

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF November 6, 2017**

The meeting of the East Windsor Township Planning Board was held on Monday, November 6, 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 7:34 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, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Kelley

Members Absent: Mr. Clark, Mr. Shapiro

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Jolanta Maziarz, Board Attorney
Richard Preiss, Township Planner
A. Maxwell Peters, Township Engineer

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Chairperson Kelley stated that everyone received in their packets a copy of the winning essay for the 2017 New Jersey League of Municipalities Louis Bay 2nd Future Municipal Leaders Scholarship Competition written by East Windsor resident Siddi Shah. Mayor Mironov stated that Ms. Shah did a great job on her essay and that everyone was very proud of her accomplishment.

PUBLIC FORUM

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

MINUTES

September 25, 2017

MOTION TO APPROVE THE SEPTEMBER 25, 2017 MINUTES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Catana

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Kelley

NAYES: None
ABSTAINS: None

RESOLUTIONS

RESOLUTION 2017-18 Gopi Corporation
104 Hickory Corner Road
Block 58.12, Lot 27
Waiver of Site Plan Request

Chairperson Kelley stated that both resolutions tonight would be revised with tonight's meeting date on the first and last pages. Mayor Mironov asked that resolutions be numbered prior to distribution to the Board.

Mayor Mironov stated that on page three, condition number three, there was discussion at the public hearing that due to the length of time that had passed since the issue had been addressed, the Board had agreed to allow the condition to remain but they were not necessarily approving the condition, and that this should not be used as a model for any other site in the Township. She stated that the Board had discussed that they would retain the ability to revisit the condition on the site if any issues arose. She asked Ms. Maziarz if condition number four on the same page satisfied that. Ms. Maziarz stated that she believed condition four satisfied that, as well as condition number two. Mayor Mironov stated that she understood and that she just wanted the resolution to be clear that this condition is not precedential for any other site and if the subject site every returned to the Board for additional approvals or review, the Board would reserve the right to revisit that condition. Ms. Maziarz stated that each application that comes before the Board has to stand on its own merit, so this resolution would not be granting anything that could be considered precedential. She stated that she could strengthen the condition to read that this approval is not precedential and shall not be construed as such. Chairperson Kelley stated that he thought that was a good idea. Mayor Mironov agreed.

MOTION TO APPROVE RESOLUTION 2017-18 WITH CHANGES MADE BY: Mr. Catana

MOTION SECONDED BY: Ms. Patel

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin,
Mr. Kelley
NAYES: None
ABSTAINS: None

RESOLUTION 2017-19 Gateway Twin Rivers LLC
159 Milford Road
Block 20.06, Lot 4
Waiver of Site Plan Request

Mayor Mironov stated that on page three, condition number two, the resolution states that this approval will be incorporated as part of the developer's agreement with the applicant. She stated that the applicant had already entered into a developer's agreement with the Township. Mr. Catana suggested changing the condition to state *the existing developer's agreement*. Robert Ridolfi, an attorney of his own firm representing the applicant, stated that he also reviewed the resolution and the developer's agreement and this approval would change the approved landscaping that was referenced in the existing agreement. Mayor Mironov stated that is why she raised the issue, as they want to make this approval enforceable but was unsure if having to go through the amendment process for the developer's agreement to incorporate this change was appropriate. Mr. Ridolfi suggested ending the condition after *Township Council*. Mayor Mironov agreed with his suggestion and also added that the condition should read *shall be construed as a requirement of the existing developer's agreement*. Mr. Ridolfi stated that was a good idea.

MOTION TO APPROVE RESOLUTION 2017-19 WITH CHANGES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Schmidlin

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Kelley

NAYES: None

ABSTAINS: None

DISCUSSION ITEMS

Chairperson Kelley announced that all Board members had received in their meeting packets a copy of a memorandum from Township Engineer A. Maxwell Peters of T&M Associates dated ????. Chairperson Kelley asked Mr. Peters for his comments. Mr. Peters stated that the memorandum was a good summation of revised plans the Township had recently received from the developer of the project known as Project Terra, located at 329-359 Wyckoff Mills Road. He stated that the only proposed changes were to the underground piping system. He stated that these changes would not affect the aesthetics of the site or intent of the approval and these changes would not be visible on site.

APPLICATIONS/PUBLIC HEARING

EWT File #PB17-005 Gateway Twin Rivers LLC
159 Milford Road
Block 20.06, Lot 4
Minor Site Plan

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Richard Preiss, Township Planner and A. Maxwell Peters, Township Engineer. Ms. Maziarz swore the professionals in.

Chairperson Kelley stated for the record the following reports have been received from East Windsor Professionals and Supervisors: Philips Preiss Grygiel, dated October 25, 2017, Exhibit B-1; T&M Associates, dated October 25, 2017, Exhibit B-2; and Fire Official Kevin Brink, dated November 1, 2017, Exhibit B-3. Mr. Ridolfi stated that the applicant was in receipt of these reports.

