

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF November 20, 2017**

The meeting of the East Windsor Township Planning Board was held on Monday, November 20, 2017, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Planning Board Chairperson Edward Kelley called the meeting to order at 7:36 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Mr. Berman, Mr. Brady, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Kelley

Members Absent: Mr. Shapiro

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Jolanta Maziarz, Board Attorney
Richard Preiss, Township Planner
Doug White, Township Engineer
Daniel Dobromilsky, Township Landscape Architect

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Chairperson Kelley stated that everyone received a flyer for the upcoming Womanspace Communities of Light Vigil event. Mayor Mironov stated that the Township is participating the event scheduled for December 4th at the Municipal Building. She also stated that this is Womanspace's 40th year, so anyone who would like to participate or donate is welcome to do so.

PUBLIC FORUM

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

RESOLUTIONS

DISCUSSION ITEMS

APPLICATIONS/PUBLIC HEARING

**EWT File #PB17-003 269 Wyckoff Mills Road EW3 LLC
269 Wyckoff Mills Road**

Block 12, Lot 2
Preliminary and Final Major Site Plan

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Richard Preiss, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and Doug White, Township Engineer. Ms. Maziarz swore the professionals in.

Ronald Shimanowitz Esq., of Hutt and Shimanowitz is representing the applicant tonight, 269 Wyckoff Mills Road EW3 LLC. Mr. Ridolfi stated that the application is for preliminary and final major site plan approval for the property known as Block 12, Lot 2 on the Township tax maps. Mr. Shimanowitz stated that the property is landlocked, but there is an access easement from Wyckoff Mills Road that runs through an adjacent property. The property is approximately 14 acres in size and falls within the 269 Wyckoff Mills Road redevelopment area. The applicant is proposing to construct a 159,974 square foot warehouse building, containing 120,329 square feet of warehouse space, 9,174 square feet of office space, and 30,474 square feet of mezzanine storage. The building will have 54 parking stalls for cars and 29 truck loading bays. Mr. Shimanowitz stated that the proposal conforms to the approved redevelopment plan for the area and they are not requesting and variances or waivers.

Chairperson Kelley stated for the record the following reports have been received from East Windsor Professionals and Supervisors: Philips Preiss Grygiel, dated November 8, 2017, Exhibit B-1; T&M Associates, dated November 8, 2017, Exhibit B-2; Daniel Dobromilsky and Associates, dated November 7, Exhibit B-3; Fire Official Kevin Brink, dated November 15, 2017, Exhibit B-4; and the East Windsor Township Environmental Commission, dated November 15, 2017, Exhibit B-5. Mr. Shimanowitz stated that the applicant was in receipt of these reports.

Mr. Shimanowitz introduced the project engineer Julia Algeo of Maser Consulting as his first witness. Ms. Maziarz swore in Ms. Algeo. Mr. Shimanowitz asked Ms. Algeo to go over her licensure and experience for the Board. Ms. Algeo stated that she is a senior principal at Maser Consulting and has been there for over 18 years. She stated that she has been a licensed engineer in New Jersey since 1990 and she has testified as a professional witness for several boards in New Jersey. Chairperson Kelley accepted her credentials.

Ms. Algeo entered into evidence Exhibit A-1 titled "Site Location Aerial Map," dated November 20, 2017. Ms. Algeo entered into evidence Exhibit A-2 titled "269 WMR Site Plan Exhibit," dated November 20, 2017. Ms. Algeo stated that the property is located approximately 900 feet from Wyckoff Mills Road and is east from the New Jersey Turnpike. The Millstone River runs along the northern boundary of the site, and to the west and south of the site is undeveloped land that is owned by the New Jersey Turnpike Authority (NJTA) that is used as a conservation area for wetland mitigation purposes. The site is accessed from an unimproved access easement from Wyckoff Mills Road that runs through Block 12, Lot 1. Ms. Algeo stated that the site is currently unimproved and is vastly wooded, and it naturally slopes from south to north toward the Millstone River. She stated that a Letter of Interpretation has been issued by the New Jersey Department of Environmental Protection (NJDEP) in 2015 and a flood hazard area verification was issued in 2016.

