

**EAST WINDSOR TOWNSHIP PLANNING BOARD  
MINUTES OF June 4, 2018**

The meeting of the East Windsor Township Planning Board was held on Monday, June 4, 2018, 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 7:37 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. Brand, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel (Arrived at 7:43 PM), Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

Members Absent: Mr. Berman

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

**REPORTS/CORRESPONDENCE/ANNOUNCEMENTS**

Chairperson Kelley stated that all Board members received copies of the training materials he received from the New Jersey Planning Officials training course he recently attended in their meeting packets.

**PUBLIC FORUM**

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

**MINUTES**

**April 9, 2018**

MOTION TO APPROVE MARCH 12, 2018 MINUTES MADE BY: Mr. Clark

MOTION SECONDED BY: Mr. Catana

ROLL CALL

AYES: Mr. Brand, Mr. Catana, Mr. Clark, Mayor Mironov, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None  
ABSTAIN: None

## **RESOLUTIONS**

**RESOLUTION 2018-12** Target Corporation  
70 Princeton Hightstown Road  
Block 6.07, Lot 14.04  
Waiver of Site Plan Request

Mayor Mironov asked that the resolution be held until the next Planning Board meeting. Chairperson Kelley agreed.

## **DISCUSSION ITEMS**

1. EWT File #PB09-007  
The Seasons at East Windsor  
359 Princeton Hightstown Road  
Block 3, Lot 3.01  
Request for Extension of Approval

Matthew Wurgaft of Kravis & Wurgaft is representing the applicant tonight, East Windsor Acquisitions LLC. The applicant is requesting a one year extension of approval for the project known as The Seasons at East Windsor, a combination assisted living facility and affordable housing structure located at 359 Princeton-Hightstown Road, Block 3, Lot 3.01. Mr. Wurgaft stated that's since the applicant was last before the Board, they received certain agency approvals that were pending at that time, including approvals from the East Windsor Municipal Utilities Authority (EWMUA) and the New Jersey Department of Environmental Protection (NJDEP). Mr. Wurgaft stated that cost allocation agreements between Aurobindo Pharma and the EWMUA had been executed as well. Mr. Wurgaft stated that currently pending are the construction documents, financing documents, and approval from the New Jersey Department of Community Affairs (DCA). Mr. Wurgaft stated that once those are obtained in the next few months, they will be able to begin off site work and foundation work on the project. Mr. Wurgaft stated that with him tonight is Kishan Kansagra, a representative of East Windsor Acquisitions to answer any questions about the project. Chairperson Kelley asked Ms. Maziarz to swear in Mr. Kansagra, which she did. Chairperson Kelley asked Mr. Kansagra to describe his relation to the project. Mr. Kansagra stated that he is the project manager on the developer's side for the project.

Mr. Wurgaft asked Mr. Kansagra if he had provided the Board with an accurate description of the project and its current status. Mr. Kansagra stated that he did. He stated that he would like to clarify that they could not accurately anticipate how long it would take to receive approvals from the DCA. Chairperson Kelley asked Mr. Kansagra to describe the affordable housing component of the project. Mayor Mironov stated that they had to meet a 10% affordable housing requirement under Medicaid. Chairperson Kelley asked if this component was covered in the original project approval. Mayor Mironov stated that it was. Chairperson Kelley asked Mr. Kansagra if they were looking for a one year extension until June 6, 2019. Mr. Kansagra stated that was accurate.

