

GREEN TOWNSHIP LAND USE BOARD MINUTES
REGULAR/REORGANIZATION MEETING, January 10, 2019

CALL TO ORDER: The January 10, 2019 Regular/Reorganization meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. David Brady, at 7:06pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. David Brady.

OATH OF OFFICE: Given to reappointed members of the Board. The following members were given the oath: Mr. Chirip, Mr. Conkling, Mr. Perigo.

ROLL CALL: Present: Mr. Joe Cercone Mr. James Chirip, Mr. Dan Conkling, Mr. Jim DeYoung, Mr. John Lynch (7:25pm), Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Rick Wilson and Mr. Scott Holzhauer.
Also present: Ms. Jessica Caldwell, Board Planner, Mr. David Brady, Board Attorney and Mr. Cory Stoner, Board Engineer.
Members Absent: Ms. Rosa Alves, Mr. Dennis Walker, Mr. Jeff Wilson

Motion was made to excuse the absent members by Mr. Chirip and seconded by Mrs. Mullen.
No Discussion. All in Favor. Motion Carried.

Nominations for Chairman of the Land Use Board:

Mr. Brady opened the floor for nominations for Chairman. Mr. Chirip nominated Mr. Scott Holzhauer for Chairman of the Board. This nomination was seconded by Mr. Muller

Mr. Holzhauer accepted the nomination.

A motion to close nominations was made by Mrs. Mullen and seconded by Mr. Conkling.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauer.

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

Mr. Scott Holzhauer, Chairman, Presiding.

Nomination for Vice Chairman of the Land Use Board:

Mr. Holzhauer opened the floor for nominations for Vice Chairman.

Mr. Muller nominated Mr. Jeff Wilson for Vice Chairman of the Board. This nomination was seconded by Mr. R. Wilson

A motion to close nominations was made by Mr. Conkling and seconded by Mr. Muller.

Note: Mr. J. Wilson was not at the meeting but said via email prior to the meeting that he would accept if someone nominated him for the vice chairman position again this year.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauer.

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

REORGANIZATION RESOLUTIONS:

Motion was made to appoint Mr. David Burton Brady as the Land Use Board Attorney by Mr. Chirip and seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made to appoint Mr. Cory Stoner as the Land Use Board Engineer by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made to appoint Ms. Jessica Caldwell as the Land Use Board Planner by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made to appoint Kim Mantz as the Land Use Board Secretary by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made establishing the regular meeting schedule from January 2019 through February 2020 by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made to designate the official newspaper by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Motion was made to establish an Application Deadline Schedule by Mr. Chirip and seconded by Mr. Cercone.
Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

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

Announcement of Standing Committees:

- Technical Review Committee – Mr. Holzhauser, Mr. Muller, Mr. Perigo, Mr. Conkling and Mrs. Mullen as an alternate.
- Ordinance/Master Plan Committee – Mr. Holzhauser, Mr. R. Wilson, Mrs. Mullen, Mr. Muller and Mr. J. Wilson and Mr. Perigo as alternates.
- Personnel Committee – Mr. Holzhauser, Mr. Chirip, Mr. Cercone, Mr. R. Wilson and Mr. Muller as an alternate.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of December 13, 2019.

Mr. R. Wilson motioned to approve minutes and was seconded by Mr. DeYoung. No Discussion. All Ayes.

Abstentions: Mr. Chirip and Mr. Conkling

RESOLUTIONS:

Master Plan Reexamination Report adopted December 13, 2018.

Motion was made to memorialize the adoption of the Master Plan Reexamination Report by Mr. R. Wilson and seconded by Mr. Muller.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauer.

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

Annual Zoning Report for 2018.

Mr. Brady briefly explained the reason for the annual report as stated by the MLUL. This annual report is to help address problems that frequently arise. The report cites the issues in the Township and how it should be changed.

Motion was made to approve the Annual Zoning report by Mr. Cercone and seconded by Mr. Conkling.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauer.

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

OLD BUSINESS: None

NEW BUSINESS:

Application: LU#1808

Owner/Applicant: Airside, Inc.

Block 26 Lot 4

246 Brighton Road, Andover, NJ 07821

This application began at 7:15pm

Mr. Brady stated the proof of publication and notice was reviewed and found to be in order.