Ms. Algeo referred to Exhibit A-2 and stated that the proposal is consistent with the approved redevelopment plan for the area. The applicant is proposing to construct a warehouse building that totals 159,974 square feet, with a ground floor footprint of 131,500 square feet. The building will have two mezzanine storage areas within the building, with warehouse space on the ground floor totaling 120,329 square feet. There will also be 9,174 square feet of office space. She stated that the redevelopment plan allows for 8% of the gross floor area be used as office space and they are proposing 5.7% of office space. The warehouse building will measure 270 feet wide by 450 feet long, which results in 0.26 floor area ratio, which is under the maximum allowed condition of 0.30. The building will be setback at a minimum of 40 feet from any property lines. The main entrance and office area will be located on the eastern side of the building, and all of the loading bay areas will be located along the north side of the building. Ms. Algeo stated that they are proposing 29 loading bay areas in total. She stated that 22 of the loading docks will be standard size to accommodate full size tractor trailers, while seven spaces will be restricted in size to smaller box trucks due to the turning radius in that area. There will be a tubular steel access gate at the entrance to the access driveway at Wyckoff Mills Road that will be manually opened in the morning and locked at closing. The access driveway is approximately 1,150 feet long and 26 feet wide, and will be able to accommodate cars, trucks, and emergency vehicles. Ms. Algeo stated that there will be 52 standard parking stalls on the east side of the building for employees, whereas only 46 are required. Ms. Algeo stated that there will be an eight foot high black vinyl clad chain link fence surrounding the entire facility for security purposes. There will be one trash compactor on the easterly side of the loading bay area that will be fully screened by a retaining wall and landscaping. The trash compactor will be loaded from the inside of the building and will be emptied by a contracted waste management company. She stated that the trash compactor will not be visible from Wyckoff Mills Road or the Turnpike. Ms. Algeo stated that there will be a 20 foot wide fire access lane around the building, which will allow for full site circulation for emergency vehicles. There will also be a picnic table and bench by the main entrance for employees.

Ms. Algeo stated that for storm water management, a retention pond is proposed on the north end of the site with a fountain aerator. There will also be an underground infiltration basin under the employee parking lot. The parking lot will be paved with porous pavement to allow for infiltration of runoff water from the roof tops into the underground basin. Ms. Algeo stated there will also be a subsurface basin for additional storm water storage underneath the truck court. Each of these facilities will provide water quality treatment for reinfiltration and runoff reduction in accordance with New Jersey state and East Windsor Township standards. Ms. Algeo stated that for utilities, sewer and water will be brought into the site by a connection into existing East Windsor Municipal Utilities Authority systems with a 14 inch water main that will extend about 300 feet along Wyckoff Mills Road. A 12 inch water extension will also extend through the easement for domestic and fire service to the building. The applicant is proposing an onsite pump station that will pump over 3,000 feet through a force main connected in a west direction to the Township gravity sewer located at Cranbury Station Road and Wyckoff Mills Road. Mr. Berman asked Ms. Algeo if the sewer line would run down the access easement or through the NJTA property and Ms. Algeo stated that it would run down the easement. Mayor Mironov asked Ms. Algeo if the number of truck bays and parking were geared to any particular user or type of activity. Mr. Shimanowitz stated that there is a prospective purchaser for the site, and that the owner of the site would be able to answer that question.

Mr. Shimanowitz introduced the owner of the site John Kainer as his next witness. Ms. Maziarz swore in Mr. Kainer. Mr. Kainer stated that he is the owner of the property and the applicant. He stated that the contract purchaser for this development is Barsan Logistics. Barsan Logistics is an international logistics company that moves other company's products around the world. Mr. Kainer stated that this plan is geared toward their operation. Mayor Mironov asked what the reasoning was behind the number of truck bays. Mr. Kainer stated that Barsan requested to have as many loading docks along the north side as possible to maximize efficiency. He stated that generally they are not a high truck volume user, but more and more warehouse developments are including loading bays along the entire length of the building to maximize efficiency.

