

HILLSBOROUGH TOWNSHIP PLANNING BOARD

PUBLIC MEETING MINUTES

July 13, 2017

Chairman Shawn Lipani called the Planning Board Regular Public Meeting of July 13, 2017 to order at 7:37 pm. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal complex.

Chairman Lipani announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

Mayor Carl Suraci - Absent
Robert Wagner, Jr. - Absent
Committeeman Frank DelCore - Present
Robert Peason - Absent
Stephanie Forrest - Absent
Neil Julian, Vice Chairman - Present

Sally Becorena - Absent
Shawn Lipani, Chairman - Present
Kenneth Hesthag, Secretary - Present
Ron Skobo (Seat Alt. #1) - Present
Sam Weinstein (Seat Alt. #2) - Present

Also present: Patrick Gorman, Zoning Official / Assistant Planner; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); and Caz Bielen, Board Videographer (Premier Media, LLC).

DISPOSITION OF MINUTES

- June 08, 2017

A motion to approve was made by Mr. Skobo, seconded by Mr. Weinstein.

Roll Call: Mr. Weinstein - yes; Mr. Skobo - yes; Mr. Hesthag - yes; Vice Chairman Julian - yes; Chairman Lipani - yes. Motion carries.

DISPOSITION OF RESOLUTIONS

- Montgomery Development, LLC - File 05-PB-19-SR (2017 Extension Request)

A motion to approve was made by Chairman Lipani, seconded by Mr. Skobo.

Roll Call: Mr. Skobo - yes; Mr. Hesthag - yes; Vice Chairman Julian - yes; Chairman Lipani - yes. Motion carries.

- John Zamkotowicz - File 07-PB-26-MJ (2017 Extension Request)

A motion to approve was made by Mr. Skobo, seconded by Mr. Weinstein.

Roll Call: Mr. Weinstein - yes; Mr. Skobo - yes; Mr. Hesthag - yes; Vice Chairman Julian - yes; Chairman Lipani - yes. Motion carries.

- Terrace Industrial Park - File 08-PB-08-MJF (2017 Extension Request)

A motion to approve was made by Mr. Hesthag, seconded by Mr. Skobo.

Roll Call: Mr. Skobo - yes; Mr. Hesthag - yes; Vice Chairman Julian - yes; Chairman Lipani - yes. Motion carries.

- WSH Enterprises, Inc. - File 08-PB-15-MJF (2017 Extension Request)

A motion to approve was made by Mr. Hesthag, seconded by Mr. Skobo.

Roll Call: Mr. Skobo - yes; Mr. Hesthag - yes; Vice Chairman Julian - yes; Chairman Lipani - yes. Motion carries.

PLANNING BOARD BUSINESS

None

SPECIAL COMMITTEE REPORTS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

None

PUBLIC HEARING - SUBDIVISION/SITE PLAN APPLICATIONS

- **284 Sunnymeade, LLC - File 17-PB-05-INF** - Block 183, Lot 35.01 - Sunnymeade Road. Applicant requesting **informal review** of a preliminary and final major site plan application to construct a 92,280 sf. single-story warehouse, to include 6,000 sf. of office space; 23 parking

PLANNING BOARD MEETING MINUTES
July 13, 2017

spaces; 16 loading bays; two on-site detention basins and improvements, on property in the I-1, Light Industrial Zoning District.

Alexander Fisher, Esq. of Savo, Schalk, Gillespie, O'Grondnick, Aquilio & Fisher, representing the Applicant, stated the proposed is a permitted use in the I-1 District. The Applicant is presenting a conceptual review for consideration by the Board. Mr. Fisher said the property is a flag lot created by virtue of a 2006 subdivision. Present are the Project Engineer and the Property Owner.

Board Attorney, Mr. Bernstein said since this application is an informal, the witnesses do not need to be sworn in or give credentials. Exhibits can be marked for the purposes of reference.

Exhibit - A-1 Concept Plan

Thomas Decker, PE, of Van Cleef Engineering stated the lot was subject to a previous subdivision which fronts on Sunnymead Road. The Railroad is off to the East at an angle of the property. This lot was subdivided from the front property owned by General Tool. The flag lot was created with the idea that an 80,000 sf. building could be constructed on the property. The current proposal is to have 6,000 sf. of the building area used for office space; 3,000 sf. on each floor. The intent is to have two different tenants, one on each floor.

Mr. Decker said the flag staff off of Sunnymead Road is 50 ft. wide. He said the proposal includes a 28 ft. wide driveway through the flag staff. The parking will be in the front of the building, for 23 parking spaces. Mr. Decker said as Mr. Maski pointed out, the number of required spaces was miscalculated. At the time of the site plan application, the size of the office space will be reduced, and an increase in parking, to match the number of parking spaces provided.

