

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
March 14, 2019

Chairman Carl Suraci called the Planning Board Public Meeting of March 14, 2019 to order at 7:37 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal complex.

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

OATH OF OFFICE

- Sam Weinstein - Appointment to Seat #7 (previously Alternate #2)

Mr. Weinstein was unexpectedly absent.

ROLL CALL

Mayor Frank DelCore - Present	Sam Weinstein - Absent
Robert Wagner, Jr. - Present	Ron Skobo - Absent
Committeeman Shawn Lipani - Present	Kenneth Hesthag, Secretary - Present
Robert Peason - Present	Surajit Deb (Alt. #1) - Absent
Carl Suraci, Chairman - Present	Vacant (Alt. #2)
Neil Julian, Vice Chairman - Present	

Also present: David K. Maski, PP, AICP, Planning Director; Eric M. Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Robert Yuro, PE, CME, Board Engineer (T&M Associates); Michael Lombardozzi, CSR, CRR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

CONSIDERATION OF MEETING MINUTES

- December 13, 2018

The Board decided more time was needed for review. A motion to table the matter until the March 28 meeting was made by Mr. Peason, seconded by Mr. Wagner. All were in favor.

CONSIDERATION OF RESOLUTIONS

- Hillsborough 206 Holdings, LLC - File 18-PB-07-MSPV

The Board decided more time was needed for review. A motion to table the matter until the March 28 meeting was made by Mr. Peason, seconded by Mr. Wagner. All were in favor.

- Resolution recommending adoption of the Redevelopment Plan - RE: Block 86, Lot 21 and Block 90, Lot 6.01

A motion to approve the Resolution recommending adoption of the Redevelopment Plan was made by Mr. Wagner, seconded by Secretary Hesthag.

Mayor DelCore commented that the Redevelopment Plan has also been reviewed at the Township Committee level. No additional comments.

Roll Call: Mr. Peason - yes; Mr. Wagner - yes; Secretary Hesthag - yes; Committeeman Lipani - yes; Mayor DelCore - yes; Vice Chairman Julian - yes. Motion carries.

PLANNING BOARD BUSINESS

None

BUSINESS FROM THE FLOOR

None

CONSIDERATION OF ORDINANCES

- Ordinance 2019-06 - Ordinance Amending GV Green Village District

Township Planning Director, David Maski, PP, AICP, stated the Township Committee had introduced the ordinance at its February 26 meeting, which had since been referred to the Planning Board for comment. The ordinance amends the Green Village Zoning District, which consists of the Brookhaven Development, located on Route 206 North. The amendment would permit the construction of an additional 130 dwelling units, increasing the total number of units on-site from 469 to 599 units, of which 143 units would meet affordable housing requirements. This is an inclusionary development. The additional dwelling units would

PLANNING BOARD MEETING MINUTES
March 14, 2019

be contingent upon the developer gaining approval to build a hotel on the tract with a minimum of 100 guest units. The hotel is a permitted use. The amendment would tie the additional dwelling units to development of the hotel.

The ordinance does not revise the boundaries of the Green Village District; nor does it reclassify it. The purpose of the amendment is consistent with the stated purposes of the Green Village District, which is to establish a mixed-use zone which provides for affordable housing; multi-family housing; hotel / retail / restaurant uses. Mayor DelCore said he would like to see this move forward in order to get the anticipated hotel in place.

Mr. Bernstein said the rezoning also calls for a change in the location of the hotel. The hotel will instead be moved to the front of the property on the Route 206 frontage, and the residential moved to the rear.

Chairman Suraci said the change in the location made a lot of sense.

Vice Chairman said so the retail will be eliminated; it will instead be additional dwelling units along with the hotel.

The comment was confirmed.

A motion to approve the ordinance without changes and send it back to the Township Committee for adoption was made by Secretary Hesthag, seconded by Mayor DelCore. No additional comments.

Roll Call: Mr. Peason - yes; Mr. Wagner - yes; Secretary Hesthag - yes; Committeeman Lipani - yes; Mayor DelCore - yes; Vice Chairman Julian - yes; Mayor Suraci - yes. Motion carries.

APPLICATIONS

- ***Dr. Albert Internoscia (Towne Centre Family Dental)*** - File 18-PB-15-MSPV - Block 199, Lots 57 - 417-419 Route 206, and Lot 59 - 411 Route 206. Applicant seeking amended preliminary and final major site plan approval; 'c' bulk variances, and waivers, to construct additions to the existing building, in two phases: Phase I - 243 sf. addition; Phase II - 1,163 sf, addition and one additional handicapped on property in the TC, Town Center Zoning District, and ASD, Architectural and Site Design Overlay Zone. (EC Review: 01-28-19).

