

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JANUARY 9, 2019**

At 7:31p.m., Mr. Newman called the meeting to Order.

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

Salute to the Flag.

Attorney Steib swore in appointed Members: Committeeman Ferro as the Mayor's Designee, Tom Pado Class IV, Jeff Ziner Class IV, Tony Arpaia Alt II.

Roll Call: Present: Arpaia, Beck, Curtis, Ferro, Newman, Oxley, Pado, Pinney and Ziner.

Absent: Grbelja, Masci and Pepe

APPROVAL OF MEETING MINUTES: July 11, 2018

The Board having reviewed the Meeting Minutes and any changes having been made, Chairman Newman asked for a Motion for an eligible member and a Second.

Ms. Oxley made the Motion to approve the Meeting Minutes and Ms. Curtis offered a Second: Roll Call Vote: Oxley, Curtis and Beck voted yes to approve.

APPROVAL OF MEETING MINUTES: August 8, 2018

The Board having reviewed the Meeting Minutes and any changes having been made, Chairman Newman asked for a Motion for an eligible member and a Second.

Mr. Ziner made the Motion to approve the Meeting Minutes and Mr. Beck offered a Second: Roll Call Vote: Ziner, Beck, Oxley, Pinney and Newman voted yes to approve.

PUBLIC COMMENT PORTION: At 7:40 p.m., Chairman Newman opened the Meeting to the public for any public comment they may have excluding the applications that are on the Agenda for the Board to consider this evening. Seeing none, he closed the public comment portion at 7:40 p.m. 15-Minute Limit

ELECTION OF OFFICERS:

Chairman - Nominations for the Chairman were open. Mr. Pado made a Motion to nominate Mr. Newman as Chairman and Ms. Pinney offered a Second. Seeing no other nominations for Chairman, by unanimous vote, the nominations for Chairman are closed. Roll Call Vote: Pado, Pinney, Beck, Ferro, Oxley, Ziner, Curtis and Arpaia voted yes to elect Mr. Newman.

Mr. Newman thanked the Board.

Vice-Chairman - Nominations for Vice-Chairman were open. Ms. Curtis made a Motion to nominate Mr. Pepe as Vice-Chairman and Mr. Ziner offered a Second. Seeing no other nominations for Vice-Chairman, by unanimous vote, the nominations for Chairman are closed. Roll Call Vote: Curtis, Ziner, Pado, Pinney, Beck, Ferro, Oxley, Arpaia and Newman voted yes to elect Mr. Pepe.

Board Secretary - Nominations for Secretary were open. Mr. Newman made a Motion to nominate Pam D'Andrea as Secretary and Mr. Pado offered a Second. Seeing no other nominations for Secretary, by unanimous vote, the nominations for Secretary are closed. Roll Call Vote: Newman, Pado, Ferro, Curtis, Beck, Pinney, Ziner and Arpaia voted yes to appoint Mrs. D'Andrea as Secretary.

Mrs. D'Andrea thanked the Board.

Professionals:

The Board next considered nominations for its professionals. Chairman Newman advised that the Board has a fair and open bidding process. No bids outside of the current professionals' bids were received. The Board professionals do an outstanding job.

Board Attorney: Nominations for the position of Board Attorney were open. Mr. Pado made a Motion to re-appoint Michael B. Steib, Esq. of Michael B. Steib, PA and Mr. Ziner offered a Second. Roll Call Vote: Pado, Ziner, Pinney, Beck, Curtis, Ferro, Arpaia and Newman voted yes to reappoint Attorney Steib.

Mr. Steib thanked the Board.

Board Engineer - Mr. Ziner made a Motion to re-appoint the Engineering firm of Leon S. Avakian, Inc. with Matt Shafai as the principal engineer for the position of Board Engineer and Ms. Curtis offered a Second. Roll Call Vote: Ziner, Curtis, Pado, Beck, Pinney, Ferro, Arpaia and Newman voted yes to appoint Engineer Shafai of Leon S. Avakian, Inc.

Mr. Shafai thanked the Board.

Board Planner - Mr. Ziner made a Motion to re-appoint the firm of Heyer, Gruel and Associates with Fred Heyer as the principal planner for the position of Board Planner and Mr. Pado offered a Second. Roll Call Vote: Ziner, Pado, Beck, Curtis, Ferro, Pinney, Arpaia and Newman voted yes to appoint Planner Fred Heyer of Heyer, Gruel and Associates.

Planner McKinley Mertz appearing this evening, thanked the Board.

