

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
MAY 9, 2018**

Class IV member Tom Pado is acting Chairman this evening and called the meeting to Order At 7:30p.m.

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

Salute to the Flag.

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

APPROVAL OF MEETING MINUTES: March 14, 2018

The Board having reviewed the meeting minutes, Acting Chairman Pado asked for a Motion and a Second to adopt the Minutes. Deputy Mayor Grbelja made a Motion to approve the Minutes and Ms. Oxley offered a Second. Roll Call Vote: Grbelja, Oxley and Ferro voted yes to approve the Minutes.

PUBLIC COMMENT PORTION: Acting Chairman Pado opened the public comment portion of the meeting at 7:35 p.m. Seeing no public comment, he closed the meeting as the same time.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lot 4.09, Located at 2 Wren Drive consisting of 6.08 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 80,000 s.f., 40 ft. ht. building in Resolution dated 3-14-18. Applicant returns for Final Application. Noticing not required.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 50,250 s.f., 40 ft. ht. building in Resolution dated 3-14-18. Applicant returns for Final Application. Noticing not 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 sought and received Preliminary Major Site Plan approval to construct a 49,500 s.f., 40 ft. ht. building in Resolution dated 3-14-18. Applicant returns for Final Application. Noticing not required.

Mr. Steib read the following exhibits into evidence:

BLOCK : 53 LOTS: 4.06 & 4.07

A-1 Application dated 4-9-18

A-2 Aerial Map Prepared by Crest Engineering dated 6-30-17

- A-3 Survey of property Prepared by Crest Engineering dated 8/22/17
- A-4 Preliminary and Final Major Site Plan prepared by Crest Engineering dated 9-22-17, Last Rev. 3/29/18
- A-5 Preliminary and Final Site Plan Fire Truck Turning Exhibit prepared by Crest Engineering Dated 3/29/18
- A-6 Architecturals prepared by Perez & Radosti dated 4-10-18
- A-7 EIS prepared by Crest Engineering dated 9-22-17, Last Rev. 3-29-18
- A-8 Storm Water Management Report prepared by Crest Engineering dated 9-22-17, Last Rev. 3-29-18
- A-9 Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-17
- A-10 Preliminary and Final Site Plan prepared By Crest Engineering dated 5-9-18
- A-11 Architecturals prepared by Perez & Radosti dated 4-10-18 for 1 Wren Haven Drive
- A-12 Architecturals prepared by Perez & Radosti dated 4-10-18 for 2 Wren Haven Drive
- PB-1 Engineering report dated 4-25-18
- PB-2 Planning Report dated 5-2-18
- PB-3 MCPB Conditional Approval dated 1-8-18
- PB-4 Fire Department Approval via email dated 4-19-18
- PB-5 EC Email response dated 5-3-18
- PB-6 Resolution Granting Preliminary Approval, Memorialized 3-14-18

BLOCK : 53 LOT: 4.09

- A-1 Application dated 4-9-18
- A-2 Aerial Map Prepared by Crest Engineering dated 6-30-17
- A-3 Survey of property Prepared by Crest Engineering dated 8/22/17
- A-4 Preliminary and Final Major Site Plan prepared by Crest Engineering dated 9-22-17, Last Rev. 3/29/18
- A-5 Preliminary and Final Site Plan Fire Truck Turning Exhibit prepared by Crest Engineering Dated 3/29/18

- A-6 Architecturals prepared by Perez & Radosti dated 4-10-18
- A-7 EIS prepared by Crest Engineering dated 9-22-17, Last Rev. 3-29-18
- A-8 Storm Water Management Report prepared by Crest Engineering dated 9-22-17, Last Rev. 3-29-18
- A-9 Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-17
- A-10 Preliminary and Final Site Plan prepared By Crest Engineering dated 5-9-18
- A-11 Architecturals prepared by Perez & Radosti dated 4-10-18 for 1 Wren Haven Drive
- A-12 Architecturals prepared by Perez & Radosti dated 4-10-18 for 2 Wren Haven Drive
- A-13 Architecturals prepared by Perez & Radosti dated 4-10-18 for 5 Wren Haven Drive
- PB-1 Engineering report dated 4-25-18
- PB-2 Planning Report dated 5-2-18
- PB-3 MCPB Final Approval dated 4-25-18
- PB-4 Fire Department Approval via email dated 4-19-18
- PB-5 EC Email response dated 5-3-18
- PB-6

