

RESOLUTION
PLANNING BOARD
BOROUGH OF METUCHEN
ITEM NO.00-520

WHEREAS, ST. JOSEPH'S HIGH SCHOOL has made application to the Planning Board of the Borough of Metuchen for the property designated as Block 2, Lot 1 and commonly known as 145 Plainfield Avenue within the R-1 Zone for the following approval: Preliminary and Final Site Plan; and

WHEREAS, the Planning Board of the Borough of Metuchen held a Public Hearing on March 1, 2001, applicant having filed proper proof of service and publication in compliance with statutory and ordinance requirements; and

WHEREAS, at said hearing, the Planning Board reviewed and considered the following documents:

- Zoning Permit;
- Application for Development;
- Affidavit of Publication;
- List of Property Owners within 200 feet;
- Affidavit of Proof of Service;
- Notice of Hearing;
- Proof of Payment of Taxes and Assessments;
- Board Fees as shown on Zoning Permits;
- Certification that the Plans and Application for Development have been submitted to the Engineer, Planner, Zoning Officer and the Fire Prevention Bureau;
- Memorandum from Board Planner, Ed Wilson for James Constantine, P.P., dated February 29 , 2001;

- Memorandum from Board Engineer, Ann Brown, P.E. dated March 1, 2001;
- Preliminary and Final Site Plan prepared by Feist Engineering, Inc. dated January 1, 2001 consisting of ten sheets;
- Drainage Area Map prepared by Feist Engineering, Inc. dated January 1, (2001) consisting of two sheets;
- Storm water management report prepared by Feist Engineering, Inc. dated November, 2000;
- Addition & Renovation to St. Joseph High School prepared by Venezia and Associates, LLC dated December 5, 2000 and revised through March 1, 2001 consisting of four sheets;
- Colored rendering of site plan and introduced into evidence as Exhibit A-1;
- Colored rendering of building elevations and introduced into evidence as Exhibit A-2; and - Colored rendering of floor plan and introduced into evidence as Exhibit A-3;

WHEREAS, sworn testimony was given by Ernest W. Feist of Feist Engineering, Inc. as the professional engineer and Jeffrey D. Venezia of Venezia and Associates, LLC as the professional architect on behalf of the applicant, Harry S. Pozycski, Jr., Esq. appearing; and

WHEREAS, testimony indicated that the applicant is the owner of the property known and designated as Block 2, Lot 1, more commonly referred to as 145 Plainfield Avenue, Metuchen having an area of approximately 61 acres (with 51.5 acres located in Metuchen within the R-1 Zone); and

WHEREAS, testimony further indicated that a portion of said property containing approximately 11 acres is located within the R-A Residential Zone in the Township of Edison; and

WHEREAS, the applicant stated that this application is also subject to the approval of the Edison Township Planning Board; and

WHEREAS, the applicant is proposing to construct an addition of approximately 39,650 square feet in the aggregate to its existing high school building consisting of an addition to the gymnasium containing approximately 15,900 square feet, three (3) science labs, two (2) science classrooms, two (2) science prep rooms, a media center and administrative offices and an additional ninety one (91) parking spaces; and

WHEREAS, the applicant also testified that the addition to the building will be of materials sympathetic to the existing colors of the building; and

WHEREAS, the applicant testified that the tenant has been located at the subject site for approximately forty (40) years; and

WHEREAS, the applicant stated that the number of students will not be increased due to the building expansion but instead the existing student body will be better served; and

WHEREAS, the applicant stated that the gymnasium increase will serve to increase the spectator capacity (and alleviate the overcrowding in the existing gym) but no additional spectators are anticipated; and

WHEREAS, the applicant further testified that the gymnasium will be capped by a green metallic vaulted roof; and

WHEREAS, testimony revealed that only decorative lighting will be installed at the exits as required by code; and

WHEREAS, the applicant stated that twenty one (21) lighting fixtures will be installed in the new parking area consisting of high pressure sodium watt lights and having 0.5 foot candles each; and

WHEREAS, the applicant further stated the new parking area is adjacent to a dense wooded area to the north and between a row of evergreens to the east and west with the athletic fields located to the south; and