Michael O'Grodnick, Esq. of Savo, Schalk, Gillespie, O'Grodnick, Aquilio & Fisher, representing the applicant, gave a brief summary of the request and brought up his first witness.

Michael Ford, PE, PP of Van Cleef Engineering, was sworn, accepted by the Board, and gave the following testimony:

- Exhibit A-1** - Colorized Existing Conditions Exhibit
- A-2** - Colorized Proposed Site Exhibit Plan
- A-3** - Color Photos
- A-4** - Photos of Existing Signage
- A-5** - Architectural Plan - Sheet A-IP (part of plan set)
- A-6** - Additional sign photos
- A-7** - Additional sign photo
- A-8** - Sign Plan - Sheet A-2P
- A-9** - Sign Plan - Sheet A-3P
- A-10** - Color rendering - two elevation views

Mr. Ford familiarized those in attendance with the site and surrounding points of interest. Mr. Ford said but for the total impervious coverage being over 50%; the proposal would have been classified as a minor site plan application. The proposal includes a small addition, and an addition to the rear which includes enclosing and existing porch. The reason for the phasing is so that one construction area can be completed and the front entrance of the building can be reoriented. Right now the front entrance is at the rear of the parking lot. The front entrance will be reconfigured so that it faces the main area of the parking complex, between this site and Lot 59. The larger addition would then be completed with the enhanced waiting room. The existing parking would not change at all, with the exception of a restriping of an existing parking space in front of the existing Towne Centre Dental office, to bring the site into compliance. There are currently two handicap spaces, where three are required by Code. All of the other site amenities remain unchanged.

PLANNING BOARD MEETING MINUTES
March 14, 2019

The other aspect of this application is the site signage. The existing signage in front of Peapack Gladstone Bank would be replaced by a sign that identifies both the bank and the family dental office. Right now there is no sign out on Route 206 for Towne Centre Family Dental. That sign would be in compliance and would not require any relief. The sign on the building facing Route 206 would be replaced with a new monument sign that is in compliance with the ordinance. There is a proposal for a new sign to be located at the end of the building. That sign would require a variance. The applicant would like to keep the existing internally lit sign that faces traffic coming towards the dental facility. That sign would also require a variance. Mr. Ford said the photos were provided by the Architect's office. The relocation of the main entrance is the driving force for this application. The sign (shown) is immediately adjacent to the relocated main entrance facing the parking lot. The existing ground-mounted sign would be removed and replaced with a building mounted sign. That sign would be in compliance with the ordinance. The third sign that requires a variance is for a sign located on the new front entrance porch, facing north. The site was historically developed for the Dunkin' Donuts building and then the subject site. The office condominiums with access from Hamilton Drive were later developed. There is currently no interior signage that faces the access from Hamilton Road. There are five signs in total; one at Route 206; three building mounted signs, one each on the east, north and west side of the building; and the one existing internally illuminated sign at the end of the driveway access from Route 206.

Mr. Ford reviewed the comments found in the March 4, 2019 T&M Associates report. He said there is an existing stormwater detention basin at the rear of Lot 59 that also services the improvements on Lot 57. He said they had demonstrated to the satisfaction of the Board's Engineer that there would be no adverse impact to the existing drainage features for any of the neighbors. The parking will not be changing except for the one space to bring it into ADA compliance. There are no DEP or DOT approvals required. The County has approved the application. The application with the DRCC is pending. A letter of no applicability has been received from the SUSCD.

A request was made at the Environmental Commission meeting for a technical request regarding groundwater recharge, which has been made. The Commission also requested protective tree fencing be put around the existing trees during construction. The applicant will comply. No trees will be removed for this application.

Mr. Ford noted the Chief Fire Marshal had no objections to the application. He said the Planning report dated 03-11-19 identifies the bulk variances associated with the site. This application will not exacerbate the existing site conditions. The three variances associated with the signage have been discussed.

There is an existing porch that will be enhanced. A portion of the porch (facing the shared parking lot) will become enclosed as part of the Phase II addition. The porch to the rear would also be enclosed and would become the new main entrance. The Phase I addition would become the main entrance until the Phase II addition has been completed. The Phase I addition is approximately 1,600sf; the total building is approximately 7,000 sf. There is an abundance of parking. Thirty-one parking spaces are required; 60 spaces are provided.

Vice Chairman Julian asked Mr. Ford to address the impact on the existing stormwater, noting the general comment #2 of the Maser Engineering report.

Mr. Ford said they modelled the existing stormwater management basin and did a stormwater analysis with the change in the land cover with the addition. This applicant was before the Board back in December since the property is located within the TC Zone, which requires an informal review prior to appearing before the Board with a formal request. The detailed calculations were provided subsequent to the informal review. The Board Engineer, T&M Associates concurred it has been demonstrated that there is no adverse impact.

