GREEN TOWNSHIP PLANNING BOARD MINUTES

REGULAR MEETING, JUNE 12, 2014

<u>CALL TO ORDER:</u> **@7:10pm**, the **Board Chairman, Scott Holzhauer** **<u>CALLED THE MEETING TO ORDER</u>** and then led everyone in recitation of the **<u>PLEDGE OF ALLEGIANCE</u>** and then read the **<u>OPEN PUBLIC MEETING</u>** statement.

<u>ROLL CALL</u>: The **Board Secretary called the Roll finding Scott Holzhauer, Chair. ; Laszlo Raffay, Vice Chair.; Eugene Bambara, Mayor Daniel Conkling, Watson Perigo; ~~James~~ Jason Rittie; and, Michael Viersma, Alternate #1** in attendance. Also present: **Lyn Aaroe, Esq.; Jessica Caldwell, Board Planner; John Miller, Board Engineer.**

<u>OATHS OF OFFICE FOR REAPPOINTED / NEW MEMBERS</u> ***(Alternate #2)*:** None

** **Mayor Conkling** confirmed that **Michael Rose** was appointed yet not present due to personal conflict.*

<u>MOTION TO EXCUSE ABSENT MEMBERS:</u> **James Chirip, Joseph Cercone and Richard Wilson**

- **Perigo so moved. Bambara seconded. VOICE VOTE: All members present voted "aye" in the affirmative. No abstentions. No objections. <u>Motion carried</u>.**

<u>MOTION TO APPROVE MINUTES:</u>

1. The **Chairman** entertained a motion to approve the draft minutes provided from the <u>5-8-14 P.B. Regular meeting.</u>

- **Raffay so moved. Bambara seconded. DISCUSSION: Bambara noted that he was left off the minutes, although in attendance. The Board Secretary apologized and said she would make applicable corrections. Rittie noted his name was spelled wrong, Jason, not James. VOICE VOTE: All eligible members present voted "aye" in the affirmative. No abstentions. No objections. <u>Motion carried</u>.**

2. The **Chairman** entertained a motion from Subcommittee members to approve the draft minutes provided from the <u>5-27-14 TRC meeting</u>.

- **Raffay so moved. Rittie seconded. ROLL CALL VOTE: Holzhauer - YES; Perigo - YES; Raffay - YES; and, Rittie - YES. No abstentions. No objections. <u>Motion carried</u>.**

<u>RESOLUTIONS</u>: **None**

<u>ORDINANCES</u>:

** The **Chairman** elected to deviate from the published agenda to address this matter later in the meeting in deference to those attending the meeting.*

<u>OLD APPLICATIONS</u>: **None**

<u>NEW APPLICATIONS</u>:

A. #PB 1407: (Block 31, Lot 1.06) / Cedar Peak, LLC - Preliminary Major Site Plan

Representatives: Megan Ward, Esq.; Allen Campbell; and, Robert Occhifinto, property owner.

DISCUSSION: **Ward** introduced the application for an 88,000 sq. ft. warehouse. John Miller described the application relative to his report involving matters reviewed by the Technical Review Committee (TRC), detailed the waivers requested. Ward described how the Sussex County Planning Board application was scheduled for July 7th. He recommended final architectural plans be submitted detailing the appearance of the buildings, as well as the final floor plan. Six (6) waivers total were requested and discussed. The Board questioned the Environmental Impact Statement and Ward offered details for discussion. The **Chairman** entertained the following motions for **COMPLETENESS**:

- **1.) Motion approving the six (6) waivers, as stipulated. Conkling so moved. Perigo seconded. ROLL CALL VOTE: Viersma - YES; Rittie - YES; Perigo - YES; Conkling - YES; Bambara - YES; and, Holzhauer - YES. No abstentions. No objections. Motion carried.**
- **2.) Motion deeming application COMPLETE. Perigo so moved. Rittie seconded. DISCUSSION: Board questioned Fire Marshall's review. ROLL CALL VOTE: Viersma - YES; Rittie - YES; Perigo - YES; Conkling - YES; Bambara - YES; and, Holzhauer - YES. No abstentions. No objections. Motion carried.**