Resolution Granting Preliminary Approval, Memorialized 3-14-18

BLOCK : 53 LOT: 4.04 & 4.05

- A-1 Application dated 4-9-18
- A-2 Aerial Map Prepared by Crest Engineering dated 6-30-17
- A-3 Survey of property Prepared by Crest Engineering dated 8/22/17
- A-4 Preliminary and Final Major Site Plan prepared by Crest Engineering dated 6-30-17, Last Rev. 3/29/18
- A-5 Preliminary and Final Site Plan Fire Truck Turning Exhibit prepared by Crest Engineering Dated 3/29/18
- A-6 Architecturals prepared by Perez & Radosti dated 4-10-18
- A-7 EIS prepared by Crest Engineering dated 9-22-17, Last Rev. 3-29-18
- A-8 Storm Water Management Report prepared by Crest Engineering dated

9-22-17, Last Rev. 3-29-18

- A-9 Manual for Operation and Maintenance of the SWM Best Management Practices prepared by Crest Engineering dated 9-22-17
- A-10 Preliminary and Final Site Plan prepared By Crest Engineering dated 5-9-18
- A-11 Architecturals prepared by Perez & Radosti dated 4-10-18 for 1 Wren Haven Drive
- A-12 Architecturals prepared by Perez & Radosti dated 4-10-18 for 2 Wren Haven Drive
- A-13 Architecturals prepared by Perez & Radosti dated 4-10-18 for 5 Wren Haven Drive
- PB-1 Engineering report dated 4-25-18
- PB-2 Planning Report dated 5-2-18
- PB-3 MCPB Final Approval dated 1-8-18
- PB-4 Fire Department Approval via email dated 4-19-18
- PB-5 EC Email response dated 5-3-18
- PB-6 Resolution Granting Preliminary Approval, Memorialized 3-14-18

Attorney Peter Klouser representing the applicant.

Mr. Klouser advised the Board that the minor subdivision was perfected and recorded for new Lot 4.09.

The applicant incorporated modifications into the final site plan based on comments that the Board had made.

Jonathan Blank of Crest Engineering presented his credentials on the record and is accepted as a professional engineer. He is licensed in the State of New Jersey as a professional engineer, having graduated from Rutgers and presently working for Crest Engineering.

Mr. Blank clarified that the side yard setback on new lot 4.09 has been changed on the plans.

Attorney Steib entered into Evidence Exhibit A-10 Overall Display of the Entire Business Park.

Referring to the Exhibit, Mr. Blank explained modifications that have been made including the 3-ft. widening of Red Valley Road, new monument sign added along Wren Haven Drive that has been set back 15-feet from the property line in accordance with the sign ordinance and inclusion of fire depression signs.

Mr. Blank addressed potential light spillage onto the abutting residential property reporting that shall be screened with evergreen buffering. "No Idling" signs have been installed at specific locations. Mr.

Blank advised that a note was been placed on the plan indicating the entrance gate will be removed. The removal of the gate would dissuade trucks from parking on Red Valley Road. The applicant will work with the Board Engineer to plant the appropriate trees.

The applicant reported that he did not have any issues with Board Engineer Shafai's report. The applicant will install a catch basin located at the existing site driveway per the Engineer's request to handle additional water from the County Road. The basin will be able to handle future improvements.

Mr. Pado asked about adequate buffering of trees to the abutting resident. Engineer Shafai stated that there are existing white pines. The residence's is a good distance away with 500-feet of buffering to the house.

Regarding the pond, Engineer Shafai has asked for an inspection and report of the current condition of the pond. He further requested an annual report of the pond's condition be provided to the Township.

Engineer Shafai asked for curbing as a condition of approval.

Deputy Mayor Grbelja stated there are wires located on the west side of Red Valley Road, so trees cannot be planted. She stated that the utility company would remove the shrubs.

Mr. Blank steps down. There is no public this evening to ask questions.