Mayor Mironov asked Mr. Kansagra to expand on his comments regarding the DCA's review and approval of the project, and asked that he clarify what they had submitted to them and what they were seeking. Mr. Kansagra stated that they are hoping to receive Board approval tonight for the one year extension. If that is successful, they will be able to go to their lenders and get the financing to complete their construction documents. Mr. Kansagra stated that he would estimate they currently have about 10% of their construction documents waiting to be completed. He stated that their lenders are requiring that they receive this extension of approval first before they can move forward with additional financing. Once they have the completed construction documents, they can submit them to DCA for review and approval, which can take anywhere from four to six months. Mayor Mironov asked Mr. Kansagra why the construction documents were not completed. Mr. Kansagra stated that most of their current financing had gone to off site improvements and they needed additional funding to complete the construction documents. Mayor Mironov asked how long it would take to complete the construction documents. Mr. Kansagra stated that it would take about four to six weeks to complete once they secure funding. Mayor Mironov stated that sounded like a long time and that should be revisited. Mayor Mironov asked Mr. Kansagra what happens after the construction documents are complete. Mr. Kansagra stated that they would need to get some outside agency approvals along with DCA approval. Mayor Mironov asked Mr. Kansagra exactly what they needed from the DCA. Mr. Kansagra stated that the DCA needed to review and approve the construction documents. He stated that they would submit all of the construction documents to DCA for review and they would expect to get commentary back in a couple of months. Mayor Mironov asked if they were required to go to DCA for review and approval because the project is an assisted living facility. Mr. Kansagra stated that was correct. Mayor Mironov asked Mr. Kansagra how long the review would take. Mr. Kansagra stated that on average, DCA will complete the review in four to six months. Mayor Mironov asked what their next step would be after that. Mr. Kansagra stated that then they would come back to the Township to get permits to begin the foundation work. Mayor Mironov asked Mr. Kansagra if they had any other approvals outstanding for the project. Mr. Kansagra stated that there are two small approvals they still need to obtain. They need to obtain approval from the Township for the HVAC system, which they can apply for once the construction documents are done. They also need to obtain an analysis of the project from the county through their engineer. Mayor Mironov asked for clarification on the county approval. Mr. Kansagra stated that he did not have the exact language in front of him but would find out and clarify exactly what that approval is. Mr. Kansagra stated that these approvals would only take about a week and they could begin those processes once the construction documents are completed. Mr. Kansagra stated that once they have these approvals and DCA approval, they can submit for site work and foundation permits. Mayor Mironov asked Mr. Kansagra when they would submit their construction documents to the Township. Mr. Kansagra stated that they would be submitting the documents when they apply for the site work and foundation permits. Mayor Mironov asked if there was a reason why this couldn't happen simultaneously. Mr. Kansagra stated that if DCA requires any changes to the plans as a result of their review, they would have to make those revisions and resubmit to the Township.

Mayor Mironov asked for the applicant to follow up with the Board and provide more clarity as to the DCA's role in this in terms of exactly what they are looking at and what they approve and why the process would take four to six months. Mr. Catana stated that DCA acts as a reviewer of a developer's drawings, so instead of a developer going to a local building department and having the plans reviewed for code compliance, DCA will take on that role so they Township would not

have to review them. Mayor Mironov asked if that was required due to the nature of the project. Mr. Catana stated that some facilities are required to submit to the DCA for review and approval and local code officials were not able to review those.

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

MOTION TO APPROVE THE APPLICATION MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Clark

ROLL CALL

AYES: Mr. Brand, Mr. Catana, Mr. Clark, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAIN: None

2. SAFTB Inc.  
433 Route 33 East  
Block 18, Lots 1, 2, and 3

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Edward Snieckus, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and Max Peters, Township Engineer. Ms. Maziarz swore the professionals in.

Mark Shane, Esq. is representing the developer tonight, SAFTB Inc. who is here to present proposed renovations to the Mom's Peppermill site along Route 33 West. Mr. Shane stated that the principal of the developer, Constantine Katsifis is here to explain the scope of the renovations for the Board. Ms. Maziarz swore in Mr. Katsifis.

Mayor Mironov stated that SAFTB Inc. is before the Board tonight because they have submitted information on the proposed renovations to the Building Department and because this is a very visible property and requires extensive renovations, it seemed appropriate to have Mr. Katsifis present the renovations to the Board for any observations or comments. She stated that this is not a development application and this presentation is to allow the Board an opportunity to provide any commentary or input on the project.