WHEREAS, the applicant testified that a total of six (6) trees will need to be removed due to the construction of the building addition but a total of twenty three (23) additional trees will be planted on the property; and

WHEREAS, the applicant stated that there were currently two hundred ninety five (295) existing parking spaces at the subject site surrounding the building; and

WHEREAS, the applicant testified that all of the parking spaces located to the south of the building will be relocated (due to the building expansion) to the northwesterly rear portion of the property which is currently an open field; and

WHEREAS, the applicant further testified that no new ingress or egress will be created as a result of the new parking area; and

WHEREAS, the applicant testified that there will be curbing around the new parking area; and

WHEREAS, the applicant further testified that a dry detention basin will be installed at the rear of the new parking area and the

runoff from the roof of the building and this parking lot will flow by underground pipes to this basin; and

WHEREAS, the applicant stated that it will clean out the existing drainage pipe at the northerly end of the property; and

WHEREAS, the applicant further stated that its conditional use application satisfied the general conditions set forth in Section 110-86 of the Land Development Ordinance; and

WHEREAS, the applicant testified that its proposed high school building use constituted a permitted conditional use under Sections 110-66D and 110-87A of the Land Development Ordinance; and

WHEREAS, the applicant testified that its use satisfied the stated conditions as follows:

1. The subject site has a minimum lot area of 40,000 square feet whereas 2,656,288.8 square feet are provided;

2. The maximum building area shall be well below the maximum 0.25 floor area ratio due to the size of the property;

3. Maximum building coverage for primary and accessory buildings shall be 50% whereas the coverage provided is well below the maximum due to the size of the property;

4. Maximum building height is 35 feet whereas the maximum 35 feet including the gymnasium roof was provided;

5. There shall be no parking in the front yard area or within 10 feet of any property line whereas the front yard parking is a pre-existing non-conformity and shall not be expanded for this application and whereas no parking is located within 10 feet of any property line in Metuchen;

6. No building is located within 25 feet of a street right-of-way line nor within 15 feet of a side or rear property line as required;

7. No active recreation area is located within 25 feet of a property line within the front yard as required;

8. All recreation and parking areas are and shall be buffered and screened from view from all property lines with landscaping as required by the Land Development Ordinance;

9. No outdoor activities are conducted after 10:00 p.m. as required;

10. No exterior lighting is allowed except for security as required. Light levels are reduced in intensity or turned off after 11:00 p.m. as required.

11. No new residence for clergy or maintenance superintendent is provided.

WHEREAS, the applicant further testified that no additional or new signage is being proposed with this application except for required stop signs and handicap signs; and

WHEREAS, the applicant indicated that no variances from Section 110-64 are required; and

WHEREAS, the following waivers are required:

- Section 110-53 (B) requires scales of submitted drawings and the scales provided were deemed to be acceptable;
- Section 110-53 (S) requires a phasing plan which is not applicable;

- Section 110-53 (T) requires urban and architectural design elements inventory which is not applicable;
- Section 110-53 (V) requires organizational documents which is not applicable;

WHEREAS, no formal testimony was presented by any objectors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Metuchen, County of Middlesex, State of New Jersey, after having considered the aforementioned plans and testimony, that this application is hereby **granted with conditions**.

In support of this decision, the Board makes the following findings of fact and conclusions of law:

1. The Planning Board of the Borough of Metuchen has proper jurisdiction to hear the within matter as to the portion of the subject site located within the Borough of Metuchen.

2. The property is located at 145 Plainfield Avenue, within the Borough's R-1 Zone.

3. The applicant proposes to construct an addition to the existing high school building to its south side containing approximately 39,650 square feet of space in the aggregate and consisting of an addition to the gymnasium of 15,900 square feet and three (3) labs, two (2) science classrooms, two (2) science prep rooms, a media center and administrative offices.

4. The applicant is providing an additional ninety one (91) parking spaces primarily in the northwesterly rear portion of the property for a total of three hundred eighty six (386) parking spaces whereas two hundred sixty six (266) parking spaces are

required under the Land Development Ordinance for an excess of twenty nine (29) parking spaces in Metuchen.