Court Reporter – Mr. Pado made a Motion to nominate Angela Buonantuono of AB Court Reporting, LLC as Board Court Reporter and Ms. Pinney offered a Second. Roll Call Vote: Pado, Pinney, Beck, Curtis, Ferro, Ziner, Arpaia and Newman voted yes to appoint Angela Buonantuono as Board Court Reporter.

Ms. Buonantuono thanked the Board.

Designation of the Official Newspapers

Mr. Pado made a Motion to nominate the Asbury Park Press and The Times of Trenton as the official Board Newspapers and Mr. Ziner offered a Second. Roll Call Vote: Pado, Ziner, Curtis, Beck, Ferro, Pinney, Arpaia and Newman voted yes to the designations.

Regular Monthly Meeting Schedule

The Board having reviewed the proposed monthly meeting schedule, Mr. Pado made a Motion to adopt the regular monthly meeting schedule and Ms. Curtis offered a Second. Chairman Newman read the dates into the record. Roll Call Vote: Pado, Curtis, Pinney, Pado, Beck, Ferro, Arpaia and Newman voted yes to adopt that Regular Monthly Meeting Schedule to be held on the following dates in 2019 and the first meeting date in 2020 beginning at 7:30 p.m. in the Municipal Meeting Room located at 215 Millstone Road, Millstone Township, New Jersey as follows:

January 9, 2019	August 14, 2019
February 13, 2019	September 11, 2019
March 13, 2019	October 10, 2019 (Thursday)
April 10, 2019	November 13, 2019
May 8, 2019	December 11, 2019
June 12, 2019	January 8, 2020
July 10, 2019	

NEW APPLICATION:

P18-08 33 REALTY COMMERCIAL ASSOCIATES - Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. consisting of 14.93 Acres located in the PCD Zone. Applicant returns to the Board for an Amended Preliminary and Final Site Plan Approval to develop an office warehouse consisting of 94,740 s.f. and 2,500 s.f. office space. Applicant proposes 33 parking spaces and 10 truck loading spaces. Noticing required. Deemed Complete 11-30-18. Date of Action: 3-5-19 read exhibits into the record.

Attorney William Mehr representing the applicant.

Attorney Steib advised that he had reviewed the noticing packet and finds same in order to accept jurisdiction over the application.

Attorney Steib entered the following exhibits into evidence:

- A-1 Jurisdictional Packet
- A-2 Application Dated 9-20-18
- A-3 Web Notice
- A-4 Aerial prepared by Crest Engineering.
- A-5 Property Survey prepared by Crest Engineering dated 5/23/18
- A-6 Amended Preliminary and Final Major Site Plan - prepared by Crest Engineering dated 5/10/06; last Rev. 6/15/18

- A-7 Amended Stormwater Management Plan prepared by Crest Engineering dated 5/10/06; last revised 7/11/18
- A-8 Amended EIS dated 4-18-06, Last Revised 6-15-18
- A-9 Amended Subsurface Soil Investigation Report dated 4-18-06; Last Revised 6-15-18
- A-10 Traffic Report prepared by McDonough & Rae Assoc. dated 6-14-18
- A-11 Crest Engineering's Response to Environmental Commission 10-24-18 Report, dated 11-5-18.
- A-12 Architecturals prepared by S. Gran Wityk dated 8-21-18
- PB-1 Report of Board Engineer dated 11-30-18
- PB-2 Report from Planner dated 12-27-18
- PB-3 Monmouth County Planning Board Final Approval dated 10/11/2018
- PB-4 Environmental Commission Report dated 10-24-18
- PB-5 Shade Tree Commission Report dated 11-23-18
- PB-6 MT. Fire District Report dated 12-3-18

Mr. Mehr explained the history of the property advising that the parcel was subdivided into separate lots in anticipation that they would develop the property over a period of time. Mr. Mehr explained that Farrington Blvd. is presently constructed. He explained the approval process that transpired including the various extensions of time that were applied for and received.

Mr. Mehr apprised the board that they did receive final approvals from Monroe and are in the process of completing Farrington Blvd. and DeBaun Road.

Mr. Mehr advised that they have several parties interested in the project that they are presenting this evening.

Attorney Steib swore in engineer and planner Lorali Totten principal at Crest Engineering. Ms. Totten has appeared and testified before this Board and the Board accepts her as an expert.

Referring to Exhibit A-4, 500 foot aerial display Ms. Totten explained that half of the property is open and vacant and half of the property is wooded. Referring to the exhibit, Ms. Totten provided an overview of the neighboring properties. that anticipated construction of the improvements, including the constructed detention basin.