Mr. Stoner explained there were several waivers the applicant requested. He had no objection to those waivers and he believes the application is complete and the Board can move on to the public hearing.

A motion was made by Mr. Muller to deem this application complete and was seconded by Mr. Perigo.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauer.

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

Mr. Selvaggi, the applicant's attorney, stated this application is for a 20,000 square foot warehouse to hold product that is being generated at a rapid pace. A variance is required for the building set back of 200 feet. There is a building that is already situated within that set back from a previous application.

Mr. Cavallone was sworn in by Mr. Brady.

- Mr. Cavallone is the sole owner of Airside, Inc., he has been in business for 27 years and has been in Green Township since 2009.
- He explained the company is a sheet metal contractor that fabricates and installs duct work, air handling and dust collection systems.
- The hours of operation are Monday – Saturday from 7am to 5pm. They currently have about 40 employees and will probably jump to 60 if this warehouse is approved.
- Mr. Cavallone stated the duct work is getting bigger and bigger and the trailers on the property are not enough to hold the product.
- This building would look the same as the existing buildings.
- There are a number of tractor trailers that leave and return to the site on a daily basis. There are about 20 trailers currently parked on site and no chemicals or oils outside, only sheet metal.
- The existing sheds will be removed and replaced by the proposed warehouse.

Mr. Stoner mentioned signs to identify each building in his report which is attached to and made part of these minutes. Mr. Cavallone explained it was not needed but would add them if required.

Mr. Stoner asked if there is still going to be outside storage if this building is approved. After a brief discussion on outdoor storage, Mr. Selvaggi explained there would be a designated storage area on the property to handle any storage containers that may need to remain outside. The space will be permanent but the materials in that designated space will be intermittent.

- The height on the proposed building is that same as the existing buildings.
- This building will maximize the property and there will be no available space left for Airside to come back to the Board with another proposed building.

Mr. Glasson, the applicant's engineer, was sworn in by Mr. Brady verified as a professional. He began with an overview of the property.

Exhibit A1 was submitted as a colorized version of sheet 2 of 11- Existing Conditions plan, last revision date of 10.19.18

- This is a 12.32-acre parcel located in the AI-10 zone which requires a minimum lot size of 10 acres.
- The property has 440 feet of frontage on Brighton Road where the minimum lot width at the street line of 435 feet and it borders the railroad tracks on the westerly side. The average lot depth is about 1,050 feet.
- Set back requirements for this zone are a 200-foot front, 100-foot side and a 200-foot rear.
- Maximum impervious coverage for the zone is 60%. The applicant will stay well below this number at 23 ½ %.
 - The original building was 80 feet wide and 300 feet long before the addition in the rear. It is 24,000 sq. ft. with 15,000 sq. ft. of warehouse, 3,000 sq. ft. of office and 6,000 sq. ft. of manufacturing.
 - The 2016 addition was 9,000 sq. ft., 60 ft. long and 150 ft. wide and created an "L" shape. This addition required a variance for the rear set back of only 122 feet where 200 feet is required.
- This property has a gradual incline; the proposed building would be located on a plateau that is elevated about 40 feet from the

wetlands in the front of the property. This would maximize the space and not leave any available building area for the future. The lower elevation of the property is encumbered by the infiltration basin and wetlands.

Mr. Glasson explained the driveway and parking areas on the property.

- In 2016, originally there were 56 parking spaces were required but with the allowable reduction based on the size of the building 40 spaces were required. Those 40 spaces were constructed, 28 in the front, 12 employee spaces to the side with 2 handicap spaces.
- There is Belgian block curbing located in the front of the site with all the landscaping and there are capped millings in the production area, the back area of the property.
- 21 designated tractor trailer spaces with 2 power units but they need more space for two additional power units.

- This site has a septic system which is about 30 feet lower than the building and the well is out front. There is a storm conveyance system that runs down the driveway to take the drainage to the infiltration basin.
- The building coverage is only 6.2% where the zone allows 30%. The slope is 0-15% although there is about a 2-acre area greater than 15%. That falls into the transition area between the upper knoll and the lower area that holds the septic and infiltration basin.