Mr. Decker said the detention basin shown to the west of the parking area will be altered. If the parking lot needs to be expanded, there may be a need for an underground detention facility or a combination of above and below ground, instead of the above ground surface detention basin on the concept plan. The driveway continues to the rear of the building, which is where the loading bays will be located. All of the loading operations would be buffered by the location of the building. At the time of site plan, a Traffic Engineer will provide testimony as to the trips in and out of the facility, and so forth.

Mr. Decker reviewed the need for a waiver for the buffer. He said one of the conditions of the original approval for subdivision was that the access from the existing facility from Sunnymead will be removed. The access would then be relocated along the northern property line to create one common driveway for the two lots. Because there is a 28 ft. driveway that is centered in the 50 ft. access, the 20 ft. landscape buffer requirement cannot be satisfied for the staff portion of the flag lot. Once into the flag portion, the buffer is provided.

Mr. Fisher reviewed the comments of the Planning Director regarding conditions of the subdivision approval. Mr. Fisher said the buffers around the wetland were already provided by the previous subdivision applicant, as was the requirement for a 50 ft. wide access easement. Mr. Fisher said the Applicant will comply with providing an Environmental Impact Statement and will comply with the standards applicable to an Airport Runway Zone. The requirement to close the existing access in order to create a new 28 ft. wide driveway in the stem of the flag lot will be done at the time of site plan approval.

Mr. Fisher said the Applicant agrees to restrict itself to light industrial and provide a deed restriction running with the land. He said any future applications will not include a 'd' use variance.

Vice Chairman Julian asked for more information on the need for an EIS and compliance with the Airport Runway Zone.

Mr. Decker said the Applicant would certainly need to have an Environmental Impact Study done for submission of a major site plan. The property is located within the Airport Zone. Compliance has to do with elevation; the building elevation relative to the runway elevation. The proofs will be provided at the time of site plan. The Airport Zone is a separate matter from the EIS.

Mr. Fisher continued his review of the Conditions. He said the Subdivision Applicant has already installed a 4ft. high chain-link fence. With regards to the planting of 37 trees, Mr. Fisher said the Applicant stated he had received approval from the Township Planner at that time, Robert Ringelheim, that this condition from 2012 could be delayed until the time the driveway was created so that the trees would not be planted only to be taken out later. This condition will be completed as part of this site plan application.

PLANNING BOARD MEETING MINUTES
July 13, 2017

John Domici of General Tool Specialties, Inc., Property Owner, stated he has been in Hillsborough Township for 40 years and has provided many jobs for its residence. He said back (2012) when he had the solar system constructed, he had a verbal agreement with Mr. Ringelheim that the required trees would not need to be planted until the time that the driveway was constructed. Mr. Domici gave his word that the 37 trees will be planted.

Mr. Bernstein said there may be an issue with where those trees will be located now that there is a different driveway.

Mr. Domici said the trees are shown on the plan. There are areas dedicated around the solar system for the trees, basically along the side where the road is. That plan was approved when the solar system went in. He said in hindsight, the buffer will be on the other side of the property for the neighbors.

Mr. Decker said the concern was, if the trees go in before constructing the common driveway, the trees could get damaged during construction. He said that is why there was an agreement that the trees could be planted at a later date. At the time of site plan, the Board may wish to rework some of the areas.

Mr. Domici said the trees were to provide a buffer between his property and the neighbors.

Mr. Decker said at the time of site plan, it may make sense to move some of those tree locations to the other side of the driveway to provide an enhanced buffer to the residential properties.

Mr. Bernstein said if there is an inability to plant as approved, the Applicant will need to show how he will be dealing with it.

Vice Chairman Julian asked if there will be any trees taken down for this new project.

Mr. Decker said there will be trees taken down at the rear of the property. He said they will be having an Arborist access the condition of the existing trees. There will be a tree mitigation plan submitted with the (new) site plan application.

Assistant Planner, Patrick Gorman, asked if the buffer for the loading area will be along the existing tree line or if additional trees will be added.

Mr. Decker said they will know more once the project is designed but if trees are removed, they will be replaced elsewhere on the property.

Vice Chairman Julian asked what will be warehoused at this location.

Mr. Decker said his understanding is that the warehouse facility will be leased. Shipments will come in and then be parceled out. He said it will not be a manufacturing facility but strictly a warehouse with goods coming in and going out.

Mr. Fisher said the Applicant understands that 38 parking spaces, not 23, will be required. Office use requires 8 times as many as warehousing so the office area will likely be reduced at the time of site plan to comply with the parking requirement. There may need to be adjustments in the drainage and location of parking spaces in order to make that happen. Mr. Fisher said they believe the application will be compliant at the time of site plan, with the exception of some design waivers.