DISCUSSION: @7:24pm, all three representatives of the application were sworn in. **Exhibit A-1 6-12-14** was used by **Campbell** to describe the individual lots and their integration of buildings via an interconnecting driveway system, as well as building size at 88,000, predominantly for warehousing use on 11 acres. **Exhibit A-2 6-12-14** was used to show the loading dock, circulation plan, roll-off dumpster / container area. His Facilities Report outlines how 20 employees will be at the building and the parking design. Board members questioned number of parking spaces versus parallel and banked. **Campbell** explained that 42 spaces will be constructed and 59 banked for a total of 109 spaces. Discussion ensued regarding storm water management, off-site wetlands, proposed reductions in runoff. **Ward** offered that metes & bounds for the pond were provided in the master development plan. Lighting described further as typical wall-mounted fixtures and 25-foot high poles. Vegetative buffering discussed for neighboring residential development. Landscaping and the exterior architectural design were explored. Board questioned maximum number of employees and hours of operation as well as Fire suppression and the Fire Official's review memo. **Campbell** discussed how he had been in contact with Mr. Flammer and it was understood that placing a standpipe in the cul-de-sac would not be feasible. Location would have to be determined instead of using the Andover fire codes. As with the Oak Run building an 8-foot deep water storage tank would be embedded in the building. Board questioned how the tanks would be re-filled. Applicant responded that it is the same as in all other buildings and would be constantly refilled. **Board Engineer** questioned storage that may be flammable and **Campbell** responded that it would be the lowest criteria of hazardous material (S-1) and no manufacturing would take place on-site. Board members wanted more explanation of how sprinkler system would work. Applicant responded that the tank and submersible pump would have a dedicated electrical line. Brief discussion ensued regarding septic system and well. Ward addressed Caldwell's report and questions regarding loading docks. Ward asked Campbell to address HVAC questions. **Board Planner** questioned coordination of truck traffic through the site. Applicant explained planned small directional signage. **Board Planner** mentioned that waiver would be needed for landscaping in parking lot. **Board Attorney** questioned the Applicant for his overall vision for this project in regard to third-party users.

- **Public Comment on the Matter: None**
- **BOARD ACTION:** The **Chairman** entertained the following motions:
  Motion to close the public comment

- **Motion to grant waiver to landscape requirement. Perigo so moved. Conkling seconded. VOICE VOTE: All members present voted "aye in the affirmative. No objections. No abstentions. Motion carried.**
- **Motion to grant preliminary only major site plan approval. Perigo so moved. Conkling seconded. ROLL CALL VOTE: Viersma - YES; Rittie - YES; Perigo - YES; Conkling - YES; Bambara - YES; and, Holzhauer - YES. No abstentions. No objections. Motion carried.**

GENERAL PUBLIC COMMENT:

ORDINANCES: Board Planner briefly discussed Township engagement of her and Board Attorney to revise the Township Ordinance. Discussed subcommittee and **Chairman** requested that Bambara be added to said committee. **Chairman** requested she coordinate everything by e-mail.

PAYMENT OF BILLS: *(As per May Bills List)*

- **Raffay so moved. Conkling seconded. ROLL CALL VOTE: Viersma - YES; Rittie - YES; Perigo - YES; Conkling - YES; Bambara - YES; and, Holzhauer - YES. No abstentions. No objections. Motion carried.**

OTHER BOARD BUSINESS:

- **Chairman's Report-** Briefly discussed meetings he has had with **Bambara** and said he admired the Board of Adjustment's new checklist. **Bambara** explained his version and the rationale behind the proposed list he did with the idea of reducing redundancies and consolidating the multiple checklists. Needed the Board's endorsement for the direction taken. The **Chairman** polled the Board - All supportive.
- **Cross-Over Report -** ***Bambara*** discussed the Board of Adjustment's granting of 6-month extension to Doggie Chalet application to comply with State ordinance. Brief discussion of other application pending on the lake is on hold, deemed incomplete due to ongoing septic issues. Credited Board Engineering with finding problem.
- **Environmental Commissio*n* Minutes-** None
- **Twp. Open Space -** None. Brief discussion of Airport Road property.
- **Sussex County Planning Board; Water Commission -** None
- **Secretary's Report –** Township Personnel Manual provided to Board members.
- **NJ Planner -** Provided
- **Other**

ADJOURNEMENT:

@8:25pm, Perigo so moved. Conkling seconded. VOICE VOTE: All members present voted "aye in the affirmative. No objections. No abstentions. Motion carried.

Minutes Respectfully Submitted by:

Desiree L. Dunn, Secretary
Planning Board & Board of Adjustment

√ APPROVED July 10, 2014