, which the Environmental Commission put together and the two agreements that Robbinsville

entered into with each of those organizations. For the application, the Environmental Commission made a statement of commitment that they would participate actively in the completion of the project. The ordinance that created the Environmental Commission actually tasks the commission with keeping such an inventory of natural resources of the town. So after twenty-four months, the Environmental Commission has completed all the tasks outlined in the agreement and they are now ready to present the document to the Planning Board with a recommendation to adopt. This is the last step in fulfilling the requirement for the grant. The next time they meet, which will be sometime in September, Ms. Breyta will be accompanied by representatives of the Environmental Commission, DVRPC and ANJEC, who will be here to answer questions. Ms. Breyta said she brought along a copy of her 2000 Master Plan. Board members, who don't have a copy of it, can get it from Ms. Post. Ms. Breyta said the reason why she brought it is that Robbinsville currently does not have an ERI. The only thing that closely resembles what they put together here is one of the sections in the Master Plan that is entitled "Conservation". Ms. Breyta urged the Board as they look at the final draft of the ERI that they also look at that section of the Master Plan. There is a big difference in the way the information is presented in 2000 and 2011. The information and technology available is exceptionally wonderful and the maps are fantastic. There is a lot of data included in this document. She finds very impressive the section about the history and the way that land use has changed in Robbinsville over the years. As far as the usefulness of the document, the section on storm water runoff is particularly relevant. The Environmental Commission has been working closely with the Township Engineering Department to help the Township achieve the requirements for Tier A Stormwater Permit. These efforts have included local education at Community Day and an education session at the high school, and upcoming session with the local office. She would like to remind everyone this document is a convolution of information already available to the public through such entities as the DEPE, Division of Fish and Wildlife, DOT and FEMA. The document has compiled the available information specific to Robbinsville. All sorts of information are noted in Chapter 11 including website address information. This document is not intended to be an opinion nor does it include interpretations or recommendations. Another interesting fact is that the Environmental Commission has a high school student as a member. He alerted the environmental teacher about this document. This teacher actually used this document in some of her classes. Ms. Breyta remarked that the document tends to dynamics. This is only a snapshot of Robbinsville at this point. It should be necessarily updated occasionally, and the Environmental Commission is tasked with that job. Robbinsville will also receive an electronic document, which will be posted on the web site and also used for occasionally updates. The Board has until next month to review it. If the Board has any questions, they can send an e-mail to the Environmental Commission. Ms. Breyta reiterated that the Environmental Commission recommends the adoption. The next step after that is that the Board should consider the actual adoption of it to the Master Plan. She understands that it is a little more complicated process than she thought.

Mr. Dasti said that there was not enough time to notice for the public hearing for tonight. The notices have to go out to all the towns.

Mr. Levesque said that he actually saw the formal presentation. It was fascinating and the information that was provided by the different groups was great. So if there is an opportunity to advertise, if it is okay with the Chair, they would advertise on their end as a Township through the Municipal Clerk's office and Ms. Post can do the same. They should try to encourage public participation.

Chairman Cettina asked where Ms. Breyta and Environmental Commission envision fitting this into the Master Plan. Did she see it as an addendum to that section she referenced earlier.

Ms. Breyta said that it could be an addendum or a substitute for that chapter. If you look through the Master Plan, it is different. She thought that it would probably be an amendment or addendum to add to the Master Plan. She did not think it would be necessary to delete the whole section that already exists.

Mr. Rivers agreed with Ms. Breyta's conclusion because this document does not include recommendations, which is appropriate for an inventory. Deleting what is in the current Master Plan, would probably leave a gap. Having this as an appendix to the Master Plan seems better. As a final draft, does that mean this document would be getting one more round of changes. He asked what the final draft would be as it relates to their grant and expectations of the Environmental Commission.

Ms. Breyta mentioned that Joseph Guarnaccia, Environmental Commission member, is also present tonight. The copies of the documents just arrived last week. In fact, the Environmental Commission has not seen the final draft yet. As she was looking at the document, she recognized that some of the recommendations were not incorporated so she would say this is not the final document.

Mr. Rivers commented that there may be some things that may be tweaked. From his perspective he may have also have a couple of comments. The Environmental Commission's secretary, Clara Schlottman's name is misspelled in the document. Mrs. Schlottman has worked very long for this Township. There may be other things too.