Exhibit A-2 is a colored sheet 4 of 11 – Site Layout Plan, last revision date of 10.19.18

- The proposed structure is a 20,000 sq. ft. warehouse building 100 ft. wide, 200 ft. long and 54 ft. from the existing L shaped building.

This building was moved around many different ways to best utilize this area but with placing it this was a variance is now required for the rear setback. The applicant is asking for 66 ft where 200 ft is required. A rear set back variance was already obtained in the 2016 application for the addition. The applicant was granted a variance for 122 ft. where 200 ft. is required.

The property that borders where the variance is being requested is a 14-acre farmland preserved parcel that cannot be built on and the back of the building has an old railroad track as a natural buffer. They believed it was the best location because behind this building is where all the trailers will be kept and the where all the sheet metal is moved from one building to another.

- The existing building is at an elevation of 604 ft.; the left side of the building is at grade. The right side is 4 feet lower and the 600 ft. elevation is carried through to the proposed building. The other side of the proposed building is 4 feet lower. They have taken advantage of the natural topography to place their loading docks.
- One-story structure which is 22 ft in height. The building coverage would only be 9.87% where 30% is allowed.
- This plan removes the banked parking and extends the Belgian block curbing up into the corner to help capture the run off and direct it into the infiltration basin.
- This plan adds 59,000 sq. ft of parking area which put the impervious coverage at 38.4% where 60% is allowed.
- Mr. Glasson stated there will be an additional 20 employees with this new building.
- There are 76 parking spaces required but with the allowable 30% reduction 54 is the actual number. They have proposed 62 spaces, 4 handicapped. The original 28 in the front will remain, they will eliminate the previous employee spaces near the existing building and are going to add parking on the left side and the back of the new building. They have also added 10 additional banked parking spaces in case it is necessary in the future.

- Mr. Glasson stated the applicant would like to add 28 additional loading spaces and 2 power unit spaces. He will designate all these on the plan. All spaces are 10X48 feet. Ms. Caldwell pointed out in her report, which is attached to and made part of these minutes, the ordinance requires 12X30 feet. The size difference will require a waiver.
- Mr. Glasson will provide the lighting on the revised plan. There are 3 pole mounted lights for the back parking area and 4 wall mounted lights on the proposed building all at 18 feet. They would be operational 7pm to 7am.
- The applicant will take out 24 arborvitae plants and replant them along the sideline of the parking area. If they do not take, then they will be replanted with new ones. The applicant will create a landscape berm to try and buffer this site from the outside even more. The site is completely self-contained, none of the water can get out, all of the water ends up in the infiltration basin.
- The applicant is proposing a second septic system next to the existing septic due to an increase in bathrooms. There is a second well proposed as well.
- This building is sitting back 641 feet back and the existing building is set back 463 feet back.
- The right side set back of the new building is 195 feet and the existing building is 362 feet.
- The rear set back of the new building is 66 feet which will require a variance.
- The left side set back of the new building is 306 feet. The existing building is 102 feet.

Mr. Glasson went over the requested waivers:

1. Loading spaces are proposed at 10 feet wide where 12 feet is required.
2. Parking lot to property line. The requirement is the parking lot be located 50 feet from the property line and the applicant is as close as 15 feet.
3. Landscaping. A waiver is requested for the interior parking area and foundation plantings around the building.
4. Five-foot buffer around garbage collection, parking and loading areas.

After a brief discussion, Mr. Cavallone agreed to have the outdoor storage area, as designated on the plan by Mr. Glasson, to cover the ground with stone.

Mr. Stoner, in his report, requested wheel stops in the parking area near the proposed building.

Mr. Cavallone does not believe the light poles in the back parking/trailer area are needed. He stated he would do whatever the Board would like but he doesn't feel it is needed because the lights mounted to the buildings are bright enough. Mr. Selvaggi suggested Mr. Stoner could come out and do a light test and if more light is needed then they will add them. Mr. Cavallone explained none of his trailers are hitching up in morning, it is all done the night before.

After a brief discussion on this lighting in the back parking lot, Mr. Cavallone explained the wall mounted lights are on from dusk to dawn so if it is dark the lights are on.

