



John Wiley, attorney for the applicant, introduced himself.

Jeff Josell, owner, was sworn in by Mr. Renaud. Mr. Josell stated this is a 7 ½ acre tract with industrial buildings and other uses. The area where the sports facility will be located is vacant. The proposed sports facility will be 20,700 sq. ft. indoor turf field for primarily indoor soccer use but there might be other sports that will be interested, maybe field hockey or lacrosse, etc. This facility will be different than the existing Sportsplex in town because there won't be programs for things like that. This will be more like a gym for rent. I am the director for coaching here for travel soccer in Metuchen. Metuchen travel soccer will get heavy use here. There are no plans to advertise. There will be a small sign on the awning to note the name of the facility. There will be no pay to play. This will be teams who come in and practice. The inside field will be set up for five on five play with a goal keeper. One team will be coming in and another team leaving. There will be no stands and there won't be a place to stay and watch. The kids will be there to play and then leave when practice is over. The parents will drop off and pick up. The coach will be inside to run the practice. There won't be a loading area, no deliveries and no large trucks. There will be a garage door to take goals in and to take the turf in when it is built other than that there will be nothing but cars that park. The hours of operation will be 6 a.m. to midnight. When kids are in school it will be vacant, 80% of the time. Winter weekends may be busy 6 a.m. to 10 p.m. In the Spring kids will be at the high school or at Myrtle or Charles. Rainy days will be at this facility. The travel soccer program starts at ages 7 or 8 and runs through with high school seniors maybe age 19. Practice usually lasts one hour or what the team can actually afford. Metuchen teams will be discounted. There will only be one field. There will be no locker rooms. There will be two single bathrooms. There will be no noise outside of the building. There will be three HVAC units that will be located on the back side of the building.

Mark Marcille, licensed architect, was sworn in by Mr. Renaud. Colored pictures of the facility were marked as Exhibit A-1. Mr. Marcille described the building and stated there is an extensive landscaping plan along High Street to soften the building because of the nature of the use. The applicant doesn't want to cause attention to the building and wants to minimize its impact in the area. Lighting on the building will match the color of the building. There will be no lighting on the eastern side of the building next to the residential use. That side will have quite a bit of landscaping. There will also be a wall inside the outside wall of the building so no noise should be heard outside. The only signage will be on the awning "Metuchen Sports Center". The height of the building will be less than 34 feet. The lighting inside will be warehouse style lighting.

Joseph Schaffer, licensed engineer and planner, was sworn in by Mr. Renaud. Mr. Schaffer described the site plan. There are three warehouse type buildings on the property. The proposed sports facility will be in front of one of the warehouse buildings. Most of the traffic will come from the neighborhood not Route 27 to use this facility. The Applicant is proposing some reconstruction of High Street. There are bad pot holes and that will clean up part of the street.

The Engineer's memo was discussed. Mr. Schaffer stated there will be 8 on street parking spaces proposed and 12 off street parking spaces. A handicap ramp is provided to the facility. The building will be 25' away from the property line from the adjacent property. There is only one residence adjacent to this proposed building. The impervious surface will be reduced which will help reduce runoff. The roof will collect storm water which will be connected into an existing drainage pipe.

Landscaping was discussed. Mr. Schaffer stated Leyland Cypress trees will be planted on the neighbor's side of the building. This will buffer the building nicely from the neighbor. The Applicant will work with the Planner regarding tree replacement according to the tree replacement Ordinance. No lampposts are proposed since no other lampposts are on the street. The Applicant is seeking a waiver of that requirement. The proposed variances were discussed, maximum impervious coverage, existing 65%, proposed 74%, required 60% and minimum front yard setback, 25' proposed, required 40'. Several site considerations/exceptions were noted - no loading zones and decorative lampposts, minimum setback for buildings from the driveway, concrete driveway aprons, parking in the front yard, minimum slope for a gable roof, total length of the building and foundation plantings on all sides of the building.

Mr. Schaffer stated parking in the front of the building will be even with the front setback of the building. There will be 12 parking spaces on site, 8 on the street for a total of 20 parking spaces. There will be a 24' wide driveway into the site. There will be no basement.

Mr. Wiley stated the Applicant will use municipal garbage pickups for regular garbage and recycling.