Mr. Katsifis stated that the site was a restaurant for many years, as well as a car rental business and a meeting space. He stated that the renovations would maintain the existing footprint of the building. The building would be reconstructed and brought up to current building and construction code requirements. Mr. Katsifis stated that there will be three entrances to the building, all of which will be ADA compliant. Mr. Shane asked Mr. Katsifis how many uses they were planning on having on site. Mr. Katsifis stated there would be one use taking up two-thirds of the building, and there would be room for one more use. Mr. Katsifis stated that the primary use would be a baking facility with a full service retail bakery as an extension of the current operations running

out of the Americana Diner. Mr. Shane asked Mr. Katsifis if they knew what the second use would be yet. Mr. Katsifis stated that nothing was confirmed, but they are hoping to get a complimentary use to the bakery, such as a florist or party rental business. Ms. Patel asked Mr. Katsifis if they were going to have outdoor seating for the bakery. Mr. Katsifis stated that the building is set close to the road with only a five foot sidewalk along the building. He stated that some smaller café tables might be nice on the site. Chairperson Kelley stated that the last time the developer was here for this site, they indicated there was an issue with the Delaware and Raritan Canal Commission restricting development on the site. He asked Mr. Katsifis if that was still an issue currently. Mr. Katsifis stated that because this is a restoration of the existing building, it does not require a full site plan approval so there are no issues with the project moving forward. Chairperson Kelley asked Mr. Katsifis if the parking on site was sufficient and Mr. Katsifis stated that there was ample parking for the proposed use. Mr. Catana stated that he thought it was an ambitious project but that he was glad to see the site be renovated. Mayor Mironov asked Mr. Katsifis if they had any timelines in mind. Mr. Katsifis stated that they submitted their building permits with the intent to complete the project and be up and running by the end of the year. Mr. Catana asked Mr. Katsifis if they would be keeping any nostalgic pieces from the original building. Mr. Katsifis stated that there is a sign on the existing building that they are hoping to work with and keep. Mr. Clark stated that the Mom's Peppermill was a very successful site at one time and he thought it would be wonderful to see if successful again.

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

### **APPLICATIONS/PUBLIC HEARING**

**EWT File #PB18-002**

**330 WMR**

330 Wyckoff Mills Road

Block 15, Lot 1

Preliminary and Final Site Plan with Variances

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Edward Snieckus, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and Max 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: Burgis Associates, dated April 25, 2018, Exhibit B-1; T&M Associates, dated April 26, 2018, Exhibit B-2; Daniel Dobromilsky and Associates, dated April 25, 2018, Exhibit B-3; East Windsor Township Environmental Commission, dated April 18, 2018, Exhibit B-4; Chief of Police James A. Geary, dated April 19, 2018, Exhibit B-5; and Fire Official Kevin Brink, dated April 26, 2018, Exhibit B-6. Mr. Shimanowitz stated that the applicant was in receipt of these reports.

Ronald Shimanowitz, Esq. of Hutt and Shimanowitz is representing the applicant, 330 WMR LLC. Mr. Shimanowitz stated that they are present tonight requesting Board approval for preliminary and final site plan approval with variances and design waivers. The subject property is located at 330 Wyckoff Mills Road, measuring approximately 23.725 acres in size and is located in the R-O Research Office zone. The applicant is proposing a warehouse with an assemblage use measuring

191,470 square feet. 15,000 square feet will be office space and the remaining will be warehouse space. Mr. Shimanowitz stated that they have several witnesses present tonight to present the application and answer questions regarding the site and the potential use.

Mr. Shimanowitz introduced his first witness, John Kainer, the principal of the property. Ms. Maziarz swore in Mr. Kainer.

