

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
Work Session
March 13, 2014**

Meeting Called to Order at: 7:35PM

Call to Order: Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to the Ridgewood News, our official newspaper in the Borough of Ho-Ho-Kus and notice has been posted on the bulletin board at Town Hall. **Read aloud by Board Secretary.**

Roll Call: Messrs. Berardo (absent), Corrison, Pierson, Reade (absent), Cirulli, Newman, Councilman Rorty, Chairman Hanlon, Mayor Randall

Board of Education Members Present: Ms. Colleen Federer, Ms. Ellen Marie Walsh, Ms. Mary Ellen Nye, Ms. Cinzia D'Iorio

Also in Attendance: Mr. Gary Cucchiara, Board Attorney; Mr. David Hals, Borough Engineer, Ms. JoAnn Carroll, Board Secretary; Ms. Deborah Ferrara, Ho-Ho-Kus Superintendent, Mr. Germano Rubino, Di Cara Rubino Architects, Architect for the BOE; Mr. Jeffrey Morris, Boswell Engineering, Engineer for the BOE

Approval of Minutes: Cirulli, Rorty
February 20, 2014

Roll Call Taken; All Board members present approve minutes.

Ho-Ho-Kus School Board: discussion of possible synthetic field at the school.

Chairman Hanlon: stated he thought there might be a crowd this evening that is why he had the BOE members and representatives sit at the table in front of the dais; asked who would make the presentation.

Ms. Deborah Ferrara: stated Mr. Jerry Rubino and Mr. Jeffrey Morris would make the presentation.

Mr. Morris: stated the BOE would like to install a 5 lane all weather, rubberized track; 13mm rubber coating on top of asphalt; slightly smaller than 400 meter track; 375 meters; middle school track is acceptable; there are currently 4 ball fields inside the track; will only fit 3 inside the new track; proposing an artificial turf interior; not sure yet,

but that is what is being proposed at this time; the fields would no longer be clay; new turf comes with a portable pitcher's mound and home plate so everything is played on the turf; drainage around interior edge of the track and drained in the field; explained construction of artificial field; piping; outletted into drainage system; 8 inches of stone because the outlet pipe was sized such that the maximum flow coming off the field is 50% of a 2 year storm; field is trapped inside the track; stormwater management; encourage groundwater recharge; track is a typical asphalt surface; proposing temporary backstops on green fields; three size fields for different age levels; temporary stands outside of the track; four light poles behind the backstops which would be relocated; maintaining those lights as is; no additional lights on field.

Ms. Ferrara: asked Mr. Morris to explain the difference if it were a grass field.

Mr. Morris: stated a grass field would have the same drainage; difference would be on top of the stones and the drains there would be a layer of filter fabric then topsoil and sod; sod field instead of artificial turf field.

Ms. Ferrara: stated there is currently a cinder track that is not oval; there is a middle school track team; there are no providers of cinder; lost art; difficult to spread and maintain it; almost impossible to maintain; every weekend and at lunchtime children dig holes and make mountains out of the cinders; there was a grant cycle some time ago that the state was offering; asked if the state would provide grant money for a track; stated no because they weren't funding tracks but debt service aid would be available if it could be proven that this facility would be used for classroom space; the school uses the track all day, everyday; PE classes use it; cannot get debt service aid on a grass field; can't use a grass field as frequently as a turf field; desperately need a track; community uses the track constantly; the field is used by the community for its recreation programs; recreation thought it would be great if they could get onto the field more frequently because of the weather.

Chairman Hanlon: stated the track does need to be improved.

Mr. Morris: commented on Mr. Hals' letter; stormwater management ordinance; drainage calculations shown; stone layer below pipes; explained the pipes; agreed to put another 2-3 inches of stone underneath it; future scoreboard and lighting; if the referendum passes, they will have at least a conduit for a scoreboard incorporated into the plan.