Robert Ridolfi, Esq. is representing the applicant tonight, Gateway Twin Rivers LLC. Mr. Ridolfi stated that the application is for minor site plan approval to permit minor modifications to the previously approved site plan for the subject property located at 159 Milford Road, also known as Block 20.06, Lot 4 on the Township tax maps. He stated that these modifications include a 10 foot by 15 foot guardhouse, a manually operated security gate, a mechanical security gate, 2 small outdoor propane storage areas, and one monument sign. Mr. Ridolfi gave some background on the prior approvals for the site. He stated that on May 16, 2016 the applicant received site plan approval to construct a 408,390 square foot warehouse. Conditions of the approval stipulated that the applicant would have to return to the Board to discuss the possibility of a guardhouse and security gate for the property, as well as any proposed monument signage once a tenant was secured. Mr. Ridolfi stated that they are happy to report that they have secured one tenant to occupy the entire building, and this tenant is requesting a guardhouse and security gate for the site.

Mr. Ridolfi introduced Matthew Nunn of Trammell Crow as the first witness. Ms. Maziarz swore in Mr. Nunn. Mr. Ridolfi asked Mr. Nunn to go over his relationship to this project and his employment with Trammell Crow. Mr. Nunn stated that he has worked with Trammell Crow for over three years and is the project manager for this site. He stated that he has been involved with this development since its inception and has been on site during construction. Mr. Ridolfi asked Mr. Nunn if he was authorized to speak on behalf of Gateway Twin Rivers LLC tonight and Mr. Nunn stated that he was.

Mr. Ridolfi asked Mr. Nunn to go over the proposed modifications for the Board. Mr. Nunn entered Exhibit A-1, titled "Site Plan – First Page," dated November 6, 2017 into evidence. Mr. Nunn stated that the proposed guardhouse would be located on the north side of the truck court along the rear of the building, just north of the proposed mechanical security gate. He stated that the guardhouse would be approximately 10 feet by 15 feet in size and would not be visible from Milford Road. The guardhouse would be constructed of CMU block walls and a wood truss roof. Mr. Nunn entered Exhibit A-2, titled "Guardhouse Rendering" dated November 6, 2017 into evidence. Mr. Nunn stated that the guardhouse would match the building façade in terms of colors and materials. He stated that they are also proposing a sidewalk from the guardhouse to the office entrance on the northeast corner of the building to allow any guards on duty access to the building's restrooms.

Mr. Nunn stated that the mechanical security gate would be located at the north entrance to the truck court. The security gate is intended to protect the materials and goods of the tenant. The security gate will be a black vinyl coated fence. He stated that the mechanical gate will function like a pocket door and will slide open. Mr. Nunn stated that there will also be a manual security gate at the southern entrance to the truck court in case the tenant needs or requires secondary access to the truck court. He stated that the majority of truck traffic for the site would enter the truck court through the mechanical gate on the north side and would exit through the north side as well.

Mr. Nunn stated that the applicant is also proposing two outdoor propane storage areas. He stated that this is required because the tenant uses propane powered forklifts inside the warehouse, but the propane cannot be stored inside the building. He stated that there will be two or three storage cages on both the north and south ends of the truck court, with each cage holding approximately 12 propane tanks. The cages will be protected by yellow painted bollards.

Mr. Nunn entered Exhibit A-3, titled "Monument Signage Details," dated November 6, 2017 into evidence. Mr. Nunn stated that the tenant requested a single monument sign along Milford Road. The sign will not identify the tenant, but instead will just read "159 Milford Road." He stated that this was done at the request of the tenant for security purposes. The monument sign will be constructed of veneer block with an aluminum frame for the sign. Mr. Nunn stated that the color of the veneer block will match the building façade. Mr. Catana asked Mr. Nunn if the lettering would be on both sides of the sign and Mr. Nunn stated that he believed so. Mr. Catana indicated that the submitted drawings only show the lettering on one side.

Mr. Ridolfi asked Mr. Nunn if there were any changes to the approved landscaping plan. Mr. Nunn stated that some landscaping had to be relocated for the guardhouse, so all plantings in that area were relocated to the southern portion of the site.

Chairperson Kelley asked the applicant if they had any comments on Exhibit B-3, the memorandum from Fire Official Kevin Brink. He added that he would assume the security gate would have emergency access. Mr. Nunn stated that they would provide a knock box in the guardhouse for emergency access.

Chairperson Kelley asked if truck traffic would enter the site on the north side. Mr. Nunn stated that was accurate. Chairperson Kelley stated that he is aware of a sign on Milford Road that prohibits truck traffic in that area. Mr. Ridolfi stated that he is aware of the sign, but believes that was installed before the project was approved due to an ordinance established by the governing body. Chairperson Kelley asked how that would be handled. Mr. Ridolfi stated that he would think it is incumbent on the applicant to approach the governing body to discuss the sign and the project.

Mr. Berman asked Mr. Nunn if the guardhouse would be air conditioned. Mr. Nunn stated that it would be.

Mayor Mironov asked for clarification regarding the building footprint. Mr. Ridolfi stated that the warehouse was approximately 408,390 square feet. He stated that the original approval had included a 70,000 square foot mezzanine, but that had been removed. Mayor Mironov stated that she was aware of that, she just wanted the clarification on record for the Board.

MOTION TO APPROVE THE APPLICATION MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Berman

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin,
Mr. Kelley

NAYES: None

ABSTAINS: None

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 6, 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 4th day of December, 2017.

Allison Quigley, Board Administrative Secretary
East Windsor Township