

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
FEBRUARY 14, 2018**

At 7:31p.m., Chris Pepe called the meeting to Order.

The Secretary read the Adequate Notice and the additional Noticing required by the Township.

Salute to the Flag.

Roll Call: Present: Beck, Curtis, Grbelja, Pado, Pepe and Ziner.
Absent: Dorfman, Ferro, Newman, Oxley and Pinney.

APPROVAL OF MEETING MINUTES: January 10, 2018

The Board having reviewed the meeting minutes, Vice-Chairman asked for a Motion and a Second to adopt the Minutes. Deputy Mayor Grbelja made a Motion to approve the Minutes and Mr. Pado offered a Second. Roll Call Vote: Grbelja, Pado, Beck, Curtis and Pepe voted yes to approve the Minutes.

RESOLUTIONS:

P17-15 33 REALTY COMMERCIAL ASSOCIATES - Block 22, Lot 2.03 Located in the Highway Commercial (HC) Zoning District. Located at 514 State Highway 33. Site area consists of 10.05 acres. Applicant sought Minor Site plan approval to replace existing shopping center sign and add a directional sign to the shopping center. Variances requested and approved for size of directional sign where 8 s.f. is permitted, 15 s.f. is requested; sign location where 15 ft. frontage is permitted, 3 feet is provided.

The Board having reviewed the Resolution, Vice-Chairman Pepe asked for a Motion and Second to memorialize the Resolution. Mr. Pado made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Pado, Beck, Grbelja, Curtis and Pepe voted yes to Memorialize.

Z17-16 TS GROUP, LLC.- Block 16, Lot 9.06 Located in the Business Park (BP) Zoning District. Located at 900 Rike Drive. Site area consists of 2.98 acres. Applicant sought Amended Preliminary and Final Major Site Plan approval to construct a 2,250-s.f. addition to the existing building and construction of a proposed warehouse consisting of 9,600 s.f. Bulk Variance needed for combined side yard setback where 125 ft. is required and 103.3 ft. is provided. Approval granted 1-10-18.

The Board having reviewed the Resolution, Vice-Chairman Pepe asked for a Motion and Second to memorialize the Resolution. Ms. Curtis made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Curtis, Beck, Grbelja and Pepe voted yes to Memorialize.

At 7:33 p.m., Vice-Chairman Pepe opened the Meeting to the Public for Public Comment. Seeing none, he closed that portion of the meeting at the same time.

NEW APPLICATIONS:

P17-11 KEY INVESTMENTS - Block 17, Lot 14.02. Located at 15 Burnt Tavern Road consisting of 1.659 ac in the Business Park (BP) Zone. Applicant seeks Preliminary and Final Major Site Plan Approval to construct a building consisting of 14,300 s.f of warehouse and 2,000 s.f. of office. Bulk variance for lot size was granted at the time of the major subdivision of the property. No variances requested. Noticing Required. Deemed Complete 11-29-17. Date of Action: 1-13-18. Extension granted through 2-14-18.

Board Attorney Steib advised that he had read the jurisdictional packet and finds same to be in order and the Board takes jurisdiction over the application

Attorney Steib Read into Evidence the following Exhibits:

- A-1 Jurisdictional Packet
- A-2 Application dated 10-31-17
- A-3 Traffic Report prepared by McDonough & Rae dated 9-21-17, last revised 9-26-17
- A-4 Property Survey Prepared by Crest Engineering dated 9-29-17
- A-5 Aerial prepared by Crest Engineering dated 9-29-17
- A-6 Preliminary and Final Major Site Plan prepared by Crest Engineering dated 10-20-17
- A-7 Architecturals prepared by Perez & Radosti dated 9-26-17
- A-8 Stormwater Management Plan Prepared by Crest Engineering dated 9-29-17
- A-9 Operation and Maintenance Manual for Stormwater Management BMP's Prepared by Crest Engineering dated 9-29-17
- A-10 EIS prepared by Crest Engineering dated 9-29-17
- PB-1 Engineer Report dated 1-2-18
- PB-2 Planner Report dated 2-12-18
- PB-3 Shade Tree Commission Report dated 11-20-17
- PB-4 Report of the Fire Bureau dated 12-5-17
- PB-5 Monmouth County Planning Board Letter of Exemption dated 11-27-17
- PB-6 Monmouth County Board of Health soil suitable report 8-31-17.