Mr. Kainer stated that his company is the contract purchaser of the property. This is a build to suit facility for Bedding Industries of America. Mr. Kainer stated that the principal of Bedding Industries of America was supposed to be present tonight to answer operational questions, but unfortunately is ill and was unable to attend. Mr. Kainer stated that he did get operational information from him directly and is able to present that on his behalf tonight. Mr. Kainer stated that Bedding Industries of America is a mattress manufacturer with a light assembly operation of traditional coil spring mattresses, box springs, and foam mattresses. They currently have two existing facilities in North Brunswick located across the street from one another, one about 85,000 square feet and the other about 30,000 square feet. They are looking to modernize their plant and relocate to East Windsor. Their current facilities have a total of 130 employees working on two staggered shifts. The first shift consists of production workers working from 7:00 AM to 3:30 PM and the second shift consists of office workers coming in at 8:00 AM working until 5:00 PM. Regarding parking, the applicant is proposing 111 parking stalls. Mr. Kainer stated that he discussed the parking with Bedding Industries of America and they indicated that while they have more employees than parking currently, a lot of their employees carpool. Regarding truck traffic, their current facility have twenty trucks a day travelling in and out of their site. Eight trucks are raw material trucks and twelve trucks are for finished goods. Mayor Mironov asked if the Bedding Industries of America representative would be present at the next meeting. Mr. Kainer stated that he could be. Mayor Mironov indicated that he should be, as there were questions being raised regarding parking and truck traffic that needed to be answered by the tenant. Mayor Mironov asked if this site would have the same number of employees than the existing site. Mr. Kainer stated that is what the tenant indicated. Mayor Mironov asked Mr. Kainer how many parking stalls are at the current facility. Mr. Kainer stated that he didn't have that information. Mayor Mironov stated that the number of parking spaces being provided is a large difference from what would be required and would require an in-depth discussion of the tenant's existing facilities, number of employees and existing parking demand at their current facilities. She stated that they would also have to discuss potential solutions if the parking demand turns out to be greater at the new facility than they are currently anticipating. Mr. Shimanowitz stated that they would return with a representative of the tenant to answer these questions at the next hearing.

Mr. Shimanowitz introduced his next witness, project engineer Julia Algeo of Maser Consulting. Ms. Maziarz swore in Ms. Algeo. Mr. Shimanowitz stated that Ms. Algeo has been accepted as a professional witness by the Board numerous times for different applications. Ms. Algeo stated that she has been a licensed professional engineer in New Jersey since 1990. She is a senior principal for Maser Consulting and has been accepted as a professional witness by many boards in New Jersey. Chairperson Kelley accepted her credentials.

Ms. Algeo entered into evidence Exhibit A-1 titled "Site Location Aerial Map," dated June 4, 2018. Ms. Algeo stated that the subject site is located approximately 1,300 feet from Probasco Road and is bounded by the New Jersey Turnpike to the west, an industrial development known

as Project Terra to the north, an industrial development to the East and New Jersey State Highway Route 133 to the south. The site fronts on 330 Wyckoff Mills Road and is located in the R-O Research Office Zone.

Ms. Algeo entered into evidence Exhibit A-2 titled "Existing Conditions Plan," dated June 4, 2018. This exhibit is also Sheet 2 of 22 in the entered engineering plans that were submitted to the Board with the application materials. The property is 23.72 acres and is currently undeveloped. Along the frontage of Wyckoff Mills Road, there will be a ten foot right of way dedication leaving 23.02 acres for development. There are wetlands on the south side property and an existing 100 foot PSE&G easement with high tension wires on the southeast side. There are existing utility easements on the northeast side of the property. Ms. Algeo stated that the property is oddly shaped with a narrow width varying from 160 feet on the northwest side to about 800 feet on the easterly side and has 1,790 feet of frontage along Wyckoff Mills Road. There is a trapezoidal shaped appendage that consists of wetlands. Ms. Algeo stated that with the wetlands on site and different easements, there is about 8.78 acres of constrained land that cannot be developed. Regarding bulk standards, there is an existing condition for a lot width variance located along the westerly side of the property where 350 foot lot width is required and 197 feet exists. The property slopes from north to south naturally. Ms. Algeo stated that they do have a letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP) issued in January of 2018 delineating the wetlands on site. She stated that there are no flood hazard areas on site.