Mr. Yuro concurred.

Mr. Maski asked for more information on illumination for the signage.

Mr. Ford said the existing internally lit sign at the back of the site will remain. The only other internally lit sign would be the one to replace the main monument sign at Route 206. The building mounted sign and the sign on the porch would be externally lit by shielded goose-neck lighting, as shown on the plans. He agreed to comply with the requirement for landscaping for the ground-mounted signs.

Mr. Maski said there needs to be some corrections to the parking table.

Mr. Ford said they will comply.

PLANNING BOARD MEETING MINUTES
March 14, 2019

Mr. Maski asked for information on the existing shed.

Mr. Ford explained the shed is for the practice, and used to store maintenance equipment.

Mr. Maski said according to the survey provided, the shed is located on the neighbor's property.

Mr. Maski asked for more detail on the cross-access agreement with Lot 59.

Mr. O'Grodnick confirmed there is an existing cross-access easement, which they can supplement, if so instructed by the Board. The cross-access easement allows for ingress and egress for the surrounding interconnected lots. There is no dedicated parking addressed.

Mr. Yuro said in connection with Mr. Maski's question, will the proposed expansion have an impact to the overall parking for the center.

Mr. Ford stated it would not.

Mayor DelCore asked if the temporary main entrance will remain or be closed off.

Mr. Ford said that entrance would then become a different use, without a door to it.

Open to the public.

No questions.

Mr. O'Grodnick informed the Board the Architect was present, but unless requested to testify, the application would rest.

No request was made for testimony of the Architect.

Mr. Bernstein advised the Board, if it chose to approve the amended preliminary and final major site plan approval, 'c' bulk variances, and waivers, to construct the additions on the existing building, and the conditions established by the applicant, including conformance with all requirements set forth in the reports by the Board Engineer and Board Planner.

A motion was made by Mayor DelCore, seconded by Committeeman Lipani.

Roll Call: Mr. Peason - yes; Mr. Wagner - yes; Secretary Hesthag - yes; Committeeman Lipani - yes; Mayor DelCore - yes; Vice Chairman Julian - yes; Chairman Suraci - yes. Motion carries.

- ***General Tool Specialties Inc. (PFS)*** - File 19-PB-02-MSPV - Block 183, Lots 35 & 35.01 - 284 Sunnymead Road / Sunnymead Road. Applicant seeking preliminary and final major site plan approval; 'c' bulk variances; and waivers, to construct a 55,838 sf. warehouse/office building on Lot 35.01, with associated parking and stormwater, and shared access through Lot 35, on property located in the I-1, Light Industrial Zoning District (EC Review: 02-25-19).

Joseph Sordillo, Esq. of McElroy, Deutsch, Mulvaney & Carpenter, LLP, representing PFS, Preferred Freezer Services, as the soon to be contract purchaser for Lot 35.01. He stated Mr. Kramer, attorney for General Tool, submitted a letter to the Board that his firm would be representing the application.

Mr. Sordillo gave a brief review of the request for approval and said Lot 35 is included due to shared associated access, pursuant to prior approvals, and associated stormwater improvements that will be occurring on both lots. The original subdivision was created with the Board's approval in 2006. The property was subject to subsequent (site plan) approvals in 2012 for a solar array on Lot 35; and a 77,735 sf. warehouse in 2018, which was to be located on Lot 35.01. Pursuant to the letter filed by Mr. Kramer, on behalf of the agreement with SB Capital, the property owner has entered into litigation. Part of the stipulation of settlement, SB Capital would relinquish all rights to the prior 2018 approvals.

Mr. Bernstein instructed that a copy of the stipulation of settlement and release be entered into evidence to ensure the record clearly indicates the applicant from last year is no longer seeking the prior approval.

Exhibit A-1 - Letter from Vincent R, Kramer, Jr., Esq. dated March 12, 2019 with attached Stipulation of Settlement, as

PLANNING BOARD MEETING MINUTES
March 14, 2019

previously submitted to the Board.

Mr. Bernstein confirmed for the record, the letter from Vincent Kramer, Jr., Esq. was dated March 12, 2019; the Stipulation of Settlement was signed by Vincent Kramer, Jr., Esq. on behalf of General Tool Specialties; Jeremy and Doberman, Esq, on behalf of SB Capital Associates, LLC.

Mr. Sordillo continued with a brief overview saying the proposal before the Board is for a slightly smaller warehouse at 55,838 sf., of which approximately 48,312 sf. will be used for cold storage warehousing, and approximately 7,526 sf. of office space. The number of loading docks will be reduced to three, and 35 parking spaces requested. Shared access through the flagpole of Lot 35.01 is proposed as part of this application. An easement is currently being negotiated between the parties, and would be a condition of approval.