Attorney Steib sworn in Steve Radosti, AIA. Mr. Radosti offered his credentials. He graduated from NJIT in 1992. He is a principal of Perez & Radosti and has testified before this Board and other Boards in the State of New Jersey. The Board accepts him as an expert witness.

Attorney Steib entered into evidence Exhibit A-11 Architecturals of 1 Wren Haven Drive.

Mr. Radosti explained the building would consist of color concrete material with a horizontal water table and include cultured stone to add interest. There will be a standing seam metal roof for interest. Mr. Radosti explained that the shading above the windows protects the windows from the sun. He explained how they added interest and broke up the size of the building by using vertical elements. The majority of the building has a flat roof. There are earth tone colors. Throughout the buildings, all elevations have 3-foot by 7-foot wide painted steel doors with awnings to meet the requirements of the building.

Mr. Radosti stated that all buildings are similar in style but each building is slightly different.

Attorney Steib entered into evidence Exhibit A-12, 2 Wren Haven Drive.

Mr. Radosti explained the differences and the similarities of the architecture of the buildings.

Attorney Steib entered into evidence Exhibit A-13 , 5 Wren Haven Drive.

Mr. Radosti stated that the building has similar tones and contains similar elements with the same water table look. All of the windows are similar. There is a standing seam metal roofing, broken up with vertical elements. Each building has non-internally illuminated signage over the entrance with 4 LED gooseneck lights, 3-feet by 10-feet in length. He explained that this is the same for all three

buildings. The monument sign and materials are the same as well. The total sign is 80-s.f. Mr. Radosti advised that the building mounted sign meets the Ordinance.

Mr. Radosti stated that they wanted the buildings to have a campus look.

Attorney Steib entered the following exhibits into evidence:

Exhibit A-14 Samples of the building materials and colors for 1 Wren Haven Drive.

Exhibit A-15 Samples of the building materials and colors for 2 Wren Haven Drive.

Exhibit A-16 Samples of the building materials and colors for 5 Wren Haven Drive.

Ms. Oxley asked if the buildings would be occupied by different companies.

Mr. Klouser stated that the building is designed to be divided up for one company that needs extra space. He stated that they do not know the tenant at this point. Mr. Radosti stated the intent was to design it for one tenant.

Engineer Shafai stated that the square footage of the office and warehouse will not change. If the square footage changes then the applicant would have to return to the Board.

Mr. Ferro asked about the hours of operation. Engineer Shafai advised that the Township Ordinance sets the hours of operation.

Some of the Conditions of Approval would be the installation of "No Idling" signs, the old detention basin improvements are to be made, the Engineer's review of the curbing prior to the release of the maintenance bonds, etc.

Mr. Ferro asked about truck traffic through the residential area. Engineer Shafai stated that signage for the trucks would require NJDOT Approval.

Mr. Klouser offered a summarization of the applications.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lot 4.09, Located at 2 Wren Drive consisting of 6.08 ac. in the Business Park (BP) Zone.

Deputy Mayor Grbelja made a Motion to approve as conditioned and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, Dorfman, Oxley, Pado, Pinney and Ferro voted yes to approve the application.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone.

Ms. Pinney made a Motion to approve as conditioned and Mr. Beck offered a Second. Roll Call Vote: Pinney, Beck, Dorfman, Grbelja, Oxley, Pado and Ferro voted yes to approve the application.

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.

Deputy Mayor Grbelja made a Motion to approve as conditioned and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Beck, Dorfman, Oxley, Pado and Ferro voted yes to approve the application.

Attorney Steib announced that the Board would be leaving the Regular Meeting Session to enter into Executive Session to discuss Mt. Laurel. Acting Chairman Pado made a Motion to leave the regular meeting and enter into the Executive Session to discuss Mt. Laurel and Deputy Major Grbelja offered a Second. Roll Call Vote: Pado, Grbelja, Dorfman, Oxley, Pinney and Ferro votes yes to leave the regular meeting and enter into the Executive Session.

At 8:40 p.m., the Board returned to the Regular Meeting Session. Seeing no further business, Deputy Mayor Grbelja made a Motion to Adjourn and Mr. Ferro offered a Second and by unanimous vote, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Pamela D'Andrea