Ms. Algeo entered into evidence Exhibit A-3 titled "330 WMR Site Plan Exhibit," dated June 4, 2018. Ms. Algeo stated they are proposing to develop the property with a one story building totaling 191,470 square feet. The building will be 40 feet high where 55 feet is the maximum height permitted in the R-O Zone. The building will have a 15,000 square foot office space in the front of the property, accounting for about 7.83% of the total building area. The remaining area of the building, 176,470 square feet will be used for warehousing and assembly. The building is approximately 941 feet long and 135 feet wide on the west side and 245 feet long on the east side. The building size will result in a floor area ratio of 0.19, which is under the maximum allowable FAR of 0.3. The building coverage will be 19% where 30% is maximum permitted. The building will be setback 92 feet from Wyckoff Mills Road and 50 feet from the right of way of Route 133. There is a minimum setback of 150 feet required for the zone, so the setback variances have been requested. The main entrance of the building will be located on the northeastern side of the building. The building will have loading and trailer spaces on the east and west side of the building, with 21 loading spaces and 34 trailer spaces in total. The applicant is proposing two separate full service entrance driveways for truck access into the loading areas. The driveways will be 45 feet wide and 195 feet wide at the curb openings. These are the same driveway configurations as the development across the street. The driveways will be secured by motorized sliding access gates that will be open during operating hours and locked after closing each day. The loading and trailer spaces will be fenced with motorized sliding gates for security. The fences will be six feet high black vinyl coated chain link fences. On the east side of the building will be thirteen loading docks, one driveway ramp and thirteen trailer spaces. At the entrance to the loading area there will be an architectural feature of an eleven foot high decorative screen wall. On the west side of the building, there will be eight loading docks and twenty trailer spaces. There will be another decorative screen wall on this side of the building as well. All employee parking will be in front of the building with two separate full service entrance driveways into the employee parking area. The driveways will be 24 feet wide and 58 feet at the curb openings. Ms. Algeo

stated that the parking area is currently designed to provide 111 parking spaces. In order to comply with the code requirement of 20 spaces in a row maximum, the applicant can add four more landscape islands and reduce the parking total to 107 spaces while eliminating that waiver request. Ms. Algeo stated that the ordinance requires 252 parking spaces so a waiver has been requested for the total number of parking spaces. Ms. Algeo stated that the project traffic engineer would provide further testimony on the parking requirements. Each parking stall will measure nine feet by eighteen feet with four foot access aisles. There will be five handicap accessible spaces, including one van accessible space.

Ms. Algeo stated that there will be a total of four driveways on site, two for passenger vehicles and two for trucks. The curb lines for each driveway will exceed the 50 foot maximum so a waiver has been requested. Regarding signage, Ms. Algeo stated that they are proposing one conforming monument sign at the easterly driveway by the truck entrance. They are also proposing directional signs at all of the driveways. At the first driveway, they are proposing a shipping sign directing the trucks into the shipping area, as well as a receiving sign pointing to the west. At the next driveway there will be a main entrance sign. At the third driveway there will be a directional sign toward the employee parking area. At the last driveway, there will be two signs, one that says receiving and one that says shipping. Each sign will be 7.3 square feet where 3 square feet is the maximum size allowed.

Ms. Algeo stated that sidewalk is proposed along the front of the building adjacent to the employee parking and leading up to the building entrance. Along the front of the property, the applicant is proposing landscape berms fluctuating between three and six feet high. One trash compactor is proposed and will be located at the end of the easterly loading dock area. The trash compactor will be screened from Wyckoff Mills Road and Route 133 by a screen wall and the proposed landscaping. Along the south side of the building, to aid in fire protection, the applicant is proposing a fire access lane that will connect the two loading areas to allow for full circulation for emergency access. Ms. Algeo stated that they are proposing a 40 foot by 45 foot employee pavilion at the southeast side of the building. There will be a sitting area, picnic tables, and benches for employees.

Ms. Algeo stated that she would discuss the storm water management plan next. On the west side of the property will be an infiltration basin. The basin will be linear in shape. Under the parking area will be an infiltration basin to receive rooftop runoff water that will recharge into the ground. Lastly, the applicant is proposing a subsurface basin under the loading and shipping area to the east. This basin will be a closed bottom system with a water quality treatment device. In combination, all three facilities will provide flow retention, groundwater recharge and water quality treatment required by the zoning standards. The site will have public sewer and water after being connected to existing systems along Wyckoff Mills Road through the East Windsor Municipal Utilities Authority (EWMUA).