Mr. Rubino: stated the field does have 4 poles with lights; proposed track would have the poles in the track itself; poles need to be relocated;

as part of this project, light fixtures would go on new poles; the current lighting can accommodate the new field; future conduits need to be looked at; leads to questions if the poles would be higher, more fixtures, etc.; the BOE is not looking to do that at this point; when relocated, no need for future conduit; has not gotten into detail regarding the scoreboard; can provide conduit for a future scoreboard; the project is a work in progress; meeting with the users; real genesis started out as a track for competition for the middle school track program; turf field came because there is a debt service available for the district if the referendum passes based on the current population of the school; number of physical education stations required within the building; should be 4 stations there are currently 2; the State could look at it not only for extra curricular activities, but as a part of the educational program; available for debt service aid; not for grass; seats, bleachers that are there would be reused; outside of track surface; still a dialogue about the 4 ft. fence would go around the perimeter of the track; a lot of this discussion has to do with the track and a multi-purpose field being placed on the site, and then what is the next priority; baseball/softball program; questions are if there will be a portable or permanent backstop; all would be within the parameter of inside of the track.

Ms. Ferrara: stated that if the baseball program doesn't need the fencing, then the school doesn't need the fencing.

Mr. Morris: stated the approvals needed for the project.

Chairman Hanlon: stated a soil movement permit was needed as well.

Mr. Hals: stated that Mr. Morris covered all the points in his letter; pointed out that there should be forethought of any future lighting being installed or the potential for it; the last thing that anyone would want to do is cut up a turf field for conduits; the backstops would restrict some of the field if they were permanent.

Mr. Ed Iannelli: asked what the life expectancy of a turf field was.

Mr. Morris: stated it depends on the usage; warranty for 8 years; can last for 10-15 years; heavier usage would mean the life of the turf would be closer to 10 years.

Mr. Rubino: stated there is maintenance that is required; once a month the fill needs to be groomed; that is all the maintenance that is needed.

Mr. Morris: stated the life expectancy is approximately 12-15 years.

Mr. Iannelli: asked what the replacement cost was; and is that part of the budget for the overall plan.

Mr. Morris: stated the budget that is used is based on turf vs. grass.

Ms. Ferrara: stated a lot of money is spent on the cinders.

Ms. Colleen Federer, BOE President: stated that Northern Highlands will lend the school their machinery for the grooming of the turf field; one other avenue that has been discussed is if they do move ahead with the turf field, is the possibility of the recreation department contributing to the cost.

Councilman Rorty: stated the track would be approximately \$1.5 million.

Ms. Ferrara: asked if Mr. Morris was speaking of the life expectancy of the track or the field.

Mr. Morris: stated that after 7 years the track would be reevaluated to see if a re-coat is needed which gives the track another 7 years; if the evaluation is done past 7 years, the rubber would need to be scraped off and replaced; this is a much more expensive proposition.

Councilman Rorty: asked if the track would get potholes.

Mr. Morris: said yes if the rubber is not maintained.

Councilman Rorty: stated that there was a very large drainage field that comes off of Edgewood; big French drain.

Mr. Hals: stated it is located right along Lloyd Road; not in the field itself; depressed area by Lloyd Road.

Mr. Morris: stated that one of the things considered is the additional run off from the field.

Councilman Rorty: asked if the porousness of the turf is similar to grass.

Mr. Morris: stated it is more porous than grass.

Councilman Rorty: asked if the drainage calculations were based on grass or turf.

Mr. Morris: stated they are based per the DEP; storing water underneath the field.

Councilman Rorty: asked about the playground and if it would be functional during the construction.

Mr. Morris: stated that construction would be kept away from the playground; there would be a staging area; there was a larger track but it was scaled back; the larger track intruded on everything.

Councilman Rorty: asked where the equipment would be stored.

Mr. Morris: stated there are three sheds on the south side of the field right now; the track would interfere with them; they would probably be located a little further to the west.

Councilman Rorty: asked where the temporary backstops would be stored.

Mr. Rubino: stated he is not sure at this point.

Councilman Rorty: asked if any of the macadam at the south end of the school would be displaced.

Mr. Morris: stated no, they are right on the edge of it.

Mayor Randall: stated the light would not be enhanced but it would be different; historically it serves a limited purpose; same levels and intensity of use that has been done in the past.

Mr. Morris: stated the recreation department primarily uses the lights.

Ms. Ferrara: stated portable lights are used.

Ms. Federer: stated the lights are used primarily for football and a representative of the football association committed to the fact they intend to stay playing games and the practices will be held and the lights will be used at the same time periods that they are used now.

Ms. Ferrara: stated the field would not be lit for football.

Mayor Randall: asked if changes have been made to the plan and/or design in response to public comments.