Mr. Shimanowitz introduced the project architect Richard Pratt of OGP Architects as his next witness. Ms. Maziarz swore in Mr. Pratt. Mr. Shimanowitz asked Mr. Pratt to go over his licensure and experience for the Board. Mr. Pratt stated that he has been a licensed architect in New Jersey for over 20 years. He earned his bachelor's degree in architecture from Drexel University and has been a partner at OGP Architects in Hightstown, New Jersey for over 12 years. He stated that he has testified before this Board and other boards throughout New Jersey as an expert witness. Chairperson Kelley accepted his credentials.

Mr. Pratt entered into evidence Exhibit A-3 titled "Elevations," dated November 20, 2017. Mr. Pratt entered into evidence Exhibit A-4 titled "Renderings," dated November 20, 2017. Mr. Pratt stated that the north wall is the loading dock wall, with the east elevation facing the Turnpike. He stated that high windows were included over the loading docks for natural light to enter into the office areas on that side of the building. Mr. Pratt stated that the main entrance was accented with glass panels and a canopy over the door. The building will have painted concrete panels and steel structures with reveals to break up the panels and flat look of the wall. Mr. Pratt entered into evidence Exhibit A-5 titled "Sherwin Williams Paint Samples," dated November 20, 2017. Mr. Pratt stated that the building would have blue and gray colors throughout, with a touch of red on the main entrance canopy to tie in Barsan's colors of blue and red. Mr. Pratt stated that the renderings of the entrance show fin walls that define the entrance and vertical fins and sunshades to further break up the façade. Mr. Pratt entered into evidence Exhibit A-6 titled "Blue Tinted Glass Sample," dated November 20, 2017. Mr. Pratt entered into evidence Exhibit A-7 titled "Clear Anodized Aluminum Window Sample," dated November 20, 2017. Mr. Pratt stated that the glass on the building would be blue tinted. Mr. Berman asked Mr. Pratt if the building would have capacity for solar paneling on the roof. Mr. Pratt stated that the roof would be able to accommodate solar panels. In terms of energy conservation, Mr. Pratt stated that the concrete panels would be insulated for heat, and the concrete and steel materials would be recycled content. Mr. Berman asked Mr. Pratt if the interior loading area would be heated. Mr. Pratt stated that the area would be semi-heated, it would not have air conditioning but it would be heated to 72 degrees. Chairperson Kelley asked Mr. Pratt if any racks would be visible through the windows at night. Mr. Pratt stated that the entrance area windows would be looking into office space so no racks would be visible in that area. He stated that the south wall windows are high up, so the warehouse area wouldn't be visible. He also added that the lighting inside would be motion activated, so the lights wouldn't be on unless someone was in that area.

Mr. Shimanowitz introduced the project landscape architect Raymond Liotta of Maser Consulting as his next witness. Ms. Maziarz swore in Mr. Liotta. Mr. Shimanowitz asked Mr. Liotta to go

over his licensure and experience for the Board. Mr. Liotta stated that he earned his bachelor's degree for landscape architecture from Rutgers and he has been a licensed landscape architect in New Jersey since 1985. He stated that he has been accepted as a professional witness by over 75 boards in New Jersey. Chairperson Kelley accepted his credentials.