Ms. Shapiro asked Ms. Algeo if the parking stalls were the standard size they normally see throughout the Township. He also asked her if the fire lane went into the wetlands area on site. Ms. Algeo stated that the fire lane will require a permit to cross through the wetlands transition area. Ms. Shapiro asked Ms. Algeo if they anticipated that approval process to go smoothly. Ms. Algeo stated that they did. Mr. Dobromilsky asked if the fire lane was shown in the current drawings. Ms. Algeo stated that it was not. Mr. Dobromilsky stated that needed to be added to



the plans. Mr. Dobromilsky asked Ms. Algeo to indicate where the on-site pump station would be located. Ms. Algeo stated that it is a below ground structure and would be located in front of the warehouse building. Mr. Peters asked if any sidewalk was proposed along the property frontage. Ms. Algeo stated that there was not. Mr. Peters asked Ms. Algeo about the sight triangles for the driveways. Ms. Algeo stated that the sight triangles are depicted on the plans and they all meet development standards. She stated the easterly driveway has a site triangle that extends onto the adjacent property, but that area is presently clear. Mr. Peters asked Ms. Algeo if they would be pursuing an easement to maintain the site triangle through the adjacent property. Ms. Algeo stated that they are having discussions with the property owner to do that. Mr. Snieckus asked if the building could be subdivided, as that would have an impact on the proposed parking. Mayor Mironov stated that the applicant could answer the question but indicated that she did not believe they were prepared to fully answer those questions, so she would suggest that they return with a full presentation regarding parking requirements, employee counts, shifts and other information. Mr. Shimanowitz stated that is exactly what they will do. He stated that they will have the project architect present tonight and then they would ask to return to the Board with additional information as discussed.

Ms. Algeo entered into evidence Exhibit A-4 titled "Overall Site Plan, Sheet 3 of 22," dated June 4, 2018. Ms. Algeo stated that this shows the proposed warehouse under construction on the opposite side of Wyckoff Mills Road. She stated that the subject site's driveways were configured to be staggered with Project Terra's driveways. Mr. Snieckus asked Ms. Algeo if there was any opportunity to connect the employee parking area to the other driveway, either through a k-turn area or another connectivity solution. Ms. Algeo stated that there is ability to provide connectivity to the driveways and they had discussed with the tenant the benefit of keeping passenger vehicle circulation totally separate from truck circulation. She stated that they could provide the connectivity if requested by the Board. Mr. Snieckus asked if the employee pavilion was a structure or a patio. Ms. Algeo stated that it was a patio area. Mr. Snieckus indicated that in his review letter to the Board, he raised the question that it might be beneficial to the Board to see an exhibit showing the site setbacks as required by the Township ordinances in order for the Board to visually see what variances are being requested. Ms. Algeo entered into evidence Exhibit A-5 titled "330 WMR Setback and Buffer Exhibit," dated June 4, 2018. She stated that the building setbacks required are 150 feet from Wyckoff Mills Road and 50 feet for each side yard. She stated that the exhibit shows a very minimal area within the setbacks. The exhibit also shows wetlands in blue which further constrains development.

Mayor Mironov asked Ms. Algeo to describe the look of the different storm water management basins and how they would be maintained. Ms. Algeo stated that the infiltration basin on the west side of the property will be a sand bottom basin. The basin will be screened from Wyckoff Mills Road by a landscaping berm and additional landscaping around the sides of the basin. In front of the facility, an underground infiltration basin will consist of perforated pipe and stone. Ms. Algeo stated that this basin will not be visible at all. Under the shipping area, the applicant is proposing a storm trap basin consisting of a concrete chamber that will store water underground with an outlet with a water quality treatment device that will treat water as it is discharged. This third basin will also not be visible. Ms. Algeo stated that all of the basins are connected and will drain into the existing wetland areas. Mayor Mironov asked Ms. Algeo to go back to the first basin. Ms. Algeo stated that the first infiltration basin will be a sand bottom basin. Mayor Mironov asked what it would look like in terms of depth, slope, screening, and maintenance. Ms. Algeo stated that it will

