

GREEN TOWNSHIP PLANNING BOARD

MINUTES of October 11, 2012 Regular Meeting

@ 7:16 PM, Board Chairman, Scott Holzhauer **CALLED THE MEETING TO ORDER**, then led members in reciting the **PLEDGE OF ALLEGIANCE** followed immediately by his reading the **PUBLIC NOTICE STATEMENT**.

ATTENDANCE: The Board Secretary – Desiree L. Dunn called the **ROLL CALL**, finding Scott Holzhauer, Laszlo Raffay, Joseph Cercone, Daniel Conkling (7:29 PM), Watson Perigo , Jason Rittie, Steve Kurzeja and Michael Viersma in attendance. **ALSO PRESENT**: Board Attorney, Lyn Aaroe; Board Engineer, John Miller; and, Board Planner, Jessica Caldwell.

- **Motion made by J. Chirip, and seconded by J. Cercone to excuse absent members. Vice Chairman asked for a VOICE VOTE after finding from the Board Secretary that D. Conkling would be late and R. Wilson had called in that he would be absent. All members in attendance voted “aye” in the affirmative. No abstentions. No Objections. Motion Carried.**

Also in attendance: Board Attorney - Lyn Paul Aaroe, Esq., John Miller, Eng., Jessica Caldwell, Planner.

- **L. Raffay made a motion to APPROVE MINUTES from *September 13, 2012* with J. Cercone seconding. VOICE VOTE: - All eligible members voted “aye” in the affirmative. S. Holzhauer and J. Chirip abstained. No objections. Motion carried.**
- **J. Cercone made a motion for PAYMENT OF BILLS according to the bills list provided. J. Rittie seconded. ROLL CALL VOTE: Raffay – YES; Cercone – YES; Conkling – YES; Perigo – YES; Kurzeja – YES; J. Rittie- YES ; and, Holzhauer - YES. No abstentions. No Objections. Motion Carried. **Bills submitted same day by Atty. Aaroe, as agreed, would be placed on hold for a following meeting.***

There were no **EXTENSION REQUESTS** and no **RESOLUTIONS** to address, so the Board Chairman brought the Board's attention to **NEW APPLICATIONS**:

@7:20 PM, The Board addressed # **PB 1207: Oak Run, LLC, Block 31, L 1.08; Airport Road.**

Representatives - Megan Ward, Esq., Alan Campbell, Eng., and, Robert Occhifinto were sworn in @ 7:21 PM.

(Shortly thereafter, a suspected problem with the recording device led to changing the CD and having the Chairman's I-Phone serve as a backup. Meeting resumed @7:29 PM.)

DISCUSSION: L. Aaroe requested that M. Ward provide an overview. She began by stating the reports that were added to the file subsequent to the 9-26-12 TRC meeting. A. Campbell began his testimony regarding lot location, property size, tax designation, geography, landscaping plan as **Exhibit A-3 / O.R. (so designated with the date 10-11-12)**. Also explained that his correspondence dated October 1st showed the mix of uses within the proposed 69,000 square foot building as a mix of warehousing / light manufacturing / office described as flex space, as detailed in the zoning chart provided. Further described building shape , the circular drive; the landscaping plan, wherein the preservation of natural trees and outcrops and ridge are shown to be preserved, thereby minimizing impacts and slope disturbance. Each lot will provide its own shade trees in order so that they will be planed where possible and oriented toward the overall lot development. He addressed J. Caldwell's report wherein she mentioned additional foundation plantings wherein he explained that they would seek the Board's permission to have 50 feet of planting instead. Regarding J. Miller's comments about lighting, he explained they were requesting point to point lighting for each site. They have an approved septic permit and a well to accommodate 130 employees on-site.

