



Board Engineer William Fitzgerald said that he has recommended that the Board hire an expert in order to review the stormwater management and drainage. He found an expert on this type of work from the University of Connecticut that has submitted a proposal to do the reviews.

Board member Brian Lefferson arrived at 7:15 PM.

Planning Administrator Marianne Wilensky said that a copy of the proposal is included in the Board packet and there are copies of his CV available if the Board members would like to review it. Attorney for the applicant, Jennifer S. Krimko, said that they welcome the hiring of this expert and are fine with the proposal.

Upon a unanimous vote, the Board members agreed to hire the expert of the applicant's expense per the recommendation of the Board Engineer.

Ms. Krimko said that they will defer discussion of drainage and stormwater and focus on other issues tonight, such as the status of the agreements with the adjacent neighbors for certain improvements to the buffer. She said that there are two signed agreements so far.

John Rea, the traffic expert for the applicant, said that he has submitted a supplemental letter to clarify some of his testimony from the first hearing. The first item addresses southbound queuing at the four-way stop. He observed during three days in January and February of 2016 in which there was a back-up for approximately 30 minutes beginning at 5:00 PM. He said this is a pattern that occurs every afternoon. The second item is the east bound traffic on West Park Avenue during the morning hours. He observed school buses and staff arrive for school on April 26, 2016. Mr. Rea said that there is going to be a concentrated time of approximately 15 - 20 minutes in the morning and afternoon when buses are coming and going causing about 15 seconds of delay for drivers on the road. Ms. Krimko asked what this proposed development's impact would be on this existing issue. Mr. Rea said that of the 326 vehicles heading east on West Park Avenue in the morning peak hour, this development would add 9 vehicles. He said that it is not a significant impact. He said that he would not recommend adding a bypass lane on West Park Avenue as it is safer for people to wait behind the buses. In addition, the pavement is not wide enough. Chairman Means asked about the possible re-striping of the intersection at West Park Avenue and Hope Road where cars are lined up on West Park Avenue to turn left onto Green Grove Road. Mr. Rea said that West Park Avenue is under County jurisdiction and suggested bringing the issue to the County which could possibly be included in their routine maintenance re-striping. Chairman Means asked Ms. Wilensky to do this as he feels it is a problem that should be fixed. Ms. Wilensky said that she will send a memo to the Township Manager. Mr. Acerra mentioned the Council's plans for a traffic study. Ms. Krimko said that they have submitted their application to the Monmouth County Planning Board where any issues at the intersections would be reviewed.

Mr. Rea said that he performed the traffic counts at Rolling Meadows and compared them to the ITE standards for age-restricted communities. He found that the trip rates were lower at Rolling Meadows than the ITE standards. He said that the people living in these communities would not be on the road during peak traffic hours and they are low traffic generators. Due to this, he said that this is a responsible way to develop this corner. Mr. Rea said that the intersection of Bowne Road and Green Grove Road is close to meeting a traffic signal warrant at the peak hours, but the standard for needing a traffic signal is heavy traffic over 8 hours. He suggested 'stop ahead' signs or oversized stop signs to help re-enforce that a four-way stop is ahead. Ms. Krimko said that a signal is not warranted as a result of this application. Mr. Goode asked if Mr. Rea would prepare a memo regarding the four-way stop. Ms. Krimko said that it would have to be completely separate of this application. Mr. Rea agreed that he would prepare the memo on his own accord.

Rick Isaacson, 19 Pal Drive, said that the average age of a resident at Rolling Meadows is older than those that would be living in a Toll Brothers development, who

would still be working. Mr. Rea said that that is why the rates are lower at Rolling Meadows than the ITE standards.

Scott Delaney, 1206 West Park Avenue, asked about construction traffic caused by the entrance on West Park Avenue. Ms. Krimko said that there will not be a construction entrance on West Park Avenue. All access is from Green Grove Road. Mr. Rea said that construction traffic is not usually addressed in a traffic study. It would be addressed during a pre-construction meeting between the applicant and the Township Engineer. Mr. Fitzgerald noted that construction traffic begins early around 7 AM and ends early around 3 PM.

Paul Mayerowitz, Cedar Village Blvd, asked Mr. Rea if he had considered other major developments under construction in the area, such as Rose Glenn in Tinton Falls. Mr. Rea said that he was not familiar with that development. Mr. Mayerowitz asked if the counts from Rolling Meadows are lower because many of the residents leave for Florida after Thanksgiving. Mr. Rea noted that his counts were done in October, before Thanksgiving. Mr. Mayerowitz referenced a schedule issued by the DOT of major and minor collector road classifications which was marked into evidence O-4. Mr. Rea reviewed the schedule and explained how he came up with a traffic rate of 1.25%, which was an average of the roads.

James Kennedy, the engineer for the applicant, was sworn in. The following items were marked into evidence:

- A-13 for ID-only Exhibit of construction staging
- A-14 for ID-only Stormwater pollution prevention plan
- A-15 for ID-only On-street parking exhibit P-1
- A-16 for ID-only Alternate on-street parking exhibit P-2
- A-17 for ID-only Soil erosion and sediment control plan consisting of 6 sheets revised through December 23, 2015.
- A-18 for ID-only Adjacent property exhibit N-1
- A-19 for ID-only Adjacent property exhibit N-2

Mr. Kennedy referred to A-13 to describe the proposed three stages of construction. Phase one will include units in the area closest to Green Grove Road, drainage structures and grading and clearing. Phase two will include additional infrastructure and the second phase of units. Phase three will be the development of the remaining units. Buffers, landscaping and fencing at the perimeter will be installed during Phase 1. The perimeter of the site will be stabilized by installing diversion berms and walls first in order to intercept runoff. Mr. Kennedy said that nearly 60 acres of the site are being preserved and approximately 24 acres will be developed. He said that mass grading will occur, requiring clearing the area all at once. He said that the benefit of removing all the trees at one time is to the neighbors as it can be a noisy process. Once it's complete, the area can be stabilized, which is a priority. After clearing and grading, planting will be done as soon as possible. Mr. Higgins noted that the plans are inconsistent as to the number of phases. Ms. Krimko said that the notes will be accurate on the revised plans. Mr. Kennedy explained that it was determined that three phases would be better than the two phases originally planned.