- Mr. Brady explained if the use of the property changes then this lighting issue would have to come back to the Board.
- Mr. Stoner asked what the trigger would be to have to build the banked parking. Mr. Brady said if there was a notice from the Engineer or the Zoning Officer because there are cars parked everywhere then they would have to build it.

The applicant's planner, Drew Disessa, was sworn in by Mr. Brady and verified by the Board. He began by explaining the need for variance requested. He stated due to the environmental constraints, such as the wetlands, the building needed to be placed as the

plan shows. This variance could also qualify for a C2 variance which is related to detriment to the public good. This will not substantially impair the zoning plan or the zoning ordinance. There is no impact to the surrounding residential uses because of the natural buffers near the adjoining properties. There are two purposes listed in the Municipal Land Use Law (MLUL) that he believes this site satisfies.

1. It enhances the preservation of the environment mainly because they are staying in the developable area and preserving all the constraints of the wetlands and the buffers.
2. By preventing urban sprawl and environmental degradation through efficient use of land.

Ms. Caldwell believes the C1 variance is more practical to use.

Mr. Selvaggi explained the final site plan approval had not been granted for the 2016 addition to the original building. Mr. Glasson's Existing Conditions Plan would serve as the final site plan and it will be submitted next week. Mr. Brady said he would draft a resolution for that approval so at the next meeting the final site plan could be approved and that approval memorialized at the same time.

Mr. Selvaggi explained he spoke with Mr. Stoner about the condition of top coating the driveway for the 2016 final approval. Due to the anticipated construction and the trucks hauling materials to the back of the site, the applicant is requesting that condition be carried to this current site plan's approval.

Mr. Holzauer noted there were no members of the public and the public portion was closed.

Mr. Holzauer stated he appreciated the applicant bringing in the planner to address the rear setback variance. He asked about the trailer units that are stored on the property. He said usually the units are brought in, drop the materials and leave, this is a different situation as they are staying on the property. Mr. Holzauer asked if this is addressed in our ordinance. Ms. Caldwell said it was not specifically addressed. Outdoor storage is permitted but needs to be screened and buffered and approved by the Board. She believes having a designated storage space on this site, along with the trailer spaces, in the back is fine because it is very well buffered. She does not believe the Board is setting a precedent that all industry in this zone can have trailers on site like this because of the positioning and screening of the space.

Mr. R. Wilson wanted to clarify if there was adequate flow for the traffic for the trailers in the parking areas. Mr. Glasson explained they have oversized the design for this site. Typically, aisle ways are 24 feet, this site has the aisles at 30 feet. The design is for one-way circulation but this allows for two way traffic in most of these areas. Mr. Stoner requested turning templates and Mr. Glasson agreed to provide those as part of the plan.

Motion was made to approve the waivers requested and the application with the variances subject to the conditions by Mr. Conkling and seconded by Mr. Perigo.

Discussion:

Mr. Brady went through the conditions:

1. Mr. Cavallone agreed to shield any light as needed.
2. The Arborvitae that are to be transplanted will need to be replaced if they do not take.
3. The outdoor storage will be delineated on the plan and will be covered with stone and surrounded by low lying shrubs to determine the boundaries.
4. Will install wheel stops per recommendations.

5. The Board will not require the three pole lights at this time but if later testing determines they are needed or the use changes they will be installed.
6. If the zoning officer or engineer informs the applicant the banked parking is needed then it will be installed within 10 months.
7. The applicant will comply with all of Mr. Stoner's notes in his reports regarding detail on modifications on walls, infiltration basins, etc.
8. The applicant will get final approval on the 2016 addition.
9. The condition for the top coating of the pavement will be deleted from the 2016 application and included in this new application for the proposed warehouse.

Roll Call Vote: Mr. Cercone Mr. Chirip, Mr. Conkling, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. R. Wilson and Mr. Holzhauser.

All Ayes. Motion Carried. Abstentions: none

The Airside Inc. application ended at 8:54pm

• **ATTORNEY'S REPORT** – Mr. Brady stated that he had written to Mrs. Leo, the Township Attorney, at Mr. Holzhauser's suggestion to ask how to proceed with the ordinance changes. Does the Township Committee want to send the proposed ordinance changes to the Land Use Board or vice versa. Mr. Conkling explained the Township Committee still has to discuss it. Mr. Holzhauser explained the Master Plan Subcommittee has put a tremendous amount of work into the ordinance changes and would like to be part in generating the new ordinances. Mr. Chirip said he would like to talk to the entire Township Committee as well.