@7:36 PM, J. Miller discussed his report of COMPLETENESS and noted the waivers being requested for number of reports and the Sussex County approval and agreed with the applicant's assertions. The only item not addressed concerned the Environmental Impact Statement (EIS) and from the TRC meeting, expects the Airport Road EIS to be amended and updated to show each new lot now considered. L. Aaroe asked for clarification whether J. Miller wanted site specific updates. J. Miller said each lot should present complete data of its own. Some discussion ensued whereby M.Ward agreed that the 2009 Airport Road EIS would be supplemented and additional copies provided. Board suggested A. Campbell's report be revised to add a specific paragraph referencing the 2009 EIS. L. Aaroe concurred that each application should be complete. M. Ward agreed to provide additional copies of A. Campbell's October 1st report plus Sheet 2 of site plan revised to show outcroppings. Board Chairman questioned the Board regarding their satisfaction that this application could be deemed COMPLETE and also regarding the waivers described.

- Mayor Chirip moved to ACCEPT THREE (3) WAIVERS requested. W. Perigo seconded. ROLL CALL VOTE: Raffay – YES; Cercone – YES; Conkling – YES; Perigo – YES; Kurzeja – YES; Rittie - YES; and, Holzhauer - YES. Conkling ABSTAINED. No Objections. Motion Carried.
- W. Perigo moved to accept the application as COMPLETE. J. Rittie seconded. ROLL CALL VOTE: Raffay – YES; Cercone – YES; Conkling – YES; Perigo – YES; Kurzeja – YES; Rittie- YES; and, Holzhauer - YES. Conkling ABSTAINED. No Objections. Motion Carried.

DISCUSSION CONTINUED whereby J. Miller outlined his report regarding technical review. Specified that business signage would have to be addressed. Discussion ensued regarding construction staging leading to when said signage would be installed and A. Campbell asked to offer details about height, maintenance, location, placard and color matching as described further in Exhibit A-4/ O.R.. Hearing then discussed whereby R. Occhifinto explained it was pending the gas line coming through and if utilities not in place in time, he proposed a combination of oil and solar. Street lighting then discussed whereby the Board mentioned that it was not important as all lighting proposed would be on interior roadways. Some discussion ensued about shade tree (oak trees) anticipated along Airport Road to which A. Campbell discussed that construction of the basin would have primacy to ensure their survival. Board said all infrastructure should be in place before first. Board asked about projected employment to which R. Occhifinto responded he anticipates 3 shifts to operate each day with 40 to 60 employees depending on manufacturing needs. A. Campbell explained about vertical development whereby a formula measuring the elevation and distance to runway would allow for 130 foot building, whereas a much shorter building is proposed and confirmed that building height would be added to the zoning table. J. Miller questioned drainage easements and maintenance agreements to which M. Ward explained that there would be a master deed in place to hold all property owners responsible. He then questioned the circulation plan to which Exhibit A-5 / O.R. was presented showing road profiles to discuss line of sight issues. J. Caldwell discussed the points made in her December 10th report and concurred that keeping the tree-line should mitigate the larger building. She also discussed the need for noise buffering to address the proposed exterior generator on site. Basin details were discussed as well as the traffic impact. A. Campbell confirmed that the proposed building height is to be added to the zoning chart. J. Caldwell inquired about underground storage tanks, to which applicant responded that the proposed concrete pads would have to serve that purpose in the interim. Street Lighting discussed further as well as existing oak trees, soil removal, and the traffic report. A. Campbell described how trees will serve to buffer big building. J. Caldwell agreed that indeed that should prove sufficient; however, she specified that dust collection be made a condition of approval. She noted the HVAC location. Discussion continued regarding lighting. J. Miller noted the lower intensity lighting to which the Board concurred with A. Campbell that it would suffice due to the historic tendency for too much project lighting, as long as it met State standards. Discussion ensued regarding building design, with J. Caldwell mentioning that the whole industrial park should be consistent. Parking specifics were discussed.

@8:17 PM, Board Chairman opened the meeting for PUBLIC COMMENT. Seeing no one in the audience, he then closed the meeting and entertained the Board's determination regarding the application.