Mr. Bernstein asked if there was any issue with the applicant conditioning any building on the site to the filing of such easement.

Mr. Sordillo said there was not. Mr. Sordillo said the Engineer, Architect, and contract purchaser present for testimony.

Thomas Decker, PE, Van Cleef Engineering Associates was sworn in, accepted by the Board, and gave the following testimony:

Exhibit A-2 - Colorized Site and Landscaping Exhibit

Mr. Decker reviewed Exhibit A-2 and oriented the Board with the location and some of the zoning details for the property.

He said both properties are included in the application because there are improvements occurring on the General Tool front property. He said the existing General Tool building is currently accessed by a parking lot toward the front. As a condition of the subdivision that created the flag lot; the access from General Tool to Sunnymead Road is to be removed and the parking area would then access the flag stem. This access is the same as was approved with the prior application. However, the overall building has been reduced by approximately 22,000 sf., with more of the building dedicated to office use.

The existing rear property is currently wooded with brush. A tree assessment had been done in 2018. At that time it was determined that a number of trees were diseased or dying and needed to be removed. The grading of the lot cuts in the middle in a north-south direction. The back half drains to the Railroad; the front drains towards Sunnymead Road. There is a wetland area and drainage way to the southwest. NJDEP issued an LOI for the wetlands in both areas. A General Permit #11 was also issued for discharge from the stormwater management facilities from the prior approval. The LOI is still current. An application for amendment to General Permit #11 has been submitted for this application. An approval is anticipated.

An eight foot high chain-link fence is proposed, with a rolling gate at the stem of the flag (referenced on the exhibit). The rolling gate would open up into the parking area. The fence would surround the site for security. Thirty-five parking spaces are proposed, which conforms with the ordinance. Three loading bays will be located in the front. The reduction in the number of loading bays from 12 with the prior approval, to 3 with the current application, will have a direct correlation to the traffic impact. The fence and gate will not impede General Tool from accessing their property. There will be enough room for vehicles to stop in front of the gate.

Mr. Sordillo added currently the negotiations have Preferred Freezer, the soon-to-be owner of the flag lot, responsible for the maintenance and reimbursement of, with percentage cost to be coming from General Tool. The access easement will address the maintenance for the flag staff access easement.

Mr. Decker continued his testimony. He said the proposed landscaping is shown on the plan and is in accordance with the ordinance. A hardship waiver has been requested. The Board Engineer has reviewed what has been submitted and agrees with the calculations. Two-hundred-thirty-two trees are proposed on site. Buffer plantings are proposed along the northern property line. There is an 11 foot planting strip between the access drive and the 50 foot right-of-way; and a 20 foot planting strip towards the rear and 35 parking spaces. A 30 foot buffer, as required by the ordinance, cannot be achieved within the flag staff since it is 50 feet wide and has a 28 foot access drive. At the rear will be a 20 foot buffer, which is also less than the requirement; waivers are requested. Also, as part of the solar array application for General Tool, an

PLANNING BOARD MEETING MINUTES
March 14, 2019

additional 37 Arborvitae plantings were to be installed between the solar panels and the access drive as an additional buffer, as a condition of approval. Fulfillment was held off until development of the rear lot.

The site has a series of single pole-mounted lights along the access drive, parking area, and loading area. The Board Engineer noted in his report that the four building-mounted lights in the loading area are marked at a height of 20 feet, which exceed the 15 feet maximum, as per the ordinance. The Architect will address the reason for the proposed 20 foot height. The 2.6 foot candle, which exceeds the .5 foot candle maximum, is within the loading area; 1.7 foot candle average within the paved access drive and parking; and .5 foot candles for the non-paved areas. Although the foot candles exceed the ordinance, there is zero foot candles at the property line and within the green areas. He said they will work with the Board Engineer to work to reduce that. There is also an opportunity to dim the lighting down during off-hours. However, compliance with the .5 foot candles would be difficult to achieve.

The site will be served by public water. The sanitary sewer line will be extended approximately 550 feet on Sunnymead Road from the north to connect to the public sewer. The Board Engineer mentioned a full width restoration of Sunnymead Road. Instead, the applicant would like to work with the Engineer to minimize the impact to the road as much as possible to perhaps limit the restoration to a single lane. The standards for trenching will be adhered to.