Mr. Fitzgerald suggested stone roadways be installed during Phase 1 in order to minimize dust from construction traffic. Mr. Kennedy said that it would be considered.

Mr. Kennedy said that they considered whether there was any difference in the number of parking spaces by flipping the driveways. He said that there was no difference. They want to keep the driveways as originally proposed for aesthetics and consistency.

Mr. Kennedy said that the applicant has met with a number of the neighbors abutting the development in order to come to agreements regarding buffering. He said that some have come to an agreement while others are still negotiating. Buffer features such as fencing and additional landscaping in addition to sewer and water connections

are being discussed. Ms. Krimko explained that they are presenting this conceptually right now as the applicant has gone to great lengths to work with the neighbors.

Chairman Means asked about the landscaping being agreed to and if it would be subject to Mr. Higgins' approval. Mr. Higgins added that he is nervous about the landscaping agreements with the neighbors. Ms. Krimko said that it would be subject to non-appealable approval. Mr. Duthie asked about the maintenance of the buffer landscaping. Ms. Krimko said that the Township requires the developer to post bonds for continued maintenance and then it would transfer to the homeowners association. Mr. Fitzgerald said that it would be in violation of the approvals if the plantings should die and not be replaced.

The Board took a break at 8:40 PM and resumed at 8:50 PM.

Rick Isaacson, 19 Pal Drive, asked about the 50' buffer requirement for adequate screening and fencing. Mr. Kennedy said that they will be fencing the areas that are cleared. Mr. Higgins said that the intent of the ordinance is not one or the other, but fencing in addition to plantings, and that the buffer needs to be supplemented in addition to the fencing. Ms. Krimko agreed. Dr. Isaacson asked about the swale in the buffer. Mr. Higgins explained that there will be a buffer on his side of the swale so it will not be visible. Mr. Kennedy said that the swale was proposed to intercept off-site water and convey it to the wetland area. He said that there is landscaping proposed on the upslope portion of the swale. Dr. Isaacson expressed concern with additional water on his property and the clearing of the buffer for the swale. Mr. Fitzgerald said that he understands his concern and will make sure that it works.

Scott Delaney, 1206 West Park Avenue, asked about the stabilization and the extent of excavation in order to level the site. Mr. Fitzgerald said that it will be easier to understand when the grading plans are submitted. Dr. Delaney asked where all the dirt will go should there be a storm. Mr. Kennedy said that there are dust control measures and the standard measures required by Freehold Soil for subdivision construction to minimize the effects. With regard to the agreement with the developer, Dr. Delaney expressed concern that what is being agreed to may not be allowed. Ms. Wilensky suggested that he send his questions to her attention. Ms. Krimko said that in this case, the developer is being very accommodating and wants to address the concerns of the neighbors and then return to the Board with plans for their consideration. She suggested that he consult an engineer.

Matt Markovich, the division Vice President at Toll Brothers, was sworn in. The following items are marked into evidence:

- A-20 for ID-only Actual photograph of the Binghamton Model
- A-21 for ID-only Kitchen exhibit
- A-22 for ID-only Two-story great room exhibit
- A-23 for ID-only Farmington Federal model front elevation
- A-24 for ID-only Photograph of the clubhouse in the Toll Brothers development in Shrewsbury.

Mr. Markovich said that he has been with Toll Brothers for 17 years and is responsible for this development among others in New Jersey, including Tinton Falls which is currently under construction and Shrewsbury which was recently completed. He referred to the packet of elevations of each model which was previously marked into evidence as A-2. It shows the different varieties and modifications available. There are seven different models with a number of different elevations for each model. The elevations would differ in roofline, material, and window configurations. There is a mix of one and two-story models. Mr. Markovich explained that there is a look-a-like policy that they do not build the same model or elevation next to or across the street from each other in order to create a pleasing street-scape. Mr. Markovich said that they are proposing a very similar clubhouse to the one shown in A-24. Planning Administrator Marianne Wilensky asked about the sales trailer. Mr. Markovich said that there will be a sales trailer and a model home, then the sales office will move into the garage of the model home. Ms. Krimko said that it will be

shown on the revised plans. Chairman Goode asked if there is a designated area for pool equipment. Mr. Markovich said that there is a fenced in area for the equipment.

Ms. Krimko asked Mr. Markovich to give a density comparison between the developments. Mr. Markovich said that the Shrewsbury development is 1.65 units/acre, the Tinton Falls development is 3.38 units/acre and this proposed development is 1.09 units/acre. He said that this development will be the least dense of the three.

Mr. Duthie asked about the location of the construction trailer. Mr. Markovich said that it was the developer's intention to move the trailer to the back of the site and work back towards it as construction progresses. He agreed to have a gravel driveway to the trailer. The sales trailer will be located on Lot 73.

With no further questions for Mr. Markovich, Vice Chairman Goode carried this application to June 27, 2016. Ms. Krimko requested that another special meeting be scheduled.

Meeting adjourned at 9:40 P.M.

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Rachel Montemarano  
Board Secretary  
Recording Secretary