Mr. Liotta referred back to Exhibit A-2. He stated that the landscaping plan was designed to comply with the approved redevelopment plan and the Township standards. He stated that in the parking areas, they were required to provide 10 shade trees, as well as shrub screening within the exterior landscaping islands adjacent to the parking areas. He stated that for the area surrounding the building within 75 feet, they were required to provide 1 tree for every 40 feet of linear feet of building. He stated that based on the perimeter length of the building, they were required to provide 36 trees in that area, which they did provide. For the retention basin, they were required to provide one tree for every 500 square feet of basin, so in total they were required to provide 19 trees in the retention basin area. Mr. Liotta stated that they also provided landscaping to screen the parking areas from view of the Turnpike. Mr. Liotta stated that the redevelopment plan required that the landscaping plan use native species, and the applicant is proposing 91% of all plants utilized be of native species. He stated that the proposed vegetation in and around the retention basin are designed to accept water inundation periodically in the event of a large storm event. Mr. Liotta stated that the site was also heavily buffered from view from the adjacent properties by existing wooded areas. He stated that the entire plan was designed with low watering needs, which is consistent with the Township's Sustainable Jersey policy. He stated that it is his opinion that the proposed development will be adequately screened and will not have any adverse effects on any adjacent roadways or properties. Mayor Mironov asked Mr. Liotta what would be visible from the Turnpike. Mr. Liotta stated that traffic travelling southbound would have a hard time seeing into the site due to the existing vegetation and the existing access bridge that is used by the NJTA. He stated that traffic travelling northbound would have a more visible sightline into the property, but he believed that with the additional landscaping, only the top half of the building would be visible, and the parking areas would be fully screened from view. Mayor Mironov stated that an extraordinary number of trees are being removed from the site for this project but the number of trees being planted is modest. She asked if the proposed landscaping plan fully conforms to the Township's standards, and if not, what areas are deficient. Mr. Liotta stated that it was his opinion that the landscaping plan was consistent with the approved redevelopment plan and the Township's ordinances. He stated that the tree replacement requirement was difficult to conform to, as an extensive number of trees would be removed from the site to accommodate this project. He stated that the remainder of the site would remain heavily wooded, and it would be difficult to do any additional planting in those wooded areas, so the topic of tree replacement might be included in any discussions about a redevelopment agreement. Chairperson Kelley asked Mr. Liotta if they had considered adding any trees along the access driveway. Mr. Liotta stated that they did approach the NJTA to see about adding shade trees along the access driveway, but they were told that would not be permitted. Mr. Dobromilsky stated that the NJTA added trees along their property that would help screen the access driveway.

Mayor Mironov asked Mr. Liotta to refer to the elevations exhibit to illustrate what would be visible to travelers along the Turnpike. Mr. Liotta referred to Exhibit A-3, and stated the third elevation would be the façade facing the elevation, but with the plantings only the top portion of the building would be visible from the Turnpike.

Mr. Liotta stated that regarding site lighting, all fixtures will be Lethonia brand fixtures will full cut off features, meaning no light will be emitted above the horizontal plane. The fixtures would be LED fixtures with a color temperature of 4000k, producing a natural white light. There would be pole mounted lights measuring 16 feet in height in the western entry of the site and the rest throughout the site would be 25 feet in height. There would also be wall mounted light fixtures at various heights. Fixtures would be mounted at 12 feet along the entrance and car parking areas, 18 feet on the west and south sides of the building, and 25 feet along the loading dock spaces. Mr. Liotta stated the overall site average illumination is 0.7 foot candles, which is below the maximum 1.0 foot candles. The lighting levels in the paved areas would be 0.9 foot candles with a maximum of 3 foot candles and a minimum of 0.2 foot candles. He stated that there would be no light spillage onto any neighboring properties or roadways. At closing, the site lighting would be dimmed to 30% to function as security lighting. Mr. Dobromilsky asked if any lighting was proposed along the entrance at Wyckoff Mills Road. Mr. Liotta stated that there was not anything proposed there at this time. Mayor Mironov stated that as a major entrance, it should be identified. Mr. Liotta stated that he didn't think the applicant would have any objection to putting a fixture there.

Mr. Shimanowitz introduced the project traffic engineer Nicholas Aiello of Maser Consulting as his next witness. Ms. Maziarz swore in Mr. Aiello. Mr. Shimanowitz asked Mr. Aiello to go over his licensure and experience for the Board. Mr. Aiello stated that he earned his bachelor's degree in civil engineering from Rutgers University and he has been a licensed professional engineer since 2014. He is also a licensed professional transportation planner. Chairperson Kelley accepted his credentials.

Mr. Aiello stated that he prepared the traffic report that was submitted to the Board with this application. He referred back to Exhibit A-1 and stated that Wyckoff Mills Road is an east west oriented roadway classified as an urban major collector with a posted speed limit of 40 miles per hour. There is an existing stop control at the intersection of Wyckoff Mills Road and Cranbury Station Road along Cranbury Station Road in the southbound direction. Mr. Aiello stated that manual traffic counts were taken on July 18, 2017 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, along with traffic recording tubes to count traffic along Wyckoff Mills Road. He stated that the peak traffic hours of the study area were from 7:30 AM to 8:30 AM and from 4:15 PM to 5:15 PM. He stated that he consulted the National Institute of Transportation Engineering's trip generation manual as the standard for projecting traffic volumes for new development. Based on those standards, he calculated that 12 trips will be generated by the site in the AM peak hour, with six trips entering the site and six leaving the site. For the PM peak hour, the site would generate 13 trips out of the site. He stated that about 20% of trips would be larger trucks, which equates to three trucks in the AM peak hour and four trucks in the PM peak hour.