By reducing the size of the building, the overall lot coverage has been reduced; 60 % impervious coverage is allowed, 42.64% is proposed, which is an 11% reduction from the prior approval. As for the stormwater, a surface detention basin will take care of water quantity from most of the building and parking to the north. A surface water quality basin is located to the front of the building, which will be taking the drainage from the loading area and adjacent pavement, into an underground detention facility, after which it goes through a mechanical water quality device. Because there is only a strip of land, there is not enough room to put a surface basin to achieve water quality. Porous pavement would not work here because this is the area with the heaviest traffic. However, porous pavement is proposed in the car parking area. Mr. Decker stated they had received a memorandum from DRCC stating the stormwater complies with their regulations. Therefore they would be in compliance with the township regulations.

Mr. Decker addressed the waivers. He noted waivers were requested for parking stall size: 10 ft. x 18 ft. space, with a 2 ft. overhang, vs. the required 10 ft. x 20 ft. parking space. The sidewalks are 6 ft. wide, allowing for a 4 ft. walkway with a 2 ft. overhang. By keeping it closer to the curb it eliminates the need to maintain a 2 ft. strip of grass. A waiver is requested for aisle width: 25 ft. vs. the 30 ft. required. Twenty-five feet is standard in an office setting. As previously discussed, a waiver from the 30 ft. buffer is also being requested to the north.

Exhibit A-3 - Airport Hazard Area Exhibit
A-4 - Airport Hazard Area Vertical Profile

Mr. Decker referenced Exhibit A-3. He said this property is within the Airport Safety Zone. The calculations were done per the ordinance, and determined that the flight path is approximately 84.95 feet of clearance above the building.

Mr. Sordillo asked Mr. Decker to speak more on the circulation.

Mr. Decker referenced Exhibit A-2. The trucks will access off of Sunnymead Road. The curb return coming in has been broadened to accommodate the trucks, per the original design for the site. Trucks will enter the site, past the solar panels, through the rolling gate, turn right and pull into the loading bays. A trash enclosure is located in the northwest corner of the loading area. The applicant anticipates six to eight trucks a day. This is a specialized operation, not like a typical dry storage operation. Of the truck traffic to the site, most will be a small box truck; a few will be larger tractor-trailer trucks. This is a much less intense traffic use than the prior approval. This application also has a set occupant so we know what to anticipate in terms of truck traffic.

Mr. Decker said there is a proposed monument sign within the 11 foot wide strip. The sign is in compliance in size and will be in location as well. The sign will be designed at a later time and will be able to be reviewed administratively via the Zoning permit application. The building sign will also be in compliance and subject to administrative approval. Mr. Decker pointed out the area of the loading bays. The new building will be behind the General Tool building and solar array so it will not be clearly visible from Sunnymead Road. The building is also pushed back further from that of the original approval, and is smaller in footprint.

Mr. Decker addressed the professionals' reports. He said he believed he had addressed all of the items through testimony. He said they will comply with the comments for plan revision, but would like to work

PLANNING BOARD MEETING MINUTES
March 14, 2019

with the Board Engineer regarding the lighting and restoration of Sunnymead Road for the sanitary sewer. The Somerset County Board has issued a letter of no interest. All of the other outside agencies would need to be obtained as a condition of approval. The Township Fire Marshal requested a new hydrant be installed. The applicant will comply. The location will be at the discretion of the Fire Marshal. The Environmental Commission reviewed the application and did not have any requests.

Vice Chairman Julian, Environmental Commission Liaison to the Planning Board, noted the Commission requested site clearing only be conducted from November through April so as not to affect the nesting for the Northern Long Eared Bat.

Mr. Decker said they will look into that further from DEP requirements, and will also take a look at the habitat.

Vice Chairman Julian said the EIS did not determine the exact location but that the property is within a mile of the location. He asked if the GP#11 was approved.

Mr. Decker said the GP#11 was originally approved with the prior approval. The flows are now less impervious. The amended application was submitted. The expectation was that DEP will act favorably, but would be a condition of approval, just like any outside agency.

Mr. Yuro commented that the Operations Manual needs to address the maintenance of the porous pavement areas. He questioned if the fencing to the south could be moved closer to the property line to eliminate dead space between the fence and property line. Areas beyond the fencing typically tend to get forgotten about.

Mr. Decker agreed to move it to the property line.

Mr. Bernstein asked Mr. Decker if he would address an additional lighting comment in the engineering report.

Mr. Decker said he would defer to the operations witness.

Committeeman Lipani questioned the selection of Yews in some areas, noting the deer feed on this type of tree. He also asked if more vertical plantings could be used in the front to help block lighting from the truck to the roadway.

Mr. Decker agreed to work with the Board's professionals.

Committeeman Lipani asked for more information on the intensity of the lighting.

Mr. Sordillo said that would be addressed by the operations witness.

Committeeman Lipani asked if the road which has no drainage, would be improved after the sewer extension work or just brought back to existing conditions.

Mr. Decker said it would be trenched and brought back to existing conditions. There would not be any additional drainage installed.