Ms. DiFranza requested the Applicant provide groundwater information. Mr. Wiley stated Mr. Schaffer will submit and will work with the Board Engineer on the drainage plan with respect to storm water management.

Mr. Constantine's memo was discussed. Mr. Schaffer stated that lighting will not affect the neighbors. The wall mounted type fixtures are common on light industrial buildings.

Regarding comment #5 Mr. Wiley stated the Applicant has attempted to use landscaping to try to break up the facade and the massing. A canopy has been added. Signage will be on the canopy. After a brief discussion, the Applicant agreed to work with the Planner on the facade, landscaping and tree replacement on the sides of the building along with the colors and details of the building.

Parking was discussed. Mr. Schaffer stated even with two or three soccer matches a day there might be 10 to 15 vehicles per match. Some kids will be car pooled by parents. There might be 30 to 45 vehicles coming to this complex during the day. That will not be an over burden of vehicles on High Street. That is a minimally traveled road and this building will be located at the end of the street. Parents will just drop the kids off and go. Parking will not be an issue.

Mr. Wiley noted that since there is no standard in our Ordinance for parking for this use the number of parking spaces required was made up. The Applicant tried to project what the demand would be for this use. There will be total of 20 parking spaces, 12 on site and 8 on the street. Mr. Renaud added that the Residential Site Improvement Standards (RSIS) for this development is not covered by this standard and there is no provision in the Metuchen Zoning or Land Use Ordinance for consideration of off-site parking spaces in the calculation. If a use is not specified then the Board determines how many spaces are required. Mr. Cosenza agreed with the explanation from Mr. Renaud and stated that he agrees there is enough parking for this proposed use at the site.

Mr. Schaffer explained how a parent would drop a child off at the site. After a brief Board discussion it was decided that the space directly in front of the door would be the drop off area. One or two parking spaces on the street would be lost.

Mr. Josell stated recycling bins will be located inside the building.

A suggestion was made by Ms. Maier that rain water could be utilized to maintain the landscaping on the site. Rain barrels could be placed on each corner of the building. It would be a positive thing for the site.

Mr. Josell stated there will be no inside water fountain but there will be water in the bathrooms. There may be a vending machine.

The public portion was opened.

Jane Kimler-Pusillo, 292 High Street, was sworn in by Mr. Renaud. Ms. Kimler-Pusillo was concerned about the traffic and trucks and the way they turn around on High Street. It will be dangerous for the kids and this use at the end of this street. This area is dark. How many fields are there in Metuchen that are not utilized?

Jennifer Perfillo, 292 High Street, was sworn in by Mr. Renaud. Ms. Perfillo was concerned about the traffic. Parents want to talk and won't leave right away. Older kids will drive to practice. Where will they park? This area is dark.

The public portion was closed.

Conditions of approval:

- The Applicant agrees to work with the Planner on the facade and landscaping, calculation on the tree replacement and the building appearance.
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- The Applicant agrees to submit a drainage plan and will work with the professionals on the reuse of rainwater.
- The Applicant shall revise the plans to provide a loading area in front of the entrance.
- The Applicant shall revise the plans reflecting the conditions of this approval.

A motion was made by Mayor Vahalla to approve the application with conditions, seconded by Councilman Leibfried. Roll call vote taken. Yes—Alexander, Busch, Clarkson, Erickson, Maier, Councilman Leibfried, Mayor Vahalla, Leal. Motion carried unanimously.

Resolution #2015-90, referred to the Planning Board by the Borough Council, authorizing the Planning Board to undertake a preliminary investigation to determine whether the area known as Block 37, Lots 5.5, 7.2, 15.1, 16.2, 16.3, 17.1, 17.2, 212 Durham Avenue is in need of redevelopment.

After a brief discussion, a motion was made by Mayor Vahalla to authorize the Planner to prepare a report and map according to the statute, seconded by Ms. Maier. Roll call vote taken. Yes—Alexander, Busch, Clarkson, Erickson, Maier, Councilman Leibfried, Mayor Vahalla, Leal. Motion carried unanimously.

On a motion made by Mayor Vahalla, seconded by Ms. Maier, with all in favor the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Sharon Hollis  
Planning Board Secretary