Ms. Breyta pointed out that there was a special meeting of the Environmental Commission where this was presented to the public. The Planning and Zoning Boards and Township Council were invited to the meeting.

Mr. Rivers reiterated that this is a really good document.

Ms. Breyta said that members of the commission have obviously been close to this document for a long time.

Mr. Rivers said the efforts of everyone are in this document. For its purpose as an inventory, his opinion is that it is well written as it is well informed, referenced and documented. It does provide basic underlying science that helps everyone better understand the topic. He can't speak highly enough about it.

Chairman Cettina found it interesting that someone in the high school is using it. There are some good educational items in there that explain the water filtration.

Mr. Archer had a question. In the conservation section of the current Master Plan, what particularly is this going to replace or supersede this. He knows Ms. Breyta is saying that it is going to be an addendum.

Ms. Breyta said that it will be a supplement.

Mr. Archer asked which is going to rule, this or that.

Ms. Breyta said she spoke with Mr. McGough this week. He indicated that it would have to be reviewed by not only himself as a professional, but also by our planning professionals. She would certainly hope that they take a look at that and see where they want to delete, add or modify the Master Plan or reference it. She was not sure on how to answer Mr. Archer's question.

Chairman Cettina stated that it would be best to have our professionals read that section and make their recommendation and have the Environmental Commission make their presentation.

Mrs. Goodwine said that when she was reading the history it referred to the Village of Allentown. Was it ever a village? She always thought it was the Borough of Allentown.

Ms. Breyta believes that is accurate. The DVRPC put together the history section using the existing documentation.

Mrs. Van Nest said that it was the Village of Allentown. It became the borough more or less after the form of government it now has.

Mr. Dasti suggested that since they have to advertise for the Master Plan, they could have it at the same meeting so that it did not have to be done again.

Chairman Cettina said he would be okay with doing that if it can be organized and put together at the same time.

Mr. Dasti noted that it is a ten day notice. The next meeting dates are Sept 21 and 28.

Mr. Rivers stated that they have to make sure that their professionals have time to read the ERI in order to make an informed decision about how the Master Plan gets modified to use this document.

Ms. Breyta said the Environmental Commission has to finish their task. The final task is to present and recommend it because there is payment issues and payment back to Robbinsville.

Chairman Cettina asked if it can be done by Sept. 21 or 28.

Ms. Breyta said there is some financing issues to pay the professionals.

Chairman Cettina said it could tentatively be put on the schedule for the Sept. 21 and assume that it will be two separate meetings. Ms. Post will check with Mr. McGough. The ERI will be provided to our professionals. If we get this information together over the next week, then it can be advertised as such and there will be two meetings.

Ms. Post said the first meeting will be the public hearing for the recommendation to be part of the Master Plan and the second meeting will be for the adoption. Chairman Cettina said correct.

Mr. Dasti suggested doing both the night of the hearing. Chairman Cettina said that they can do them together if they have everything in place. Mr. Dasti said that after the notice is done and the public hearing takes place, the Board can vote as to whether this should be part of the Master Plan.

Ms. Breyta doesn't think any one will mind if the meeting happens in September or October. Some of the representatives from ANJEC and DVRPC are coming from far way.

Chairman Cettina said to give a document to Mr. McGough and R&V. R&V should begin to review the ERI in comparison to the section (Conservation) in the Master Plan. Chairman Cettina said the Board has to have a solid answer as to whether the planners will be ready to speak on this document, then we can schedule the meeting. Ms. Post said she is able to do the notice, but there is reminder of having funds to pay the planner to review the document. Ms. Post will speak to Mr. McGough tomorrow.

OTHER BUSINESS

Chairman Cettina stated that the Township Council adopted the resolution recommended by the Board with regard to changing the zoning to Highway Commercial (HC) on the south bound side of Route 130 and no changes in regard to the north bound side of Route 130.

Chairman Cettina said there was nothing scheduled for next week's meeting so it would be canceled. A motion was made by Mr. Archer and seconded by Ms Breyta to cancel the August 24, 2011 meeting. All in favor.

ADJOURNMENT

With no other business to discuss, a motion was made by Mrs. Van Nest and seconded by Mr. Archer to adjourn the meeting. All in favor. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Elide M. Post

Elide M. Post
Planning Board Secretary

ADOPTED: SEPTEMBER 21, 2011