Mr. Fisher said at the time of site plan application, there will be a lighting plan; landscaping plan, including buffer treatments; signage details; tree mitigation plan; traffic study; EIS; and analysis of airport runway compliance.

Mr. Fisher turned his comments to the Maser Engineering Memorandum. Mr. Fisher reiterated the reports and studies that will be provided at the time of site plan. He said the plan will include a full stormwater management.

Mr. Decker said there is a small basin up front that drains to Sunnymead Road. There is also another basin to the rear that discharges to the south. He said the goal is to keep the roof drainage in the basin in the front, since the roof drainage is clean water. All of the paved area would go to the rear basin.

PLANNING BOARD MEETING MINUTES
July 13, 2017

Vice Chairman Julian asked if this property has sanitary sewer.

Mr. Decker said there is a new development under construction across the street. A new sanitary sewer manhole has been installed in the middle of the road just to the north. The new building will be tying into the sanitary sewer line.

Mr. Fisher continued with his responses. He said with regards to the 30 ft. wide right-of-way, they believe this was done with the previous subdivision but if not, it will be done as part of this application. All outside agency approvals will be required.

Mr. Fisher said the Applicant brought forth this concept application to see if the Board had any recommendations prior to a site plan application.

Chairman Lipani said there should be consideration for having a secondary emergency, and having a water supply for the back of the property.

Mr. Decker said they have not had the discussion yet but will address these issues with the Fire Marshal. He said he was not aware of the location of a fire hydrant but was aware there is public water on Sunnymead Road. He said if required to put in a fire hydrant, the Applicant will comply.

Mr. Decker said there are wetlands located in the south corner where the improvements are already. He said they will be getting an update LOI. The previous LOI has since expired.

Mr. Gorman asked if there is a natural buffer on the adjacent property to the north to help mitigate the buffer for the residential property.

Mr. Domici said there are a few trees but that the residential dwelling is clearly visible. He said there were a few more trees but they came down in the last hurricane and have not been replaced.

Mr. Decker said they will provide whatever buffer they can to provide some screening.

Secretary Hesthag asked if any though has been given yet to a lighting plan.

Mr. Decker said it had not been discussed yet but will be provided with the site plan. He said there will likely be building mounted lights in the rear of the building and some shielded lighting along the driveway. The rear of the building backs up to the railroad so there are will be no impact to residential properties. He said the lighting will be designed to meet the Township ordinance for minimum illumination and no spillage to adjacent properties.

Chairman Lipani said if there are tenant already in mind, there will need to be testimony given as to the hours of operation given that there are residential properties in the surrounding area. All issues with noise and lighting will need to be addressed.

Mr. Bernstein agreed that the matter will need to be discussed at the time of the site plan hearing.

Chairman Lipani asked if there is any consideration to change the height of the building.

Mr. Decker said the Applicant will not be requesting a height variance but will stay at the maximum 35 ft. The 35 ft. is well below any concerns for the Airport Zone.

Mr. Skobo said there needs to be consideration for the lighting on the building so that the airplanes coming in do not confuse the site for the airport.

Mr. Gorman asked Mr. Decker to elaborate on the reduction of office space.

Mr. Decker said any reduction would be in concert with the parking. The total office space may be reduced to 2,000 sf. on each floor in order to reduce the number of parking spaces required. He said there is the capability to provide more than the 23 spaces calculated; it would then become a matter of how the stormwater will be handled.

Mr. Decker said the parking requirement for a warehouse is one space per 5,000 sf. but for office, it is one space per 300 sf.

PLANNING BOARD MEETING MINUTES
July 13, 2017

Mr. Gorman said there is a parking requirement for loading bays so there will be an additional increase to parking overall.

Mr. Fisher asked for the ordinance to reference.

Mr. Fisher thanked the Board for its comments. He said the Applicant will be back before the Board in the near future with a compliant site plan application.

CORRESPONDENCE

None

Mr. Bernstein informed the Board that the Township Committee introduced three ordinances for first reading at its last meeting. Those ordinances will be back before the Board at the July business meeting. There may be an additional ordinance or two related to affordable housing.

Mr. Bernstein said the three ordinances coming back to the Board are all scheduled for the August 8th Township Committee agenda.

ADJOURNMENT

A motion to adjourn was made by Mr. Skobo, seconded by Secretary Hesthag. All were in favor, none opposed; motion carries.

The meeting was adjourned at 8:21 p.m.

*Submitted by:
Debora Padgett
Administrative Assistant / Planning Board Clerk*

Approved