Ms. Ferrara: stated they are researching an alternate to the synthetic turf; there are other synthetic turfs that they are investigating.

Mr. Donald Cirulli: asked, from a safety point of view, if a spot was chosen for the lightning detection system.

Ms. Ferrara: stated it will stay where it is; it is not affected by this project.

Mr. Cirulli: stated a fence would be the best deterrent to who uses the field and when.

Ms. Ferrara: stated that anyone who wanted to use the track would have access; purpose of the fence would be to keep vehicles off the field; stop some types of vandalism.

Councilman Rorty: stated the Fire Department from time to time will go off the edge of Edgewood to the track; series of hydrants there.

Ms. Ferrara: stated their architect recommended not having a fence; if there is no need for a permanent fence, then there wouldn't be a permanent fence for baseball.

Mr. Morris: stated there is a space of the old gravel track, 10-12 ft. wide, from where the slope starts to where the new track starts; may be able to beef that area up for the fire trucks.

Councilman Rorty: stated that was a good idea.

Mayor Randall: asked if there were any issues with fields being simultaneously used.

Ms. Ferrara: discussed with the baseball organization and they stated the smaller children are on the smaller fields and there would not be a time when there would be a danger to any children.

Mr. James Pierson: asked if portable backstops would increase the soccer field dimensions.

Mr. Morris: stated the portable backstops allow for a full size soccer field.

Mr. Pierson: asked if that increases its usability for other recreation teams and games.

Ms. Ferrara: stated, yes, full size players could play on it.

Ms. Ferrara: stated a lot of the accommodations are for the recreation department; for the school's purposes they need a track and one baseball field.

Ms. Walsh: stated the field is needed for gym.

Ms. D'Iorio: stated there is no intention to increasing the use of the field; it will not be rented out; the usage will be kept as it is now; better experience for everyone using it.

Mr. Corrison: stated he wished the Borough had funds to help out; there is a lacking of a Class A recreation space; it would be helpful if the neighbors of the school would agree to low lights with restrictions that the field be closed at a certain time.

Ms. Ferrara: stated that permanent lights have less of a reflection and one neighbor has already asked for them.

Mr. Corrison: asked how many more lights would be needed to light up the field.

Ms. Ferrara: stated the issue is the cost.

Mr. Corrison: stated as much flexibility should be maintained as can be; the demand for baseball is not what it was in the past; accommodating both soccer and baseball would be a good thing.

Ms. Ferrara: stated the soccer association is happy with the short field.

Mr. Corrison: stated lacrosse would use the field for practice not games; great project; the community should appreciate it.

Mr. Peter Newman: stated he sees a need for the entire project; asked what the estimated time of construction would be.

Mr. Morris: stated the referendum is scheduled for September; 4-5 month construction period.

Mr. Newman: asked if there is some way to get the trucks to keep off of Lloyd Road; can they be put on the back road.

Chairman Hanlon: stated there is access to the south.

Mr. Morris: stated they would like to time the project to have it happen during the summer; typically excavate it all out; set up curbs for track;

work on stone in field; work outside to in; drainage last part of the construction; heavy construction.

Ms. Ferrara: stated if the referendum passes, they can get the bids out and get some commitment to get done for summer.

Ms. Federer: asked for a discussion from the experts regarding the overall construction time and the time the field would not be in use; turf vs. grass.

Mr. Morris: stated if the project were started in the end of May, artificial turf would be ready to play on in the end of September; grass, the field would be out of commission for a year.

Mr. Rubino: stated if the grass field were installed and done right, you would not be able to go on it for 7 months.

Mr. Corrison: asked the experts if they did the Highlands project.

Mr. Morris: stated he was involved with the Highlands project.

Chairman Hanlon: asked what weight could a synthetic field handle.

Mr. Morris: stated the field could handle the weight of an ambulance.

Chairman Hanlon: stated that the Lloyd Road field is a back-up loading zone for the North Shore Medevac unit.

Mr. Morris: stated a chopper is lighter than an ambulance; the larger choppers are on skids, not on tires.

Chairman Hanlon: stated the Ambulance Corps, Fire Department and Police Department are concerned about it; the field was tested this past year; it is a back-up to the north field system.

Chairman Hanlon: stated that unfortunately over the last couple of months there have been incidents of cars driving across the field; SW corner parallel to the track; concern about protecting the track; some protection needs to be done; cars come in on Edgewood; needs to have a police reflective sign and warning system or device.