Vice Chairman Julian asked if the traffic will change.

Mr. Decker said Mr. Dean, who prepared the traffic report, was not able to attend. He said as per his discussion with Mr. Dean, he did a proportional reduction in the vehicle loading, based on the square footage of the building. It was reduced even further due to the operations. Traffic from General Tool was already included. The study was done for any additional traffic.

Vice Chairman Julian raised the issue of the turning radius, which was a concern to some residents.

Mr. Bernstein asked Mr. Decker to also explain left-in turns.

Mr. Decker said the left-in turn has less of a turning radius because the vehicle would be coming from the opposite lane of traffic on Sunnymead, allowing more room to negotiate the turn.

Exhibit A-5 - Truck Turning Plan

PLANNING BOARD MEETING MINUTES
March 14, 2019

Mr. Decker displayed Exhibit A-5 to explain the truck circulation throughout the site. At the prompting of Mr. Sordillo, he reiterated the anticipated truck traffic will yield 6-8 trucks a day; most of which will be smaller box trucks.

Chairman Suraci said he recalled there being concern with trucks exiting the site as well, and whether or not they would need to go into the oncoming lane to exit right.

Mr. Decker said there is a wider driveway to accommodate truck traffic, but that he would review the truck turns further with the Board's Engineer.

In response to Mr. Bernstein's question, Mr. Decker confirmed there will only be the one ingress/egress for both facilities. The southern driveway will be eliminated.

Mr. Bernstein pointed out there will still be a driveway to the north in close proximity, which was a noted concern at the hearing for the prior application.

Mr. Decker commented that unlike the prior application, this one is proposing a monument sign in the front, which would help identify the property. Once the driveway is in, it should be evident when traveling down Sunnymead Road that the driveway is for a commercial site.

Open to the public.

No questions.

Mr. Sordillo said he would be calling Mr. Decker up again to testify as the Professional Planner for the application.

Wayne Benson, AIA, of RKB Architects, was sworn in, reviewed his qualifications, was accepted by the Board, and gave the following testimony:

Exhibit A-6 - Exterior Elevations (Sheet A1)

A-7 - Proposed Overall Floor Plan (Sheet A4)

A-8 - Colored Elevations

Mr. Benson described the building. The materials for the front of the building will be painted concrete panels. There are four lights mounted at the joints of the panels, at the height of 20 feet. The loading dock is at 50 feet, with an 11 foot high door, and canopy over it. The lights need to be positioned at 20 feet so as not to be obscured by the canopy. The sign, which has not yet been designed yet, will be mounted over the door, as shown by the grey box. The sign will be 40 sf. as allowable per the ordinance.

The height at the eve is 36 ft. 8in.; and at the ridge, 38 ft. from median grade. He explained some of the details of the architecture of the building.

Board Engineer, Mr. Yuro asked for clarification on the building height, saying the engineering plan shows a maximum height of 36.8 ft.

Mr. Benson reiterated the maximum height will be 38 feet.

Mr. Maski commented 38 feet is what the variance will be based on since the ordinance measures to the highest point of the building.

Mr. Yuro noted that at 38.5 feet, the relief would exceed the 10% and thereby create a use variance.

Mr. Sordillo confirmed the eve is at 36.8 ft.; the peak is at 38 ft., under the maximum.

Mr. Benson briefly described the layout of the building. The freezer units are mounted inside of the building. The generator will be outside on a concrete pad. The freezer portion of the building is insulated white metal panel, shown on the display with the vertical lines. Mr. Benson addressed questions from the Board using the display.

George Mariasz - Hunt Club Road

PLANNING BOARD MEETING MINUTES
March 14, 2019

- Mr. Mariasz asked how often the generator will be tested and how long it will run.

Mr. Sordillo said the generator is exercised once a week for 20 minutes.

Committeeman Lipani asked if there will be any noise emitting from the building from the refrigeration units.

Mr. Sordillo replied there will be noise but at low levels. The noise will be from the fan within the air condition units. It will be below the noise ordinance.

John Domici, Jr. – Owner of General Tool Specialties

- Mr. Domici said he runs two huge units outside of his building day and night since he needs to maintain a 78 degree temperature. He stated the units are very quiet.

Chairman Suraci asked if Mr. Domici should be sworn in since he was providing testimony.

Mr. Domici was sworn.

Mr. Bernstein asked Mr. Domici how long he has owned General Tool.

Mr. Domici said he has been in business for 42 years, and at the Sunnymead location since 1991.

Mr. Bernstein asked how long the air conditioning units have been on site.

Mr. Domici stated for 22 years.

Board Engineer, Robert Yuro, PE, CME, clarified Sheet 3 of 21 of the submitted site plans shows a fenced enclosure around the outdoor equipment.

