

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, August 13, 2020

CALL TO ORDER: The August 13, 2020 regular meeting of the Land Use Board was called to order by the Land Use Chairman, Mr. Scott Holzauer, at 7:04pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Holzauer.

ROLL CALL: Present: Mr. Joe Cercone, Mr. Dan Conkling, Mrs. Jenny Kobiliniski, Mr. John Lynch, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Rick Wilson and Mr. Scott Holzauer.

Also present: Ms. Jessica Caldwell, Board Planner, Mr. David Brady, Board Attorney and Mr. Cory Stoner, Board Engineer, Ms. Kim Mantz, Board Secretary

Members Absent: Mr. Jim Chirip, Mr. Jim DeYoung

Motion was made to excuse the absent members by Mr. Muller and seconded by Mrs. Mullen.
No Discussion. All Ayes. Motion Carried. Abstentions: None

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of March 12, 2020.

Mr. Wilson mentioned 2 small corrections on pages 3 and 4.

Mr. Cercone motioned to approve minutes with corrections and was seconded by Mr. Lynch.

No Discussion. All Ayes. Motion Carried. Abstentions: Mr. Conkling

Land Use Board Minutes of April 9, 2020.

Mr. Wilson motioned to approve minutes with corrections and was seconded by Mr. Cercone.

No Discussion. All Ayes. Motion Carried. Abstentions: Mr. Conkling

RESOLUTIONS:

Application: LU#1903

Owner/Applicant: Louis Tommaso

Block 19 Lot 7– 143 Creek Road, Andover, NJ 07821

Mr. Brady explained it was time to memorialize this application because it was from over a year ago. Mr. Brady explained Mr. Tommaso needed to get county and state approvals and this was taking time. If this the resolution is adopted and the conditions are not met, then Mr. Tommaso is going to have to come back to the Board.

A motion for was made by Mrs. Mullen and seconded by Mr. Conkling

Roll Call Vote: *Eligible to Vote:* Mr. Conkling, Mrs. Mullen, Mr. Perigo, Mr. Wilson

All Ayes. No Discussion. Motion Carried. Abstentions: none

OLD BUSINESS: None

NEW BUSINESS:

Application: LU#1902

Owner/Applicant: Forest Flats, LLC

Block 31 Lot 1.05 – Off Airport Road, Andover, NJ 07821

Amended Preliminary Site Plan

This application began at 7:12pm

Ms. Ward, attorney for the applicant, began with introductions of the applicant, Mr. Robert Occhifinto of Forest Flats, LLC, and the applicant's engineer, Mr. Allen Campbell.

Mr. Brady swore in Mr. Occhifinto and Mr. Campbell.

Ms. Ward began with a brief outline of the approval from May 2019. She explained this amendment concerns the loading dock and parking in Phase 1. The footprint of the building will not be changed. When the applicant originally presented to the Board it contained a Phase 2 portion for future use. Ms. Ward stated they would like to change the parking lot and loading dock in Phase 1 only.

She also stated as part of the original application if the building no longer holds the aquaculture use the new owner/user would have to come before the Board for a new site plan approval. Phase 2 is only to show that there are other potential uses for this property.

Mr. Campbell described the following exhibits:

Exhibit A-1, previously submitted to the Board at the original application, labeled Site Plan, sheet 3, Forest Flats, dated March 2019, no revisions. This is a colorized site plan representing the site layout with a colored side view of the proposed building with an image of a blue wave, vegetative, parking and loading dock areas.

Exhibit A-2 labeled Site Plan, sheet 3, Forest Flats, dated March 2019 revised June 25, 2020. Correction to the North Arrow (not west) but any reference to the north side of the building is still the north side of the building. This is a colorized site plan demonstrating the current proposed site layout for the aquaculture use.

Exhibit A-3 labeled Site Plan Alternate Parking Future Build Out, Sheet 3.01, Forest Flats, dated March 2019 revised June 25, 2020. This is a colorized site plan depicting the feasibility of any future build out due to a change of use/ownership.

Looking at Exhibit A-1, Mr. Campbell explained it showed the access, which is shared with lot 1.04, to the property from the cul-de-sac, the 3 loading dock areas alongside the building and 2 parking bays which provide adequate parking for employees. The loading bays are on the north side of the building which provides an additional buffer, along with the trees, for the residential zone behind the back of the building.

