

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

The meeting of the East Windsor Township Planning Board was held on Monday, March 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. Clark, Mr. Katawick, Mayor Mironov, Ms. Patel, Mr. Shapiro, Mr. Schmidlin, Mr. Kelley

Members Absent: Mr. Catana

Professionals and Staff Present: Allison Quigley, Planning Board Secretary  
Jolanta Maziarz, Board Attorney  
Elizabeth Lehney, Township Planner  
A. Maxwell Peters, Township Engineer  
Daniel Dobromilsky, Township Landscape Architect

**REPORTS/CORRESPONDENCE/ANNOUNCEMENTS**

The previous Planning Board meeting scheduled for March 6, 2017 was cancelled and all agenda items were carried to the regularly scheduled meeting of March 20, 2017 without further notice required.

Chairperson Kelley announced that Board members received a packet on subdivision and site plan review that he received from ANJEC training that the Environmental Commission attended.

Chairperson Kelley announced that alternate member Mr. Katawick would be eligible to vote tonight as regular member Mr. Catana was absent this evening.

**PUBLIC FORUM**

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

**MINUTES**

**February 27, 2017**

MOTION TO APPROVE FEBRUARY 27, 2017 MINUTES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Schmidlin

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Katawick, Ms. Patel, Mr. Schmidlin, Mr. Kelley

NAYES: None

ABSTAINS: Mr. Clark, Mr. Shapiro

**APPLICATIONS**

**EWT File #PB17-001                      One Mile Storage**  
79 One Mile Road  
Block 5.01, Lot 11  
Amended Preliminary and Final Site Plan with Variances

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board’s professionals: Elizabeth Lehney, Township Planner; A. Maxwell Peters, Township Engineer; and Daniel Dobromilsky, Township Landscape Architect. Ms. Maziarz swore the professionals in.

William Mehr, Esq. of Mehr, LaFrance, & Williams is representing One Mile Storage LLC, the contract purchaser of the subject property located at 79 One Mile Road, also known as Block 5.01, Lot 11. Mr. Mehr stated that applicant has returned to the Planning Board to present an amended site plan application and the applicant previously received preliminary and final site plan approval last year for the property.

Chairperson Kelley stated for the record the following reports have been received from East Windsor Professionals and Supervisors: Philips Preiss Grygiel, dated March 10, 2017, Exhibit B-1; T&M Associates, dated March 10, 2017, Exhibit B-2; Daniel Dobromilsky, LLA, dated March 9, 2017, Exhibit B-3; East Windsor Township Environmental Commission, dated March 15, 2017, Exhibit B-4; and Chief of Police James Geary, dated March 14, 2017, Exhibit B-5. Mr. Mehr stated that the applicant was in receipt of these reports.

Mr. Mehr stated that the amended site plan application included several changes from the previous approval that was received last year. The larger storage building, Building B, would have a second story added internally. The applicant had also proposed three buildings to serve as vehicle storage buildings in the previous application, but those buildings would be converted to standard self-storage buildings instead and would have a slight increase in square footage. Mr. Mehr stated that the previous application had five land driven bulk variances that were granted by the Board, and that the amended site plan proposed no changes to those variances that were previously granted.

Mr. Mehr introduced the project engineer Michael Intile of Crest Engineering as the first witness. Ms. Maziarz swore in Mr. Intile. Mr. Mehr asked Mr. Intile to go over his licensure and experience for the Board. Mr. Intile stated that he is a professional engineer and planner in New Jersey and has been working as a professional for over 25 years. He stated that he has worked on numerous development applications in New Jersey in the past and has been accepted as a professional witness in front of several boards in the state in the past. Mr. Intile also stated that he was the project engineer that worked on this project when it initially came before the Board last year and had provided testimony during the public hearing. Chairperson Kelley accepted his credentials.

Mr. Mehr asked Mr. Intile to go over the proposed changes to the site plan. Mr. Intile stated that all of the changes are minor. He stated that of the ten storage buildings that were previously approved, three were proposed to be recreational vehicle storage buildings. He stated that the applicant is proposing to convert those buildings to standard storage buildings instead.