Attorney Steib marked into Evidence Exhibit A-13 Grading and Utility Plan from the prior approval to show the Board what the change will be in the amended proposal so the Board could see the

change.

Attorney Steib entered into Evidence Exhibit A-14 Color Rendering of the Landscaping Plan. Ms. Totten used the Exhibits A-13 and A-14 to reflect the changes. Ms. Totten explained that the septic had to be relocated and due to that change, parking in that location was eliminated. She advised that they are taking more of the water through the detention basin in the amended plan.

Ms. Totten explained to the Board the similarities in the plans. She stated that there is slightly different building size and configuration but it is still a warehouse. The approved building is 94,500 warehouse space, 4,000 s.f. office and 4,000 s.f. showroom. The new plan consists of 94,740 s.f. with 2,500 s.f. office space. The new plan is more compliant as to the loading docks needed.

Attorney Steib entered into Evidence Exhibit A-15 Zoning Comparison prepared by Crest Engineering dated 1/8/19.

Attorney Steib swore Board Engineer Shafai and Board Planner Mertz were sworn in. Planner Mertz asked about the landscaping species. Ms. Totten went over the landscaping plan.

Mr. Pado asked about the septic system. Ms. Totten advised that the septic is pumped and she explained that in the future have to be reconnected to the rest of the system in the complex.

The Shade Tree Commission's report was addressed. There is a note on the landscaping plan that refers to the street trees to be planted by others previously approved and the Commission asked for clarification as to who others are. Ms. Totten stated that the owners of the business park will be planting street trees. When the roads are built, the landscaping has to go in.

Mr. Ziner asked about the traffic flow. Ms. Totten referring to Exhibit, explains how the traffic is traversed through the site. She explained that trucks come out on DeBaun Road and would make right turns. Board Engineer Shafai stated that the intersection is being reconstructed presently.

Loralie addressed the signage for the site is a monument sign and will meet the signage ordinance standards.

Regarding the lighting, Ms. Totten stated that the lights are only located on the building and they would be located over the doors.

The applicant will come back to the Board with the actual colors and materials but the footprint is what they are seeking approval for.

Engineer Shafai asked the applicant about the proposed water tank on the plans. Ms. Totten stated that this would be for fire protection. The tank is located behind the building and would be lower than the existing building and not visible from the road. Engineer Shafai asked if this would be seen on every site plan for the development.

The tank location was discussed. Engineer Shafai has no detail of what the tank would look like.

The applicant was asked if the building would have one tenant or multiple tenants and Mr. Mehr advised more than likely multiple tenants.

Attorney Steib stated that once the Board approves the application, the applicant will come back for architectural approval and only architectural approval.

Mr. Mehr stated that there is a demand and market for warehousing in this part of the state.

Chairman Newman asked Mr. Mehr to go through the Fire Department's report. Ms. Totten had a conversation with Mr. Wagner of the Fire Department to meet to go over their requirements to find practical answers to some of their comments.

Mr. Mehr advised that they responded to the Environmental Commission's request regarding threatened and endangered species. He advised that the data base search went much further than just reviewing the site. They found no species in the area. Mr. Mehr advised that the half of the site is being preserved because of the flood plains. The part they are developing was farmland.

Ms. Totten clarified that there is no fencing around stormwater basins in commercial developments. There are safety ledges installed.

Chairman Newman asked the Board professionals if the applicant's answers are satisfactory and Engineer Shafai advised yes. He stated that this was already addressed as part of the major subdivision. He stated that the applicant has the necessary NJDEP permits and Letter of Interpretation.

Mr. Mehr went through the Board Planner's report. Board Planner Mertz advised that they are okay with the request for the one variance to deviate from the height ordinance.

Engineer Shafai advised that he would require a new stormwater manual.

The applicant advised that they are able to comply with both the Board Engineer and Board Planner's comments.

Ms. Totten stated that in the architecture they will stay close to the Leeds standards. She stated that they are seeking to install a cool roof and she reasonably confident that that would be incorporated. Ms. Totten went over some potential items that will be incorporated into the proposed building.

Signage will be located to the west side of the building. They do not anticipate that a facade sign will be located on the building.

Ms. Totten explained how the roof drain system operated.

Mr. Pado asked about the loading dock area and voiced his concerns about the turning radius.

The Board took a break at 9:06 p.m. returning at 9:20 p.m.