- PB-7 Preliminary and Final Major Subdivision Resolution memorialized 7-9-08
- PB-8 EC Report requesting further information concerning the Appendix D of the T&E Ordinance

Attorney Kenneth Pape representing the applicant. Mr. Pape provided that the parcel was part of a major subdivision. Originally, the parcel was to be divided into two lots when Board Planner Coppola asked if by making the two lots a bit smaller, a third lot could be dedicated to the Township for affordable housing. Mr. Pape advised that this was accomplished and the Township lot has received approval to construct affordable housing .

Attorney Steib swore in Peter Strong, P.E., P.P. of Crest Engineering. Vice-Chairman Pepe advised that the Board is familiar with Mr. Strong's credentials as he has testified before the Board many times and accepts him as an expert witness.

Referring to Exhibit A-11, Mr. Strong provided an overall description of the property location including the property consists of 1.67 acres located in the BP Zone that is a 3-acre zone. The property is slightly undersized due to the agreement to create a lot for the Township's affordable housing plan. The undersized condition allowed the affordable housing lot to be created.

The site to the north is completely built and is occupied. Residents occupy lots to the south and on the other side of Burnt Tavern Road. Green Leaf Pet Resort is also located to the south of the property.

Mr. Strong stated that the site is mostly cleared.

Referring to Exhibit A-12, Mr. Strong explained that the applicant is proposing to construct an "L" shaped, office/industrial building consisting of a small office element of 2,000 s.f. and a warehouse portion of 16,300s.f. He explained how the property is accessed and the ingress and egress and truck traversing the site. Parking is located in the front of the site with parking in the rear for employees and warehouse staff. The septic is located in the front and a wall located along the northeast portion of the building with landscape screens the truck delivery area from the public.

Mr. Strong explained the drainage will be located in the rear of the site and discharge majority of the water to the groundwater.

Mr. Pape asked about the circulation plan and Mr. Strong advised that it is designed to adequately handle truck traffic on the site. The parking conforms to the ordinance of 13 spaces and the applicant has made a provision for 18 spaces and 1 handicapped space. The property will share a driveway with the site to the north. No variance relief is need for impervious coverage.

Mr. Pape advised that the landscape plan will include a few changes to the lighting provided. Vice-Chairman Pepe wanted to make sure that lighting did not impact the

residence. He recalled that the neighbor across the street had concerns during a prior hearing on another application. Mr. Strong explained that the shoebox down facing fixture had an LED light that does not have the wide spread of light.

Mr. Strong addressed the landscape plan consisting of street trees along Burnt Tavern Road and higher evergreens along the screening wall. The buffering to the affordable housing next door will have a buffer of shade tree, ornamental trees and the gaps will be filled into the southern boundary per the Shade Tree Commission. The applicant will comply with those recommendations as well as Board Engineer Shafai's recommendations.

Regarding drainage details of Engineer Shafai, the applicant can and will address all of his concerns in his report and comply with the NJDEP Stormwater Management.

Mr. Pado asked about the proposed signage. Mr. Strong reported that the applicant will comply with the sign ordinance, but the sign will be tailored to the tenant and be presented at Final.

Engineer Shafai asked for confirmation that the applicant is not proposing any lighting on the side of the building facing the affordable housing lot. Mr. Strong agreed.

Attorney Steib swore in Stephen Radosti, AIA, applicant architect. Mr. Radosti has testified before the Board in the past and his credentials are known to the Board and Vice-Chairman Pepe advises that he is accepted as an expert witness.

Mr. Radosti designed a building to accommodate a small warehouse with a small office element. 16,300-s.f. one-story warehouse building with an office area consisting of 2,000 s.f. located to the front. He explained that the building is 40-feet in height with natural earth tone colors. He explained split face block would be along the bottom of the building acting as a water table. The stucco-look metal insulated panel would be located above the block. The roof is a standing seam metal green roof. Mr. Radosti explained that the portico will have the same roof as well. He explained the elements that would accentuate the aesthetics of building. A solar shading device would be located above the windows. The front portion would have a prominent gable with a pitch roof. The building mounted signage with individual channel letter signs with gooseneck lighting, with led lights, 10-12 Watts per fixture. The color of the lights will complement the metal aluminum framed windows. Around the side of the building on the north side, the building will have two loading dock doors, one has a ramp and one is raised up 4 feet. Exit doors are located on the other side of the building for egress.