Mr. Intile entered Exhibit A-1, titled "Display Drawing 1 of 1," dated March 20, 2017 into evidence.

Mr. Intile stated that Exhibit A-1 shows the new proposed site plan. He stated that Building B, the larger storage building in the front of the site, was originally a single story building but was two stories in height. He stated that the height of the building would not change, but a second story would be added internally, along with internal stairwells and an elevator. Mr. Intile stated that there were no other proposed changes on site, including no change to the impervious coverage on site and to the storm water management plan.

Mr. Mehr asked Mr. Intile if he reviewed the reports that were provided to the Board by its professionals. Mr. Intile stated that he did, and added that the applicant had begun the resolution compliance review after receiving the previous Board approval last year. He stated that the applicant had begun to address the issues raised by the Board and its professionals in that review. Mayor Mironov asked Mr. Mehr if the applicant would be presenting architectural elevations of the storage buildings this evening. Mr. Mehr stated that his second witness, Michael McCloskey of One Mile Storage LLC, would be presenting revised elevations.

Mr. Mehr introduced the principal of the property and the applicant Michael McCloskey of One Mile Storage LLC as the second witness. Ms. Maziarz swore in Mr. McCloskey. Mr. McCloskey stated that he was present at the previous public hearings last year as the applicant and principal of the property.

Mr. McCloskey entered Exhibit A-2, titled "Architectural Elevations – Building B," dated March 20, 2017 into evidence.

Mr. McCloskey stated that on Exhibit A-2, the top elevation was the approved elevation of Building B from the previous application, and the bottom elevation was the revised proposed elevation. Mr. McCloskey stated that the application does not propose any changes to Building B in terms of footprint or height. He stated that Building B would have architectural elements added to make it look more like a barn building, including fake overhead doors and a stone veneer wall. Mr. McCloskey stated that the only other changes on site were the conversion of the vehicle storage buildings to standard storage buildings. He stated that Buildings I, G, and J on the north side of the site were originally going to be three sided open vehicle storage buildings, but a revised consumer study that they conducted recently found that it would not be an economically feasible decision to offer vehicle storage buildings in lieu of traditional storage units. He stated that the three buildings would have a slight increase in square footage due to the change. Mr. Mehr asked Mr. McCloskey if there was any change to the impervious coverage on site. Mr. McCloskey stated that there was no change to the impervious coverage or the proposed setbacks on site. Mr. Mehr asked Mr. McCloskey if Buildings I, G, and J would have a change in height. Mr. McCloskey

stated that those buildings would have a decrease of two feet in height, thus diminishing their presence along Route 133. He stated that Buildings I, G, and J would be architecturally identical to the other previously approved standard storage buildings on site.

Mayor Mironov referenced Exhibit A-2 and stated that the top elevation was not an accurate portrayal of the previously approved elevations for Building B. She stated that there was a condition in the resolution of approval that stated “the applicant shall continue to work with the Township to enhance the architecture and landscaping for the buildings to make the property look more ‘farm’ like and shall supplement the proposed landscaping to better screen the proposed buildings and drainage basins.” She stated that the elevations of Building B were discussed at the previous public hearings last year, and she asked the applicant to review the proposed architectural elevation for Building B and the view of the building from One Mile Road. Chairperson Kelley agreed with Mayor Mironov that the top rendering was not an accurate portrayal of the Board’s approval. Mr. McCloskey stated that the top rendering was presented to the Board last year, but that the bottom rendering was the newly revised proposed architectural elevation for Building B and showed the proposed view from One Mile Road. Mr. McCloskey stated that they are proposing a stone veneer wall along the length of the building to break up the façade, as well as the addition of several faux sliding overhead sliding barn doors that are reminiscent of an actual barn. He stated that they also added an emergency exit door connecting to the internal stairwell that is styled to look like a barn door. Mr. Dobromilsky stated that he liked the look of the stone veneer wall and that it appeared the applicant was headed in the right direction. Mr. McCloskey stated that they also added additional landscaping along the front buildings as requested by the Board when they appeared previously. Mr. Dobromilsky stated that a condition of the previous approval was the addition of landscaping around the front buildings and that the applicant did do that during the resolution compliance review from the previous application, and those changes were carried over to this application.