Sean Cunningham, PE with Preferred Freezer Services was sworn in and gave the following testimony in response to questions asked by Mr. Sordillo:

Mr. Cunningham said he is responsible for the construction of various Preferred Freezer Services facilities across the country. He said they currently have 42 facilities. This facility will be used for pharmaceutical grade product. It will be receiving plasma from donor facilities across the country. Also included will be raw materials, which will be the reason for the larger trucks. The facility will also be receiving finished product, which will be coming in and going out for distribution.

Mr. Cunningham explained the operating procedures. He said this is a heavily regulated facility. There are sanitation requirements associated with the facility. The facility goes through periodic FDA inspections. Outside of the facility needs to be esthetically beautiful to ensure the general perception of how well the facility is controlled. The hours of operations are estimated as 8am - 6pm. There would be 20-25 people on site.

Mr. Cunningham said they estimate 6-8 truck deliveries a day. Outbound shipments will be transported via the shorter trucks; raw materials will require the larger trucks. There will not be a ramp up period for this site so the estimated 6-8 trucks per day are expected to be steady.

Mayor DelCore asked if there will be trucks on site that get packed and then go outbound for deliveries.

Mr. Cunningham said they try to equilibrate the trucks for temperature prior to loading. There is no plan to store trucks on site.

Vice Chairman Julian asked for more information on the raw materials.

Mr. Cunningham said they are incipient materials; there are no active materials.

Vice Chairman Julian asked if there is any associated biomedical waste.

Mr. Cunningham said the material is already pre-frozen when it arrives on site at -30 degrees. He said if they happen to damage material there is a procedure in place for the handling of regulated medical waste, and properly disposed of. The plan shows a RMW space for proper storage and to the right of that area is a

PLANNING BOARD MEETING MINUTES
March 14, 2019

pallet washer so that if there is a spill they have the ability to clean the pallets properly to avoid cross-contamination.

Vice Chairman Julian asked how a spill during unloading would be handled.

Mr. Cunningham said the material arrives frozen, so the probability of a spill is not something to worry about being that it is not loose liquid; it is frozen plasma.

Chairman Suraci asked if the waste is held in bins.

Mr. Cunningham explained the recycler provides bins to put the material in. Once at a certain level the recycler would pick up the waste for disposal, with a full Certification of Disposal (COD).

Chairman Suraci asked if there was any chance of a spill or of the more liquid waste going down waste water lines.

Mr. Cunningham said there is a redundancy with the refrigeration so he said they would never be in a position like that.

Chairman Suraci asked if there would be times when they received damage product back from customers.

Mr. Cunningham said the company they will be working with uses a third-party for all product returns.

Mayor DeCore asked how the frozen product is contained upon delivery.

Mr. Cunningham said the product is contained within individual one-liter plastic cylinders.

Committeeman Lipani asked if the dumpster shown on the plan is solely for office waste.

Mr. Cunningham said that was correct; only for municipal waste.

Committeeman Suraci asked if there were any plans to expand to use tankers.

Mr. Cunningham said they had no plans to expand. They are a food grade facility trying to branch off into the pharma-space. This will be their first exposure with bio-tech. There will be a tanker truck on site from time to time to fill the generator with diesel, but not for product.

Mr. Maski said the testimony for operations was 8am-6pm. He said that would mean there would be no trucks before 8am or after 6pm.

Mr. Cunningham said sometimes a driver shows up early or late, depending on their deliveries.

Mr. Maski asked how late is late?

Mr. Cunningham replied they will do their best to make sure they stay within the window.

Committeeman Lipani asked how long it would take to unload a truck that shows up at 5:30pm.

Mr. Cunningham said it would take approximately 30 minutes to unload 26 pallets. The trucks are all common carrier trucks.

Mr. Yuro asked if a truck comes outside of the hours of operation, if the truck would be able to get through the gate to stage at the site or would need to stage on the driveway.

Mr. Cunningham said the perimeter will be secure when no one is there. There will also be various security controls around the property. There will be no access to the site without personnel.

Mr. Sordillo stated this is a very high-end product coming into the facility. The chances that a delivery would be made unexpectedly would be unlikely; everything is monitored for this product.

Mr. Cunningham agreed. He added if they know a truck is running late, they will stay to cover that truck. Mr. Peason said this will essentially be a blood bank.

Mr. Cunningham agreed, noting the plasma is a component of blood.

PLANNING BOARD MEETING MINUTES
March 14, 2019

Chairman Suraci asked for more information on contamination.

Mr. Cunningham stated there are no bloodborne pathogens. The product goes through levels of inspection. The donors undergo some level of testing to make sure their plasma is acceptable for their use. There are various quality checks before the product goes into the finish level product.