Mr. Radosti explained all of the lighting. Other than the gooseneck LED lighting over the sign, there would be a few LED recessed lights under the front portico for entrance lighting. There is one LED fixture by each exit door. A few recessed lights will be located under the front canopy. Mr. Radosti also explained the required front street numbers in compliance with the 911 requirements. Mr. Radosti showed a sample of the stucco panel to be utilized in the building stating that it was attractive and functional.

Mr. Ziner asked about the anticipated use for the height of the building. Mr. Pape advised that it is for warehouse use.

Mr. Pape asked if there was a four-sided finish on the building. Mr. Radosti stated the same color and materials follow around except for the face block, but the stucco follows around the building.

Mr. Pape advised that to the residential neighbor there will be enhanced by landscape. The earth tone stucco panels will be in the front and side of the building.

The Exhibit that Mr. Radosti was referencing to was entered into Evidence as Exhibit A-13, Colorized version of Sheet CS-1

Engineer Shafai noted that the building height is 40-feet. He asked Mr. Radosti where he measured. Mr. Radosti advised that he measures from the average grade based on Mr. Strong's grading. Engineer Shafai stated that the applicant can go to 40-feet, plus one foot over the existing grade. He asked the applicants professionals to make sure that when they return to the Board for Final, they make sure that they meet the ordinance.

Mr. Radosti completed his presentation.

Mr. Pape advised the Board that they will comply with the comments of the Fire Department. In their report, they have requested the fire lanes be 30-feet in width. Mr. Pape stated that there are 30-feet provided in the truck traffic area. They will provide the 30-feet in the front if the Fire District requests that. They will return to the Fire District to discuss this.

Vice-Chairman Pepe opened the application to the public at 8:12 p.m. Seeing none, he closed the public portion at the same time.

The Board discussed the application. Vice-Chairman wanted to make sure that the neighbor across the street is insulated from the activities on the site. Mr. Ziner asked about the septic. Mr. Strong has worked with the Monmouth County Board of Health to make sure that all permits will be in place.

Seeing no other comments from the Board, Vice-Chairman Pepe asked for a Motion to either approve or deny the application.

Mr. Pado made a Motion to Approve Preliminary Site Plan and Deputy Mayor Grbelja offered a Second.

Attorney Steib read the conditions of approval including but not limited to: Revise the lighting, comply with the Shade Tree Letter 11-20-17 of , comply with the technical recommendations of Board Engineer Matt Shafai, meet with the Fire Department regarding the fire lane, no lighting to be located on the south side of the building, bonding of the project, etc.

Roll Call Vote: Pado, Grbelja, Beck, Curtis, Ziner and Pepe voted yes to approve the Preliminary Site Plan.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Proposed Lot 4.02 (formerly Lots 4.01 and 4.03) Located at 2 Wren Drive consisting of 6.076 ac. in the

Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 80,000 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing required.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located in the Business Park (BP) Zone. Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 50,250 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing required.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.06, 4.07 Located at 1 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 49,500 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing required.

Attorney Steib advised that Attorney Peter Klouser will be asking the Board to present the three applications, which are contiguous in the same business park and essentially have similar comments as to the engineering and planning recommendations, as one presentation and have their experts present their testimony. Attorney Steib stated that at the end of the presentation the Board would have to vote on the applications individually.