The water tanks were discussed and Mr. Mehr advised that they would be part of the architectural submission and the applicant would look to alternate systems for fire suppression system.

Attorney Steib swore in Jay Troutman, P.E. of McDonough & Rae. He presented his credentials and

has been a traffic engineer for the past 31 years. He has reviewed traffic studies for various boards including Millstone Township. Chairman Newman accepts him as an expert.

Mr. Troutman has reviewed Exhibit A-13 and the truck turning radius and found same to be designed to handle tractor trailer movement. Regarding the Boards' concern about trucks entering the facility, queuing and safety. Mr. Troutman provided a background. He stated that there would be a slightly lower traffic impact because the building is a smaller building. He stated that traffic coming in from west bound to the Millstone Road traffic light would make a left then another feed into Farrington Blvd. He advised that this has been reviewed in detail by the New Jersey Department of Transportation.

Mr. Troutman advised that they are making application to the NJDOT to increase the length of the road. Traffic queuing and traffic backup was discussed. The NJDOT has limited this study for the Monroe warehouse and one other lot in Monroe for a dance center. Mr. Troutman advised the Board that the NJDOT is permitting only the three lots that he described.

Chairman Newman confirmed with Mr. Troutman that any other property would have to go through NJDOT for further approval.

The Board had two issues of concern, one is volume and the other is geometrics. What is the volume is and can geometrics handle it. Mr. Troutman stated that the NJDOT has reviewed this thoroughly and has approved the plan.

The permit is issued and the road is under construction. The traffic study included all existing traffic.

Ms. Totten advised that they had worked with Engineer Shafai to come up with a detail to create a barrier so there would not be a headlight issue. This was worked out at the Final subdivision stage to perfect this and eliminate this problem.

Engineer Shafai stated that the Board's traffic expert, Mr. Cantor, worked this all out. The NJDOT saw this and made it a part of the approved plans. Mr. Troutman advised that there would be a new traffic installed and approved by the NJDOT.

Chairman Newman opened the application to the public at 9:55 p.m. Seeing no public comment he closed the portion at the same time.

The Board discussed the application.

Chairman Newman looked favorably on the project subject to them returning to the Board for architectural approval to come back for provision of the architectural plans, location, design and screening of the water tank. Mr. Pado stated that he has a difficult time hard time approving this site as is, with the tank and fire suppression system a big issue. The aesthetic of the tank and how it affects the site is of concern. He asked the applicant fire suppression could be located inside of the building.

Chairman Newman asked if the board were to grant approval could the applicant come back for the Board to approve the architecture, fire suppression system. He asked if the applicant could send

the plans showing the intersection approvals with a copy of the permit.

The applicant advised that they would return for architectural compliance. They are withdrawing the water tank. Mr. Mehr advised that future tenants want to know that we have received preliminary approval. They will comply with the Fire Department and Board Engineer and Board Planner and will provide the NJDOT permit and traffic study.

Mr. Ziner made a Motion to grant preliminary approval as conditioned and Mr. Pado provided a Second. Roll Call Vote: Ziner, Pado, Beck, Ferro, Oxley, Pinney, Curtis, Arpaia and Newman voted yes to grant Preliminary Major Site Plan approval and variance as conditioned.

EXTENSION OF TIME:

P18-08 33 REALTY COMMERCIAL ASSOCIATES - Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. consisting of 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom and 4,000 s.f. administrative offices in Resolution memorialized 12-10-14. Applicant seeks third one-year extension of time, commencing on 12-10-17, which concluded on 12-9-18. No noticing required for Extension of Time Request.

Mr. Mehr withdrew the request for an Extension of Time.

NEW BUSINESS: Attorney Steib having provided informational memorandum to the Board regarding the new FCC rules concerning the installation and placement of small cells along public right of ways. The rules go into effect on 1-14-19. He explained that we cannot obstruct the regulations. Mr. Steib offered that now phones are computers and cell towers cannot handle that. Under 5g, cells must be located closer and little mini towers that are co-located on telephone poles and light poles in the Right of Way provide a broader spectrum of coverage. Attorney Steib advised that unlike cell towers where the provider had to show a gap in coverage, they do not have to show a gap.

The formal process is not known at this time.

Seeing no further new business or old business, Chairman Newman asked for a Motion and Second to adjourn. Mr. Pado made a Motion to adjourn and Ms. Oxley offered a Second and by unanimous vote, the meeting adjourned at 10:25 p.m.

Respectfully submitted,

Pamela D'Andrea