• **CHAIRMAN'S REPORT** – None

• **CORRESPONDENCE** – None

• **SECRETARY'S REPORT** – Please RSVP to the Thank You Gathering on February 24, 2019

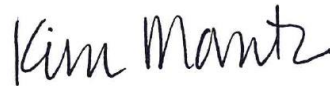
• **PROFESSIONALS REPORT** – Mr. Stoner explained he spoke (over the phone) with Mr. Campbell, the engineer for the industrial projects on Airport Road built by Mr. Occhifinto. They are moving forward with the Oak Run project and will be coming before the Board for the next project in the near future. Mr. Stoner explained there is an approval for a building between Airport Road and the existing building. Various members of the Board disagree and stated they do not remember giving approval for a building on Airport Road. Kim will dig up the resolutions and approvals.

There was a question as to how long the approvals are valid. The site plan should still be good after the three years even though the protection against the zone change is no longer valid. Ms. Caldwell explained they were permitted uses in the industrial zone. The architecture of the new project is going to change and Mr. Campbell was instructed by Mr. Stoner to come back to the Board. Mr. Stoner explained to Mr. Campbell that any modification to the approval would need to come back before the Board.

A Motion was made by Mr. Conkling to adjourn the meeting at 9:05pm and seconded by Mr. Muller.

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

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: 2.14.19



HAROLD E. PELLOW & ASSOCIATES, INC.

CONSULTING ENGINEERS · PLANNERS · LAND SURVEYORS

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NJ – P.E.

January 7, 2019

MEMORANDUM TO: Green Township Land Use Board

FROM: Cory L. Stoner, P.E., C.M.E., Land Use Board Engineer

SUBJECT: ENGINEERING REVIEW
Amended Site Plan & “C” Variance for
Airside Inc.
Property Located at 246 Brighton Road
Block 26 Lot 4
Green Township, Sussex County
HPA No. 18-340

Dear Land Use Board Members:

The above referenced Applicant has submitted plans and documents in support of a proposed 20,000 square foot warehouse and associated site improvements on the Block 26 Lot 4 property located at 246 Brighton Road. The property in question was subject to a Site Plan application approved in 2008. The new warehouse and associated site improvements will require an amendment to the site plan approval that was granted by the Green Township Planning Board at that time. Based on a review of the application, I offer the following comments:

1. The plans and documents submitted in support of this application included:
 - a. Plan entitled, “Amended Preliminary and Final Site Plans for Lot 4 Block 26 Airside, Inc. Township of Green, Sussex County, New Jersey”, prepared by Civil Engineering, Inc, consisting of eleven (11) sheets, dated May 26, 2016 and last revised October 19, 2018.
 - b. Architectural Plans entitled, “Accessory Warehouse Airside Inc. Block 26, Lot 4 Green Township, Sussex County, N.J.”, prepared by A Spector & Associates - Architects, consisting of two (2) sheet, dated October 19, 2018 and last revised October 29, 2018.
 - c. A Stormwater Management Report, prepared by InSite Engineering, LLC, Dated January 8, 2007 and revised February 25, 2008
 - d. A document entitled, “Maintenance and Operations Manual for Stormwater Management Facility at Airside. Inc.”, prepared by Civil Engineering Inc. and dated October 12, 2018.