Attorney Steib Read the following Exhibits into Evidence:

Block 53, Lots 4.01 and 4.03

- A-1 Jurisdictional Packet
- A-2 Application dated 10-6-17
- A-3 Website Notice
- A-4 Survey of the Property prepared by Crest Engineering dated 8-22-17
- A-5 Preliminary Major Site Plan prepared by Crest Engineering dated 6-30-17
- A-6 Architecturals prepared by Perez & Radosti dated 9-20-17
- A-7 Traffic Impact Analysis prepared by McDonough & Rae dated 10-16-17
- A-8 EIS prepared by Crest Engineering dated 9-22-17
- A-9 Wood Turtle Evaluation Summary prepared by DuBois Environmental Consultants, LLC dated 11-21-17
- A-10 Storm Water Management Report prepared by Crest Engineering dated 9-22-17

- A-11 Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-18
- PB-1 Engineering report dated 1-12-18
- PB-2 Planning Report dated 2-13-18
- PB-3 Shade Tree Commission Report dated 11-20-17
- PB-4 MCPB conditional approval dated 1-8-18

Block 53, Lots 4.04, 4.05

A-1	Jurisdictional Packet
A-2	Application dated 10-6-17
A-3	Website Notice
A-4	Aerial Map Prepared by Crest Engineering dated 9--22-17
A-5	Preliminary Major Site Plan prepared by Crest Engineering dated 6-30-17
A-6	Architecturals prepared by Perez & Radosti dated 9-20-17
A-7	Traffic Impact Analysis prepared by McDonough & Rae dated 10-16-17
A-8	EIS prepared by Crest Engineering dated 9-22-17
A-9	Wood Turtle Evaluation Summary prepared by DuBois Environmental Consultants, LLC dated 11-21-17
A-10	Storm Water Management Report prepared by Crest Engineering dated 9-22-17
A-11	Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-18
PB-1	Engineering report dated 1-12-18
PB-2	Planning Report dated 2-13-18
PB-3	Shade Tree Commission Report dated 11-20-17
PB-4	MCPB conditional approval dated 1-8-18

Block 53, Lots 4.06 and 4.07

- A-1 Jurisdictional Packet
- A-2 Application dated 10-6-17
- A-3 Website Notice
- A-4 Aerial Map Prepared by Crest Engineering dated 9--22-17
- A-5 Preliminary Major Site Plan prepared by Crest Engineering dated 9-22-17
- A-6 Architecturals prepared by Perez & Radosti dated 9-20-17
- A-7 Traffic Impact Analysis prepared by McDonough & Rae dated 10-16-17
- A-8 EIS prepared by Crest Engineering dated 9-22-17
- A-9 Wood Turtle Evaluation Summary prepared by DuBois Environmental Consultants, LLC dated 11-21-17
- A-10 Storm Water Management Report prepared by Crest Engineering dated 9-22-17
- A-11 Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-18
- PB-1 Engineering report dated 1-12-18
- PB-2 Planning Report dated 2-13-18
- PB-3 Shade Tree Commission Report dated 11-20-17

Attorney Peter Klouser representing the applicant. He advised the Board that there are three separate applications this evening but for efficiency sake, it is cohesive to present the application this way.

The Board agrees.

The applicant was before the Board in January for a minor subdivision, lot line adjustment. Attorney Steib advised that the minor subdivision will have to be perfected before the applicant can proceed with the site plan, and this will be a condition of approval.

Mr. Klouser advised this was the prior 7-Up plant when Mr. Stroud purchased the property for his business, which is currently on the site, In Stone. Mr. Klouser stated that Mr. Stroud came to the Board for major subdivision approval, including creating the stormwater management system, improving the subdivision with a road known as Wren Haven Drive. Mr. Klouser will be working with the Fire Department for the Final application. Signage will be a part of the final application as well. They have received the county approvals for two of the lots. One requires some bonding so they are working on that as well.

Peter Strong is sworn in.

Marked the Aerial Exhibit Vicinity Map is marked into evidence as A-12.

Referring to the exhibit MR. Strong oriented the board to the location of the property. Bounded by Interstate 195, County Route 526 and Red Valley Road. It is occupied by In Stone. The main access is off of Red Valley Road. The Roadway was widened and improved to accommodate further development of the rest of the industrial park. The stormwater management is in place 755 gallons of water presently with a dry fire hydrant available to the fire department to service the site as well as service neighbors. This is a scenic roadway and the roadway has been bermed and has been allowed to mature and is in excellent shaped and buffers the surrounding properties. Doctor's Creek contains wetlands and flood plains, which has been placed in conservation easements and has not been disturbed by the site improvements.