Exhibit A-2 shows the proposal to have the entire north side of the building as the loading dock instead of just 3 loading areas. The loading dock was approved for roughly 600 feet, but the applicant would like to use about 540 feet of it for one continuous loading dock to provide more flexibility. The banked parking would be built out to accommodate the employees parking which was originally in the loading dock areas and employees can also park along the loading dock. If a handicap spot is required, it can be placed in the employee parking or even near the loading dock if necessary. Mr. Campbell, after extensive research, cannot find an answer to whether a handicap spot is required for this use so he is going to rely on the building department to give direction.

Mr. Campbell explained the dark green buffer line in the back of the building on A-2 shows the outer limits of the subdivision. One of the conditions of approval for the subdivision was to increase the natural buffer and set back requirements due to the residential zone on the back side of the properties.

Back in 2019, the stormwater design included a new basin on the east side of the lot and a basin out by the loading dock which was going to flow towards the north. The redesign removed the basin in the loading area and increased the basin in the rear to take more roof water. Also, it incorporated drainage structures to re-route the water in the

existing basin in the cul-de-sac which was oversized to begin with so site water could be routed there. The basins are more than enough and were even designed to accommodate run off from other properties in the subdivision.

The easements for the shared driveway and utilities are still not in place, when they are completed Ms. Ward will submit them to the Board for review. This will include the truck turn around on the adjacent lot 1.04. The entire plan will be revised to address all sheets and all conditions, the lighting plan, the notes expanding on any requirements from the Board.

Ms. Caldwell had a concern about the dumpsters. Mr. Campbell explained on A-1, it shows dumpsters, the “large container roll off types with covers” in the third loading area. If they are covered, they don’t need to be screened because the typical problems do not exist. With the new proposal, the dumpsters will remain in the loading area and not be fenced in or screened because it was not required in the original approval.

The landscaping, hours of operation or number of employees have not changed.

If this building were to ever change use/owner and phase 2 triggered, the dumpsters can be moved wherever needed and screened or fenced. Green space could also be added between the loading areas.

This amendment is only for changes to phase 1, this is not an approval for phase 2 which would still need to come before the Board.

Mr. Stoner is ok with the stormwater designs, the basins are large enough. He would like information on the handicap spaces from the construction department before the plans are updated. Mr. Campbell stated he would demonstrate the handicap spaces as they were noting “if required”. Mr. Stoner asked about the lighting and if it was adequate enough to have the loading dock run the length of the building. Mr. Campbell said he thought the lighting that was already in place was sufficient but would take a second look at it. The lighting in the parking lot would remain the same as the original approval. Mr. Stoner requested a condition of approval be the lighting plan subject to review and approval.

Ms. Caldwell said the applicant did not generate any new variances and all the questions in her report were answered during the testimony. She has no issues.

Mr. Holzhauser asked if the rear of the building would still be accessible with the change in the new parking area. Mr. Campbell stated although there would be a return at the end of the parking lot, it would not have a curb which still allows for full accessibility all the way around the building.

Mr. Holzhauser asked about the amount of loading bays with this expansion. Mr. Occhifinto stated there is only a central door for loading and unloading and then a few smaller doors for access. The trucks can be loaded from anywhere on the dock.

Mr. Wilson asked who owned the property that faced the loading dock. Ms. Ward said it was owned by Pine Summit, LLC of which Mr. Occhifinto is the sole member.

Mr. Occhifinto is planning on opening next year at this time.

Mr. Holzhauser opened and closed the public portion of the application.

A motion was made to approve the amended site plan by Mr. Conkling and was seconded by Mr. Wilson.
Roll call vote: Mr. Cercone, Mr. Conkling, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Wilson, Mr. Holzauer
No Discussion. All Ayes. Motion Carried. Abstentions: none
This application ended at 7:45pm.

Mr. Holzauer opened and closed the public portion of the meeting.

- **ATTORNEY'S REPORT** – None
- **CHAIRMAN'S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY'S REPORT** – Kim pointed out the letters referring to 12 Fox Hollow were in everyone's packet, but the brief discussion was cut short by Mr. Brady.
- **PROFESSIONALS REPORT** – None

A motion was made by Mr. Muller to adjourn the meeting at 7:50pm and seconded by Mr. Wilson.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kim Mantz
Land Use Board Secretary
Date approved: September 10, 2020