Councilman Rorty: stated the field still needs to be open for fire service.

Chairman Hanlon: stated he would like to get the Board's input for the BOE so they can make additions and suggestions to their current plan then they can include with their package to the State.

Mr. Corriston: stated the issue of cars on the field is happening at this time and should be addressed by the Borough.

Chairman Hanlon: stated the field is on school property.

Mr. Corriston: stated this is a security issue; fire department needs access and if people are abusing this access, then it is a Borough issue.

Chairman Hanlon: stated this issue should be on the table so both sides can address it.

Mr. Corriston: stated the issue should be addressed regardless.

Mr. Iannelli: asked if the field were to be synthetic, what type of maintenance is involved.

Mr. Morris: stated the field would be looked at every couple of years.

Mr. Iannelli: asked who would be ultimately responsible for the field.

Mr. Morris: stated the school would be responsible.

Councilman Rorty: asked what size trucks would be going in and out of the property.

Mr. Morris: stated the trucks could be 40,000 lbs; depends on the contractor.

Councilman Rorty: asked what the access points would be; macadam driveway.

Mr. Morris: stated they haven't reached that point in the process.

Chairman Hanlon: stated the access points would probably be from the south end; temporary arrangement with Police Department.

Mr. Morris: stated they will use macadam and make the contractor responsible for it.

Mr. Rubino: stated there would be stone at the SW corner of the building.

Chairman Hanlon: stated trucks could be brought in at the south end of Lloyd Road; accommodate construction; coordinate through engineering and the Police Department.

Mr. Morris: stated they would be using only 1 or 2 trucks at a time.

Chairman Hanlon: asked how the track, if installed, would be set aside for the children and citizens of Ho-Ho-Kus.

Ms. Ferrara: stated she could control the usage during school hours, but could not when school was not in session.

Chairman Hanlon: asked if there would be a game or an organization on the field at the same time there is a track event.

Mr. Corriston: stated there would not be two events going on simultaneously.

Mr. Rubino: stated the fence would be on the outside of the track.

Chairman Hanlon: asked if the field would be rented out to other organizations/people who want to use it.

Ms. Ferrara: stated they would not rent the field; recreation does the renting.

Chairman Hanlon: stated, that if this project was approved, the poles could not be replaced where they currently are until the recreation department comes before the Planning Board; the lights were never approved; non-conforming which could create a problem; come back to the Board to install the correct lights would keep the residents happy.

Ms. Ferrara: stated she thinks the correct lights would be better for the residents; fear of residents is once lights are installed someone else will use the field.

Chairman Hanlon: stated the lights need to be approved properly.

Chairman Hanlon: asked about the water table.

Mr. Morris: stated he has not investigated the water table; the field is a little higher; modifications to be done because of a 2 ft. drop off from east to west; water table in consideration; deeper than 2 ft.

Chairman Hanlon: stated from the east side of the hill from Addison Place down to the school, the entire area has been totally eroded; all water from those homes, without any seepage pits, will run onto the school property; not sure if that was included in the calculations.

Mr. Morris: stated that was looked at; have 24 inch pipes around the school that intersect that water.

Chairman Hanlon: asked where the 24 inch pipe comes from.

Mr. Morris: stated it comes from behind the school; it becomes a 30 inch pipe and connects to a water drain; separate catch basin located at the NW corner of the track.

Chairman Hanlon: stated that, as Superintendent Ferrara is aware, there is a serious problem in the boiler room; not fair to the school, volunteers and all other people; when power is lost, everyone has to try to save the boilers; this should be part of this process; the boiler room needs to be hardwired to the generator in the back; there is no room for negotiation; we have almost lost the boiler room several times; a lot of money has been spent addressing this situation.

Ms. Ferrara: stated that an electrician has looked at the situation and suggested the school put their own generator closer to the boiler room that would manage that.

Chairman Hanlon: stated the field holds a lot of water; the boiler room accepts a lot of water all year long; if the project goes through, the hardwiring of the generator must be done or Ms. Ferrara's suggestion of a generator closer to the boiler room; for all the volunteers in the Borough this must get solved.

Chairman Hanlon: asked if snow can be taken off the field for lacrosse to play in the winter.