5. The applicant has utilized the site for a nonprofit parochial school building which is a permitted conditional use in the zone and the general conditions set forth in Section 110-86 have been satisfied.

6. The applicant also proposes to utilize the addition for nonprofit parochial school building use which is also a permitted conditional use in the R-1 Zone subject to the conditions set forth in Section 110-87(A) of the Land Development Ordinance which the applicant has satisfied as follows:

A. The subject site has a minimum lot area of 40,000 square feet whereas 2,656,288.8 square feet are provided;

B. The maximum building area is well below the 0.25 floor area ratio due to the size of the property;

C. Maximum building coverage for primary and accessory buildings shall be 50% whereas the coverage provided is well below the maximum due to the size of the property;

D. Maximum building height is 35 feet whereas the maximum 35 feet including the gymnasium roof was provided;

E. There shall be no parking in the front yard area or within 10 feet of any property line whereas the front yard parking is a pre-existing non conformity and shall not be expanded for this application and whereas no parking is located within 10 feet of any property line in Metuchen;

F. No building is located within 25 feet of a street right-of-way line nor within 15 feet of a side or rear property line as required;

G. No active recreation area is located within 25 feet of a property line within the front yard as required;

H. All recreation and parking areas are and shall be buffered and screened from view from all property lines with landscaping as required by the Land Development Ordinance;

I. No outdoor activities are conducted after 10:00 p.m. as required;

J. No exterior lighting is allowed except for security as required. Light levels are reduced in intensity or turned off after 11:00 p.m. as required.

K. No new residence for clergy or maintenance superintendent is required.

7. No variances are required in connection with this application.

8. In that the site is already developed other than the additional building addition and additional parking area, the requested waivers can be granted without causing substantial detriment to the public good.

9. The applicant has satisfied the applicable site plan requirements of the Borough of Metuchen Land Development Ordinance with exception of the waivers.

10. The application will have no substantial detrimental impact on adjoining properties.

During the course of the hearing, the Board has requested and the applicant has agreed to abide by the following conditions of approval;

1. The applicant shall submit revised plans reflecting the conditions of approval herein for the review and approval of the Board Engineer and Board Planner prior to applicant being permitted to commence its construction at the site.
2. The applicant has agreed to comply with all of the requirements and conditions set forth in the Memorandum of the Board Engineer dated March 1, 2001.
3. The applicant has agreed that the architectural design elements and the palette of major proposed exterior colors including brick and glass colors (as set forth in Section 4.3 of the Memorandum of the Board Planner dated February 29, 2001) shall be subject to the review and approval of the Board Planner.
- D. The application shall be approved by the Township of Edison Planning Board and the Middlesex County Planning Board and any other applicable state agencies.
- E. The applicant shall publish a notice of this decision in the Home News and Tribune within ten days from the date of this decision.
- F. The applicant shall reimburse the Metuchen Planning Board and/or the Borough of Metuchen for professional fees associated with this application.

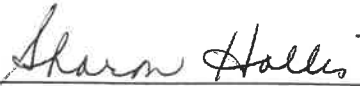
BE IT FURTHER RESOLVED, that the applicant shall furnish a performance guarantee, if necessary, in favor of the Borough of Metuchen in an amount equal to 120% of the costs of the site improvements by this Resolution, as estimated by the applicant's engineer and approved by the Borough Engineer, in a form satisfactory to the Borough Attorney. The applicant shall also post an inspection fee equal to five (5%) percent of the public improvements.

BE IT FURTHER RESOLVED, that nothing contained herein shall be deemed to relieve the applicant from having to comply with all other Federal, State, County and Local Regulations - for the Planning Board of the Borough of Metuchen offers no warranties, express, implied or otherwise with regard to same.

BE IT FURTHER RESOLVED, that the granting of this Application is expressly made subject to and dependent upon the applicant's compliance with all other applicable rules, regulations and/or ordinances of the Borough of Metuchen, County of Middlesex, and State of New Jersey.

I HEREBY CERTIFY that the foregoing statement is a true copy of the Resolution prepared to reflect the actions of the Planning Board of the Borough of Metuchen on March 1, 2001

DATED: March 15, 2001



SHARON HOLLIS, BOARD SECRETARY