- W. Perigo moved to grant the five (5) DESIGN WAIVERS identified. D. Conkling seconded. VOICE VOTE: - All eligible members voted “aye” in the affirmative. No abstentions. No objections. Motion carried.
- W. Perigo moved to approve application #PB 1207: Oak Run. D. Conkling seconded. ROLL CALL VOTE: Raffay – YES; Cercone – YES; Conkling – YES; Perigo – YES; Kurzeja – YES; Rittie- YES; and, Holzhauer - YES. No Abstentions. No Objections. Motion carried.

@8:30 PM, the Board addressed #PB 1208: Ridge Rock, LLC, Block 31, Lot 1.09 (Airport Road)

Representatives - Megan Ward, Esq., Alan Campbell, Eng., and, Robert Occhifinto who were all considered previously sworn in.

DISCUSSION: M. Ward described the location of the site and how there were overwhelming similarities with their prior application. J. Campbell testified how subsequent to the TRC meeting, he provided new summary documents and reviewed the Township Planner's and Township Engineer's reports. J. Miller concurred that the comments and waivers were the same as with the Oak Run application.

- D. Conkling moved to grant the THREE (3) WAIVERS requested. W. Perigo seconded. VOICE VOTE: - All eligible members voted “aye” in the affirmative. No abstentions. No objections. Motion carried.

- **J. Chirip** moved to find the application COMPLETE. **J. Rittie** seconded. ROLL CALL VOTE: Raffay – YES; Cercone – YES; Conkling – YES; Perigo – YES; Kurzeja – YES; Rittie- YES; and, Holzauer - YES. No abstentions. No Objections. Motion carried.

@ 8:35 PM, **J. Cercone** left the meeting.

A. Campbell presented Exhibit A-3 / R.R. He described the interior of the proposed 16,000 square foot building; parking layout and access drive on uphill side of building. Tenancy remains undefined. He testified that parking will require a design waiver. They propose mitigating with landscaping the location at 50 feet from the property line. Some discussion ensued regarding the screening of utilities and the trees originally approved for the master development. **A. Campbell** asked if they could eliminate and/or reduce said trees so that drainage would not be impeded. The Board further discussed the exterior appearance of the building. **J. Caldwell** inquired about the type of screening and how it will offset the closeness of the parking area to the roadway. **A. Campbell** described how it will be in a bowl, below the grade of the roadway. They are proposing staggering landscaping with native shrubs. **J. Miller** commented that the same design waiver would be needed for lighting, as was granted for Oak Run. Board members expressed concern that this building would be more visible from Route 603 and they would want to see lighting as low as possible and is safe. Exhibit A-4 / R.R. was presented. **J. Caldwell** commented on signage; buffering due to close proximity to Airport Road; interior parking; metal siding of the building. Three (3) design waivers were identified.

@8:55 PM, **Board Chairman** opened the meeting for PUBLIC COMMENT. Seeing no one in the audience, he then closed the meeting and entertained the Board's determination regarding the application.

- **J. Rittie** moved to accept the five (5) DESIGN WAIVERS identified. VOICE VOTE: - All eligible members voted “aye” in the affirmative. No abstentions. No objections. Motion carried.
- **D. Conkling** moved to approve application #1208: Ridge Rock. **J. Rittie** seconded. ROLL CALL VOTE: Raffay – YES; D. Conkling – YES; Perigo – YES; Kurzeja – YES; Rittie- YES; and, Holzauer - YES. No abstentions. No Objections. Motion carried.

There was no OTHER BOARD BUSINESS to address.

- @9:02PM, **D. Conkling** moved to ADJOURN the meeting. **J. Chirip** seconded. VOICE VOTE: - All eligible members voted “aye” in the affirmative. No abstentions. No objections. Motion carried.

Respectfully Submitted by:

Desiree L. Dunn, Secretary
Planning Board & Board of Adjustment

APPROVED February 14, 2013