Mr. Morris: stated on an artificial surface, the snow melts a lot faster than on grass; the plowing of the field must be done very carefully.

Councilman Rorty: asked if artificial turf is uncomfortable for dogs.

Ms. Federer: stated there is an issue with dogs; dogs are not allowed on the field.

Mr. Morris: stated there are no geese on artificial turf.

Chairman Hanlon: asked for details of a 2 year storm.

Mr. Morris: stated a 2 year storm has a 50% occurrence interval in any given year.

Chairman Hanlon: stated Mr. Hals was more concerned with a 100 year storm because of the stream behind the homes; these homes are located across the street from the school; difficult situation for these homeowners.

Mr. Morris: stated that no more than 50% will be released in a 2 year storm.

Chairman Hanlon: asked where the drain line on Lloyd Road drains into.

Mr. Hals: stated the intersection of Warren turns to the west and goes to Carlton.

Chairman Hanlon: stated that based on possible discharge, on the town side, we need to keep an eye on this part of the stream.

Mr. Hals: stated that what would cause flooding downstream would be a decrease in regular run off; there will be an increase of volume of run off; more water going downstream than exists today; controlled through smaller pipe; release to a coke can size hole; water restricted by that opening; reduce rate of run off; the field won't have an effect on flooding downstream; won't be measureable in any sense; will be a reduction.

Councilman Rorty: asked what overflow measures are taken.

Mr. Hals: stated that it will all be underground; it will never be seen.

Councilman Rorty: asked about the openings.

Mr. Morris: stated the basin really is the field.

Chairman Hanlon: asked if there were any further comments or questions from the Board; there is a desperate need for a track; decision as to install a full synthetic or in between or a grass field; schools decision; when there is another discussion, the issue of the Edgewood Drive protection and the recreation program needs to come in front of the Board to discuss the lights; Board needs to have a motion.

Mr. Cucchiara: stated the responsibility of the Board is to review the project and make a recommendation; this would be an appropriate time to entertain that.

Mr. Corriston: asked what the nature of the recommendation is.

Mr. Cucchiara: stated if the BOE presented a capital project under Subsection 31 of the MLUL, they are required to appear before the Board for review and recommendation; Board can recommend the project go forward.

Mr. Corriston: moved to recommend the Board proceed as they deem necessary on the project.

Councilman Rorty: seconded.

Mr. Cucchiara: stated that in conjunction with the Master Plan; facilities of the Board should be reviewed and renovated as necessary going forward; this Board has had this relationship with the BOE.

Councilman Rorty: stated his main concern was with the non conforming light issue.

Mr. Cucchiara: stated that is a recreation department issue; may have not complied; as Chairman Hanlon indicated what had happened; the BOE was not involved.

Mr. Corriston: stated this issue is not for this process.

Chairman Hanlon: stated the Board is aware of some of the problems; and they will work together.

Mr. Cucchiara: additionally noted, Mr. Hal's point was well taken; understanding that the Board cannot make certain determinations such as electrical conduits, road construction; if infrastructure improvements were to occur, that needs to be done before the road is paved; would pose a problem for the Board if they decide to do it later.

Chairman Hanlon: stated he is interested in the concept; Mr. Morris agrees with the Borough Engineer with what needs to be done.

Mr. Corriston: stated it is the BOE's discretion regarding the lights; consideration of the Board's comments and Mr. Hals' comments.

Mr. Cucchiara: stated the motion would be in general form.

Mr. Corriston: stated that as he understands the process from the last time, the Board gives their recommendation and is free to communicate with the DCA; right now the Board is giving a recommendation that the project proceed and request that the BOE take into consideration all the Board's comments.

Mr. Cucchiara: stated it conforms with the Master Plan; it fits right in.

Roll Call Taken

Ayes: Corriston, Pierson, Cirulli, Newman, Iannelli, Rorty, Chairman Hanlon, Mayor Randall

Chairman Hanlon: stated that when the project moves forward, as soon as their idea of what direction the school is going in, they should sit down and discuss so it can be added to the Master Plan; an amendment can be made to the Master Plan when the County's comments are received.

Motion to Adjourn: Corriston, Cirulli

All Board members present approve Motion to Adjourn.

Meeting Adjourned at: 8:45PM

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
Borough of Ho-Ho-Kus
March 21, 2014