- e. A document entitled, Addendum #2 to Stormwater Management Report", prepared by Civil Engineering Inc. and dated October 12, 2018.
 - f. Application and other supporting documents.
2. The Applicant is proposing the construction of 20,000 square foot warehouse facility on a site which already houses a 33,000 square foot structure used for office space, manufacturing and warehousing. The proposed work will include parking lot expansion, lighting landscaping and expansion of the existing detention basin onsite.
3. **Checklist Comments:** Based on a review of the Green Township Application Checklist the applicant has requested a number of waivers. These waivers include:
- a. Item #8 – A Letter of Interpretation from the NJDEP. The wetlands onsite have been established by a LOI dated May 20, 2008. Even though this information is greater than ten years old, I believe that the information will be accurate enough for the application to be heard before the Board.
 - b. Item # 14 – Plans drawn no smaller than 1"=30'.... The site plans have been drawn at a scale of 1"= 40'. Since the plans shows all existing and proposed items clearly, I have no objection to granting this waiver.
 - c. Item #28 – Location of existing man-made and natural features within 200 ft of the property The Applicant has requested a waiver from this item. For the purposes of hearing this application, I have no objection to granting this waiver.
 - d. Item #29 – Topography within 200 feet of the subject property The Applicant has requested a waiver from this item. For the purposes of hearing this application, I have no objection to granting this waiver.
 - e. Item #31 – Environmental Impact Statement. Due to the fact that environmentally sensitive area have been delineated and are not being disturbed as part of this application, I have no objection to granting this waiver.

Based on the information listed above, I believe that adequate information has been provided to hear this application. That being said, I have no objection to granting the above waivers and scheduling the application for hearing by the Board.

4. **Zoning Comments:**

- a. Block 26 Lot 4 is located entirely within the AI-10 – Agricultural Industrial District. A review of the proposed bulk requirements per Section 30-50 of the Township Code is as follows:

Item	Required	Existing	Proposed
Existing Principal Structure			
Min. Lot Area	10 Acre	12.32 acres	No Change
Min. Lot Width at Street	435 ft.	444.35 ft.	No Change
Min. Lot Width at Setback	440 ft.	497.55 ft.	No Change
Min. Front Yard Setback	200 ft.	463 ft.	No Change
Min. Side Yard Setback	100 ft.	102.5 ft.	No Change
Min. Rear Yard Setback	200 ft.	122.2 ft. ⁽¹⁾	No Change
Building Height	50 ft.	<50 ft.	No Change
Max. Building Coverage	30%	6.23%	9.87%
Max. Impervious Coverage	60%	23.57%	38.46%
Proposed Warehouse			
Min. Front Yard Setback	200 ft.	N/A	641.4 ft.
Min. Side Yard Setback	100 ft.	N/A	195.8 ft.
Min. Rear Yard Setback	200 ft.	N/A	66.1 ft. ⁽²⁾
Building Height	50 ft.	N/A	<50 ft.
Min. Building Separation	50 ft. ⁽³⁾	N/A	54.2 ft.

(1) Existing non-conforming condition

(2) Variance required.

(3) Per Section 30-62 of the Township Ordinance, no building shall be located closer to another building than the height of the taller building.

- b. The existing principal structure onsite does not meet the requirement for rear yard setback but was granted a variance in 2008. The proposed warehouse will also not meet the minimum rear setback. This will require a variance.
- c. Section 30-62 of the Township Code states that only one principal building may be erected on a lot except for related buildings forming one principal use in limited areas. Since the site houses an approved industrial use, I believe the two buildings can be considered as part of one principal use and will meet the requirement of the Township Code. The Board Attorney and Planner should comment on this.
- d. I defer all other comments regarding zoning requirements to the Township Planner.

5. Site Plan and Grading Comments:

- a. Section 30-67 of the Township Code restricts outside storage of equipment or material in the AI-10 District to areas that are screened by a fence or planting. Currently there is a large number of items being stored on various parts of the site. The Applicant should discuss the storage of equipment and materials on the site today and explain how storage will be handled with this new application. If storage is to occur, the location of storage areas should be designated on the plans

and means of controlling the limits of the storage areas (ie.. fencing or landscaping) should be proposed.

- b. The proposed parking spaces along the Sothern side of the proposed building are shown to be only two feet away from the building foundation and the architectural plans show four (4) pedestrian doors in the area of the proposed parking. These spaces should be moved further away from the building to allow for safe and clear egress from the building.
- c. Section 30-17.2 of the Township Code requires all parking and loading area to be a minimum of 10 feet from any building. Because of the tight area between the buildings, I do not objection to granting a design waiver for the distance from the building, but the spaces need to be moved further away from the building to allow for safe access. Since no curbing is being proposed, curb stops will need to be utilized to maintain a proper distance from the building.
- d. Section 30-17.2 also states that all parking and loading areas within the AI-10 zone are to be a minimum of 50 feet from the property line. The proposed parking lot is 15 feet from the property line. A design waiver will be required for not meeting this requirement.
- e. The calculations for the proposed Stone Wall ‘4’ have a typographical elevation error for all top of wall grades. This should be corrected.
- f. All walls with an aggregate height of over four feet in height will require calculations and a plan certified by an engineer must be submitted for review. This includes the tiered wall proposed on this site.