Mr. Klouser advised the Board that they met with the Shade Tree Commission who requested that a note added to the plans to replace any dead trees in the scenic vista area and the applicant has agreed to do that should that happen.

Mr. Strong stated that the three lots had been farmed as most recently as this last summer and fall. It was farmed continually over the years. There is a billboard sign that exists.

Marked into evidence is Exhibit A-13, the overall site plan of the development. Mr. Strong explained the three lots being developed. He explained the location of the parking, truck loading and how the buildings on each lot would be situated.

Mr. Strong stated that Red Valley Road that services the property from Route 526. As part of the major subdivision of the project, Board Engineer required that the road be widened approximately three feet from the centerline a distance of 15 feet .Mr. Strong advised that this was accomplished. He stated that as part of this project, Board Engineer Shafai's current request would be to expand the roadway and additional three feet on the other side and regrade the road. Mr. Strong stated that there is sufficient room to comply with this request to widen the road, mill the asphalt and resurface the road.

Attorney Steib swore in Jonathan C. Blank, P.E. of Crest Engineering. He has appeared before the Board before. Mr. Blank graduated from Rutgers in 2012 with a B.S. in civil engineering and is a licensed P.E. in the State of New Jersey. The Board accepts him as an expert witness.

Attorney Steib marked into evidence, Exhibit A-14, Colorized Site Plan for 2 Wren haven Drive, Lot 4.01 and p/o 4.03.

Mr. Blank explained the building consists of 80,000 s.f., 6,000s.f. office space and 74,000 s.f. warehouse space. Forty-Five (45) parking spaces are provided with sixteen (16) loading spaces are proposed along the western side of the building. A 55-ft trailer truck can be accommodated adequately on this site. Lighting is a combination of pole mounted and building mounted lighting. The site will be landscaped with a buffer to Red

Valley Road and Trenton Lakewood Road. Stormwater management is handed by a regional system on site. Mr. Ziner asked how a 55-ft trailer truck traverses. Mr. Blank explained.

Attorney Steib marked into Evidence, Exhibit A-15, Colorized Site Plan for 5 Wren Haven Drive, Lot 4.04 and 4.05.

Mr. Blank described A-15, 5 Wren Haven Drive, Lots 4.04 and 4.05. He stated that the site will consist of a 50,250-s.f. warehouse building with approximately 35 parking spaces and 22 loading spaces to be located along the northern side of the building. This site can also accommodate a 55-ft tractor-trailer. He explained the landscaping and buffering and lighting.

Mr. Klouser explained the lighting on all sites will comply with the ordinance.

Attorney Steib marked into Evidence, Exhibit A-16, Colorized Site Plan for 1 Wren Haven Drive, Lots 4.06 and 4.07.

Mr. Blank stated the proposed building will consist of 49,500 s.f., 5,000 s.f. of which will be office and 44,500 s.f. will be for the warehouse. Parking spaces along the southern edge of the property will consist of 34 parking spaces and 18 truck loading spaces and . He explained the landscaping and lighting. Mr. Klouser advised that the Shade Tree Commission made recommendations as to species and location of plants and Mr. Blank advised that they can comply with those recommendations.

Mr. Klouser asked about the stormwater management on site. HE asked if the impervious coverage meets the standards and Mr. Blank advised that each of the lots has been developed per the ordinance with less than the 55 % coverage of each of the lots. The existing basin can accommodate the proposed sites.

Board Engineer Shafai had a few comments regarding the operations manual and comments to tweak the plan and Mr. Blank has no issues with complying with those comments.

Mr. Strong advised that the basin has been in operation for the past ten years and contains 750 gallons of water and can accommodate the fire department. Engineer Shafai had asked for an inspection report of the basin. The applicant will comply with that request.

Seeing no further questions from the Board, Mr. Blank stepped down.

Attorney Steib swore in John Rae, P.E., Principal with McDonough Rae & Associates, Manasquan, New Jersey. Mr. Rae received his B.S.. He received his M.S. from NY Polytechnic Institute. He has testified before many Boards including this Board.

Vice-Chairman Pepe accepts him as an expert.