Mayor Mironov stated as a general comment that moving forward, the Board should not approve conditions of approval without requiring the applicant to return to the Board to demonstrate compliance with the condition. Chairperson Kelley agreed with Mayor Mironov.

Mayor Mironov asked Mr. McCloskey if there were any implications for the site regarding circulation, parking, drainage, or storm water management as a result of the increased square footage. Mr. Mehr stated that the parking provided on site would serve those visiting the office building to pay their bills or rent a storage unit, but in general the site did not require a lot of parking as users would enter the site and drive directly to their storage units and then leave soon afterwards. Mr. Mehr stated that they did receive an updated traffic report from the project traffic engineer that they would like to distribute to the Board this evening.

Mr. Mehr entered Exhibit A-3, titled “Revised Traffic Impact Report by Donahue and Rey Associates,” dated March 20, 2017 into evidence.

Mr. McCloskey stated that the traffic engineers looked at the amended site plan and found an increase in morning and afternoon trips to and from the site, from 18 trips to 23 trips in both the morning and afternoon. He stated that they also found that self-storage facilities have the lowest parking need for their facilities, as users do not stay on site for long.

Mr. Mehr asked Mr. Intile if there were any changes to the drainage on site. Mr. Intile stated that there were no changes to the impervious coverage or storm water management systems on site. Chairperson Kelley asked Mr. Peters if he had any comments on the storm water management report. Mr. Peters stated that during the resolution compliance review process, he did not receive a revised storm water management report that addressed comments raised last year during the previous application and asked that the applicant provide one as a condition of approval.

Chairperson Kelley asked Mr. Peters about his comment regarding the need for fencing in the rear of the property. Mr. Mehr stated that the fencing was discussed at the previous hearings as well, and the applicant would like to keep the rear open, as the property is not easily accessible from the rear due to natural vegetation and the drainage basin in the rear. He stated that the applicant would provide security cameras in the rear.

Mayor Mironov asked Mr. Peters about his comments regarding the Environmental Impact Statement. Mr. Peters stated that he would request the applicant conduct an infiltration test for the proposed basin and a test for pesticides as the site was previously used for agricultural purposes. Mr. Mehr stated that the applicant would perform both tests. Mayor Mironov asked Mr. Peters about his comments in his review memorandum regarding the site triangles and sidewalks. Mr. Peters stated that the applicant had addressed his comments regarding the site triangles when they appeared before the Board last year and that he had meant to remove that part from his review memorandum. Regarding the sidewalks, Mr. Peters stated that in the previous application and in the current application, no sidewalk was proposed by the applicant and he wanted to make the Board aware of that. Mayor Mironov stated that it should be noted in the review, as it was not a Board determination.

Mr. Dobromilsky stated that he was aware that during the previous application, the applicant had discussed supplementing the lack of required landscaping along the rear drainage basin with a contribution to the Township's tree fund and stated that the condition should be carried to any approvals granted for this application as well. Mayor Mironov stated that as a note moving forward, the condition regarding the landscaping and the contribution to the tree fund was not properly incorporated into the previous resolution of approval and that it should be incorporated into any resolution of approval moving forward.

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

Mr. McCloskey entered Exhibit A-4, titled "Revised Building B Elevations," dated March 20, 2017 into evidence. Mr. McCloskey stated that this exhibit was the same rendering on Exhibit A-2.

Chairperson Kelley stated that the outstanding issues included the revised storm water management report, the revised environmental impact statement with the required pesticide and infiltration testing, and the condition regarding the contribution to the Township tree fund.

**MOTION TO APPROVE THE APPLICATION MADE BY: Mr. Berman**

**MOTION SECONDED BY: Mr. Schmidlin**

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Clark, Mr. Katawick, Mayor Mironov, Ms. Patel, Mr. Shapiro, 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 March 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 1<sup>st</sup> day of May, 2017.

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Allison Quigley, Board Administrative Secretary  
East Windsor Township