be about four feet deep and will drain within 72 hours. The basin will be dry except following a storm but will drain within that 72 hour time frame. The basin will be maintained by the property owner and a maintenance manual has been prepared following best practices issues by the State. Ms. Algeo stated that the basin won't be landscaped in the bottom, it will be sand bottom and will require maintenance. Mayor Mironov asked if there was any way to improve the look of the basin. Mr. Dobromilsky stated that best thing to do is to properly screen it. He asked Ms. Algeo how they would be filtering the water to make sure the basin doesn't get clogged. She stated that the tenant would be required to maintain it. Mr. Shimanowitz asked Ms. Algeo to describe the landscaping being proposed around the basin. Ms. Algeo stated that the landscape architect will provide testimony on that subject. Chairperson Kelley suggested an exhibit showing what the basin will look like and how it will be screened. Mr. Shimanowitz stated that they would bring an exhibit to the next hearing. Chairperson Kelley also asked for more information to be provided regarding storm water treatment on site and the efficiency of underground infiltration basins such as the ones being proposed. He also suggested the applicant consider a sign along on the eastern side of the property indicating receiving is on the west side to trucks approaching the site. Chairperson Kelley asked the applicant to provide information regarding emergency access to the site, such as adding Knox boxes to the entrance gates.

Mr. Shimanowitz introduced his next witness, project architect Rick Pratt of OGP Architects. Ms. Maziarz swore in Mr. Pratt. Mr. Pratt stated that he is a licensed architect in New Jersey for over 20 years and has testified as a professional witness before this Board and many other boards throughout the state of New Jersey. Chairperson Kelley accepted his credentials.

Mr. Pratt entered into evidence Exhibit A-6 titled "Overall Elevations in Color," dated June 4, 2018. Mr. Pratt stated that the north elevation facing Wyckoff Mills Road will be made of painted concrete panels with glass and canopy elements along the main entrance. The façade will be broken up with colored elements. There will be screen walls at both ends of the building to screen the truck and loading areas. While there is only one entrance proposed, the building was designed so another entrance could be added on the opposite side of the north façade if the building were ever subdivided in the future. The east and west elevations are about the same with the only variation being the number of dock doors on either side. Along the rear elevation, the color pattern will continue as on the front elevation. There is a canopy over the main entrance and glass elements to break up the façade. Mr. Pratt entered into evidence Exhibit A-7 titled "Color Samples," dated June 4, 2018. Mayor Mironov asked Mr. Pratt if he had a larger elevation that would better demonstrate what the building would look like. Mr. Pratt stated that he could provide a building rendering. Mr. Pratt referenced Exhibit A-7 and stated that the aluminum metal sample would be the material of the window frames. The darker grey would run along the length of the building and the blue would be the building accents. Mr. Pratt entered into evidence Exhibit A-8 titled "Glass Sample," dated June 4, 2018. He stated that this glass would be used for the windows and glass elements for the building. Chairperson Kelley asked if any of the racking would be visible through the glass windows. Mr. Pratt stated that the windows would only be in the office areas. Mr. Pratt entered into evidence Exhibit A-9 titled "3-D View of Monument Signage," dated June 4, 2018. Mr. Pratt stated that Bedding Industries of America has a red, white, and blue color scheme but no red will be featured on the building, only a touch on the monument sign. He stated that this sign is very similar to the one proposed for 269 Wyckoff Mills Road.

Chairperson Kelley asked Mr. Pratt how the HVAC equipment would be screened. Mr. Pratt stated that the roof would slope down from south to north. Any equipment on the roof would be hidden by parapets along the roof and would not be visible from Wyckoff Mills Road. Mr. Pratt added that the roof was designed for solar panels to be installed in the future if the tenant chose to install those.

Mr. Shimanowitz stated that concludes their presentation tonight. He asked that the Board carry this matter to a future meeting so they could return with their remaining witnesses and a representative of the tenant to answer some operational questions. He stated that they would also address the issues raised tonight and bring back the additional information as requested.

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

Chairperson Kelley announced that the application would be carried to July 9<sup>th</sup> 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 June 4, 2018, 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 9<sup>th</sup> day of July, 2018.

\_\_\_\_\_  
Allison Quigley, Board Administrative Secretary  
East Windsor Township