Mr. Rae generated a traffic report dated 10-16-17, which accumulatively looks at the three lots for development. The traffic generation developments for all three buildings begin at Wren Haven Drive and Red Valley Road and County Route 526. Peak hour

traffic counts began in September 2017 a bit after the summer season. Mr. Rae projected future analysis for a 5-year period and explained the information he used to come up with his numbers. He took into consideration the Frogbridge Day Camp and the Millstone Park. He took into consideration the intersections on Trenton Lakewood Road and Red Valley Road. Regarding levels of service, Mr. Rae explained that Level "A" is the highest and best level of service and Level "F" is the lowest. His assessment is the intersection of Wren Haven Drive and Red Valley Road will operate at a good level of service "A" during peak hours. The intersection of Red Valley Road and Trenton Lakewood Road will operate at service Level "B" during morning and afternoon peak hours.

We have adequate parking and site plans have been Properly designed to hand truck traffic on the sites. He feels the Board can approve the applications and they operate safely and officially.

Vice-Chairman Pepe asked Mr. Rae what he feels the number of trucks that will be coming to the property. We do not have tenants so we do not know what the exact number will be so he used the standard and estimated 10 to 20% of the peak traffic flows will be truck traffic at the facility.

Mr. Pado asked that truck traffic exiting the complex make rights only. Signage to that effect was discussed. Mr. Rae stated that requiring right only would not be a problem

Mr. Ziner asked what routes trucks would use to ascertain the property. Mr. Rae expected that trucks would use Interstate 195, County Road 526 and potentially Route 524.

Deputy Mayor Grbelja offered that she did not think that 55-ft. tractor-trailers could be accommodated on Stagecoach Road on the triangle by the General Store.

Mr. Ziner asked if the study included the intersection of Trenton Lakewood and Millstone Road.

Mr. Rae stated that they expect less that 50% of the traffic to go east on Millstone Road.

The applicant agreed to restrict truck traffic so that trucks do not make a left existing Wren Haven Drive.

The Board discussed truck drivers parking and sleeping in their trucks on the side of Red Valley Road waiting for the buildings to open up so that they can unload their trucks.

The Board wanted to eliminate this potential activity as best as possible without installing too many signs.

Mr. Rae expects that all of the truck traffic to come in off of Trenton Lakewood Road, signage be posted on Red Valley Road. He would confirm that this is legal in the potential location of that sign.

There is no shoulder there Deputy Mayor Grbelja feels it would be impossible to park on Red Valley Road.

Mr. Klouser offered that trucks would not be locked out of the facility. Vice-Chairman Pepe stated that trucks can pull up to their destination, wait there and sleep in the parking lot.

Mr. Klouser will agree to a condition that signage be placed at the end of Wren Haven Drive prohibiting a left hand turn onto Red Valley Road.

Attorney Steib Swore in Steve Radosti, AIA of Perez and Radosti. Mr. Radosti has appeared before the Board and is accepted as an expert witness.

Attorney Steib entered into evidence the following exhibits.

A-17 CS-2 1 Wren Haven Drive, Colorized Version

Mr. Ziner asked the Engineer how many loading bays were proposed between the three buildings. There are 58 bays. The In Stone Facility has four loading docks.

A-18 CS-2 Elevations for 2 Wren Haven Drive

A-19 CS-2 Colorized Elevations for 5 Wren Haven Drive

Mr. Radosti referred to A-17 for 1 Wren Haven Drive, explaining that the building consists of 49,500-s.f. warehouse/office space and is a tilt-up, colorized concrete construction. A faux veneer water table runs along Red Valley Road and front entrance of Wren Haven Drive. Colorized concrete all earth tone colors. Clearstory windows to let in natural light. The lower portion of the building above the water table, contain a series of colorized panels. Front entrance has a portico with columns on each side and stone veneer pilasters. The portico roof is the same seam metal roofing and the same color as the building roof. He explained the colors, materials, decorative colorized bands and vertical elements and extras to make the building functional and attractive. Throughout the building, there are exit doors required for emergency egress with decorative areas at those points.

Mr. Klouser advised that no freestanding signs are proposed in this application. Mr. Radosti advised that lighting would be low LED lighting over the doors for safety purposes. LEED techniques are not LEED certified but designed according to the LEED standards. The buildings would be energy efficient. Occupancy sensors are found throughout the building so the lights would only come on when someone entered the building and shut off when the left. Mr. Radosti stated that the exterior walls are much more efficient and he explained. He explained why the "R" value is higher due to the utilization of the materials in the construction of the buildings.