Mr. Aiello stated that he recommended two off site tract improvements to improve traffic flow and motorist safety in that area. He stated that Wyckoff Mills Road's current speed limit is 40 miles per hour, but he would recommend that be reduced to 35 miles per hour due to the curvature of the road. He also stated that he would make the intersection of Wyckoff Mills Road and Old Cranbury Road an all way stop control, as there is impeded sight distance from Old Cranbury Road due to the Route 133 Bypass bridge and the road curvature.

Mr. Aiello stated that he also reviewed the municipal parking requirement for the site, and while the requirements for the property are 46 parking spaces, the applicant is proposing 52 parking spaces. He also stated that his calculations show the entrance driveway and the intersection of Old Cranbury Road and Wyckoff Mills Road would operate at acceptable levels of service.

Mayor Mironov asked Mr. Aiello what an all stop control is. He stated that would mean adding stop signs at all three approaches of the intersection. Mayor Mironov stated that she would think there would need to be a more thorough review to justify that type of control. Mr. Aiello stated that he reviewed the state standards and impacted site distance can warrant this type of control, and he believes the intersection meets those requirements. Mayor Mironov stated that she was concerned that there hasn't been any discussion regarding any impact at the intersection of Wyckoff Mills Road and Probasco Road or Lake Drive and Route 33. She stated that she didn't find the report complete in terms of evaluating traffic impacts in those areas, and asked that those intersections be evaluated and a supplement to the traffic report be provided. Mr. Aiello stated that he did not evaluate those intersections as he didn't believe the impact on those areas was enough to warrant it. Mayor Mironov stated that those areas are of concern to the Township and they should be appropriately reviewed. Mr. Shimanowitz stated that they would do that. Mr. Catana asked Mr. Aiello if the curve of the entrance driveway was wide enough to accommodate trucks travelling westbound turning into the site. Mr. Aiello stated that they could provide that analysis.

Chairperson Kelley asked for more information regarding the locked access gate at the entrance driveway, as no trucks would be permitted to queue on Wyckoff Mills Road to wait for access to the site before opening. Chairperson Kelley asked if there would be any wetland mitigation on site. Ms. Algeo stated that they were not proposing any at this time, but if the NJDEP required any during permitting, they would provide that. Chairperson Kelley asked if the applicant had any comments on the report from Fire Official Kevin Brink. Mr. Shimanowitz stated the applicant would comply with those items.

Mr. White asked Mr. Aiello what the total daily truck traffic to and from the site would be. Mr. Aiello stated that there would be about 11 to 12 trucks in and out of the site each day. Mayor Mironov stated that because the applicant has a prospective user, she asked that the trip generation information be practical information based on the user, not on national standards. Mr. Shimanowitz stated they would provide that information.

Mr. Brady asked how emergency services would access the site if the gates were locked during off hours. Ms. Algeo stated that a Knox box would be provided on the gate.

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

Chairperson Kelley asked Mr. Shimanowitz to review the open items from tonight. Mr. Shimanowitz stated the applicant would provide more information regarding the proposed tenant's operations, information regarding lighting at the site entrance, supplemental traffic analysis information, turning radius exhibits, and storm water management maintenance. Mr. Catana also requested that lighting calculations for the off hour 30% lighting levels be provided.

Chairperson Kelley announced the application would be carried to the meeting of December 4th, 2017 with no further notice required.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned.

CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Planning Board Secretary of the Township of East Windsor Planning Board and that the foregoing minutes of the Planning Board, held on November 20, 2017, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board this 22nd day of January, 2018.

Allison Quigley, Board Administrative Secretary
East Windsor Township