Chairman Suraci said there still needs to be precautions.

Mr. Cunningham agreed. He said they are expecting to be able to improve the delivery of the supply chain by increasing the capacity of this facility.

Chairman Suraci asked if there will be security personnel on site or if they will only be relying on a security system.

Mr. Cunningham said they have a very sophisticated security system.

Committeeman Lipani asked if the facility will operate Monday through Friday.

Mr. Cunningham said and possibly an occasional Saturday.

Vice Chairman Julian said the waste is a medical waste, but not an infectious waste.

Mr. Cunningham said that was correct.

After an exchange of comments, Mayor DelCore said there will be no incineration of waste at this site.

Mr. Cunningham agreed.

No questions from the public.

Mr. Bernstein noted the lighting needed to be discussed.

Mr. Cunningham said all of their sites have lighting control panels. The lighting will be dimmed so there is no spill to the adjacent properties.

Mayor DelCore said given this is not a night operations facility; there should only be minimal lighting at night for security purposes.

Mr. Cunningham said the lighting will only light up the perimeter edge for security. There are egress doors every 100 feet so it is important to have some lighting.

Mr. Yuro asked if the applicant would have an objection to turning off the 20 ft. height lighting at the loading area, at 8pm.

Mr. Cunningham agreed to have those lights go off at 8pm.

Mr. Sordillo recalled Thomas Decker, PE, PP, to provide Planner testimony with regards to the variances.

Thomas Decker, PE, PP, still under oath, gave the following testimony in response to questions asked by Mr. Sordillo:

Mr. Decker state the applicant is seeking the following waivers: reduction of parking stall size from 10 ft. x 20 ft., to 10 ft. x 18 ft., provided there is a 2 ft. overhang; from a 30 ft. aisle, to a 25 ft. aisle; and 30 ft. buffer from the parking, to an 11 ft. buffer along the flagstaff, and a 20 ft. buffer along the parking area to the northeast.

Mr. Maski stated a variance is needed for the required 20 ft. buffer along the flag stem. A waiver is needed for the 30 ft. buffer from the parking lot.

Mr. Decker reiterated the reasons for the request of the variance and waivers, as previously stated. He said locating the three loading bays in front of the building will also require a waiver.

PLANNING BOARD MEETING MINUTES
March 14, 2019

Mr. Sordillo said a waiver is also required from the lighting requirements. He said they will do their best to work with the Board Engineer to see if the levels can be reduced.

Mr. Decker added when the lights are lit in their entirety, they may not be able to achieve the .5 foot-candle. However, as per the testimony of the Operator, they will be able to dim and reduce the lighting, specifically in the loading area, which will help reduce the average in the night hours.

Mr. Decker said a hardship waiver was requested and submitted with the required calculations. He stated they exceed what will be required.

Mr. Decker addressed the 'c' bulk variances requested. He said in addition to the variance from the buffer at the flag stem, the application also requires a variance for the building height. The testimony given by the Architect drives the reason for the need for the variance. He reiterated the additional three feet is less than the 10% maximum that would trigger a 'd' variance. Mr. Decker said it can be difficult for an industrial use to handle product within a 35 ft. in height building. He said this applicant wants to keep the height as low as possible, but still operational. The building is set back off of Sunnymead Road with a building in front which will help obscure or minimize the impact. The rear of the lot fronts a Railroad and the Golf Course, so there is no visual impact that would negatively affect the neighbors.

In response to Mr. Sordillo's questioning, Mr. Decker said in his professional opinion, the granting of approval would not impair or negatively impact the intent of the ordinance or Master Plan. He agreed granting approval would promote the purposes of zoning and general welfare for the development of the site.

Mr. Maski said there is an additional submission waiver from providing a Community Impact Statement.

Mr. Decker said a Community Impact Statement typically is beneficial for a residential development. He agreed a waiver was requested.

No further questions or comments.

Mr. Bernstein advised the Board of the stipulations for approval. He said there are a number of conditions that need to be met prior to this project going forward, not the least of which includes the easement agreement and the GP#11.

A motion to approve was made by Mr. Peason, as stated by Mr. Bernstein, seconded by Mr. Wagner.
Roll Call: Mr. Peason - yes; Mr. Wagner - yes; Secretary Hesthag - yes; Committeeman Lipani - yes. Committeeman Lipani added his comments in favor of the application. The roll call continued: Mayor DeCore - yes; Vice Chairman Julian - yes; Chairman Suraci - yes. Motion carries.

ADJOURNMENT

Mr. Maski updated the Board on upcoming meeting agendas.

A motion to adjourn was made and seconded. All were in favor.

The meeting was adjourned at 9:49 p.m.

*Submitted by:
Debora Padgett
Planning Board Clerk*