Mr. Radosti stated that energy efficient HVAC units are throughout the building and the windows have glazing to make them more energy efficient.

Mr. Klouser stated that Planner Heyer in his report asked for samples for Mr. Radosti to bring in for the Board to see. The applicant will provide at Final or before then.

Addressing Mr. Radosti confirmed that the 80,000 s.f. the main entrance faces Wren Haven Drive. He explained the building materials and colors, windows, decorative concrete panels, lighting and seam metal roofing and cornices are the same elements referred to for 1 Wren Haven Drive.

Regarding the building at 5 Wren Haven Drive, Mr. Radosti explained the building will be of similar colors and materials as the two prior sites to provide a campus look to the buildings.

Concerning the hours of operation at the business park are not known at this time since the applicant does not know the exact businesses that will operate there. This will be available at the time of Final.

Mr. Ziner asked if an Air Quality Study was done since there will be truck traffic on the site.

No Idling signage was discussed.

Mr. Rae addressed the questions concerning the potential of an Air Quality Study is needed when a project gets into the "F" Level of Service, trucks would be delay for trucks to enter the road. So since this is a level A and B, you would have to have an E or F level of service before the NJDEP would require that study. This project is at a Level "A".

Mr. Klouser stated that this application is consistent with what the Township has zoned the area.

The applicant will comply with the recommendations of the experts and the Shade Tree Commission and will work with the Fire Department for Final.

The application was opened to the public for comment or questions.

Attorney Steib swore in David Lee of 21 Red Valley Road. He asked a question about the gates. The applicant will remove those gates. He expressed his concerns that when leaves fall from the trees, he will be able to see the building that is closest to his property. Mr. Lee voiced his concern that the building at 5 Wren Haven Drive has the loading dock facing his residence. The Board looked at Exhibit A-19 to see the logistics. Mr. Lee is concerned about the light spillage onto his property. Engineer Shafai agreed that he would review the plan for this building stating there is some room to add some trees.

Mr. Lee stepped down.

Vice-Chairman Pepe asked if there was any one else from the public who had a question or comment. Seeing none, he closed the public portion at 9:30 p.m.

The Board discussed the application. The use is what this property was zoned for. The members are concerning about parking on Red Valley Road and safety.

There was discussion about additional plantings along Red Valley Road to deter truck parking along that road.

Deputy Mayor Grbelja made a Motion to grant preliminary approval of the applications including the widening of the road from the entrance of the facility to Route 526, signage to assure no left turns to be made when exiting the facility with right turns only, look at additional tree plantings to Mr. Lee's property and along Red Valley Road to prevent any idling of trucks and installation of "No Idling" signs in the complex.

Attorney Steib added that further conditions of approval of all three site plans include but are not limited to: Lots 4.01 and 4.03 perfection of the minor subdivision, applicant will obtain the Fire Department's approval to the site plans, applicant will comply with the Shade Tree Commission's report, the applicant will comply with the technical comments and recommendations in Engineer Shafai's report, they will remove the gate, applicant will provide signage for right turn only, no left turn on to Red Valley Road and no idling, Engineer Shafai is to look at the possible planting of additional trees along Red Valley Road, these plans shall be submitted to and approved by Engineer Shafai, Screening along Doctor's Creek for buffering to be approved by the Board Engineer, etc.

Attorney Steib advised that the Resolution for the next two would be same as the above, except for the perfection of the minor subdivision, the Board will just limit the tractor-trailers from making a left turn.

Deputy Mayor Grbelja made the Motion to approve as conditioned and Vice-Chairman Pepe offered a Second. Roll Call Vote to Approve: Grbelja, Pepe, Beck, Curtis and Pado. To Deny: Ziner

OLD BUSINESS: Attorney Steib advised no new information on the progression of the Affordable Housing.

Vice-Chairman Pepe seeing no new business, made a Motion to adjourn, Ms. Curtis provided the Second, and by unanimous vote, the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Pamela D'Andrea