6. **Architectural Plans:**

- a. Architectural plans and elevations have been provided. The Applicant should be prepared to discuss the proposed building in detail with the Board. The discussion should all include all information regarding the inside of the building as well as a discussion regarding proposed exterior colors, textures and finishes.
- b. When looking at the proposed South Elevation, the locations of the overhead doors and pedestrian doors do not match the location shown on the site plan. The two plans should match to ensure that the proposed parking spaces are in the right location.

7. **Stormwater Comments:**

- a. According to Chapter 9.5, “Infiltration Basins”, of the NJDEP Best Management Practice Manual, exfiltration may not be included in the routing calculations for water quantity control. The calculations should be updated accordingly.

- b. A construction detail/cross section of the expanded infiltration basin to be provided.
- c. The grate capacity and efficiency of proposed "B-Inlet" #1 to be reviewed and increased to a double "B-Inlet" if necessary.

8. **Lighting and Landscaping Comments:**

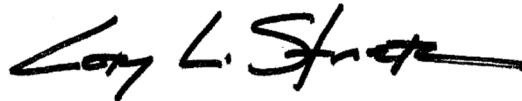
- a. The Landscape Plan shows twenty-four (24) existing Arborvitae trees being removed from their existing location at the western side of the existing building and replanted along the northern side the proposed parking lot. Due to the stress that digging up and moving the trees will have, the trees should be monitored after the completion of the project to ensure they will survive.
- b. No existing lighting information has been provided on the plan. At a minimum existing lighting and intensities should be shown between the existing and proposed building to demonstrate the exiting lighting is sufficient in this area.
- c. The Applicant should state if the proposed parking lot lights are the same height, model unit and intensity as the existing area lights that were installed with the previous approval.
- d. As per Section 30-17.3c.b.1 of the Township Code, 5% of the interior parking area shall be landscaped with one tree per each ten spaces installed. The Applicant has not proposed any interior planting. A design waiver will be required.
- e. As per Section 30-17.3c.b.2 of the Township Code, all foundation shall be planted. Due to the industrial nature of the site no foundation plantings have been proposed. A design waiver will be required.
- f. As per Section 30-17.3c.b.6 of the Township Code, a minimum 5 foot wide buffer shall be located around parking areas, garbage and loading areas. This has not been proposed. Since the site is relatively secluded, I have no objection to waiving this requirement but a design waiver will also be needed for not meeting this requirement.

9. **Other Comments:**

- a. The proposed capped parking lot detail does not specify what the capping material will be. I assume the application is proposing that the parking lot will be constructed with asphalt millings and topped with an oil and stone surface. Due to the quality of the existing capped surface, I would recommend that the entire capped surface area be touched up and oil and stone surfaced to ensure a uniform surface for all areas that are not asphalt paved. The detail on the plans for the capped surface needs to be updated to state that the capped material will be oil and stone.

- b. No proposed signs have been shown on the plan. Any signs will need to be reviewed by the Board and comply with Article XX of the Township Code.
- c. Other Approvals that may be required include but may not be limited to:
 - i. Sussex County Planning Board (*or letter of no interest*)
 - ii. Green Township Construction Department
 - iii. Green Township Fire Subcode Official
 - iv. Green Township Soil Erosion & Sediment Control

Very truly yours,



Cory L. Stoner, P.E., C.M.E.

HAROLD E. PELLOW & ASSOCIATES, INC.
Green Township Land Use Board Engineer

CLS:MJM:mjm

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Cc: David Brady, Esq. – Board Attorney (*via email*)
Jessica Caldwell, PP, AICP – Board Planner (*via email*)
Kim Mantz – Board Secretary (*via email*)