

GREEN TOWNSHIP LAND USE BOARD MINUTES
REGULAR MEETING, April 13, 2023

CALL TO ORDER: The April 13, 2023 Regular meeting of the Land Use Board was called to order by the Chairman, Mr. Scott Holzauer at 7:08pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Holzauer.

ROLL CALL: Present: Mr. Sam Diaz, Mr. Scott Holzauer, Mrs. Jenny Kobilinski, Mr. John Lynch and Mrs. Sharon Mullen
Also present: Mr. David Brady, Board Attorney, Mr. Cory Stoner, Board Engineer, Ms. Alison Kopsco (in for Ms. Jessica Caldwell-Dykstra) Board Planner and Ms. Kim Mantz, Board Secretary
Members Absent: Mr. Robert Cahill, Mr. Joseph Cercone, Mr. Jim DeYoung, Ms. Kate Douglass, Mrs. Nicole Magretto, Mr. Jason Miller, Mrs. Margaret Phillips and Mr. Rick Wilson
A motion was made by Mrs. Mullen to excuse the absent members and seconded by Mr. Lynch.
All Ayes. No Discussion. Motion Carried. Abstentions: none

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of March 9, 2023

Mrs. Mullen made a motion to approve the minutes and was seconded by Mrs. Kobilinski.

No Discussion. All Ayes. Abstentions: none

RESOLUTIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Application: LU#1808

Owner/Applicant: Airside Inc.

Block 26 Lot 4 – 246 Brighton Road, Andover, NJ 08721

Action: Completeness and Public Hearing

This application began at 7:12pm

Mr. Richard Wenner, Attorney for the Applicant began with a brief overview of the application.

Mr. Stoner began with the completeness items. There are a number of minor waivers requested and he believes they can all be waived because this is an existing application that already has improvements and they are not disturbing and environmentally sensitive areas. He briefly went through each one as per his report that is attached to and made part of these minutes.

A motion was made by Mrs. Kobilinski to deem application LU#1808 complete and grant all requested waivers. It was seconded by Mr. Lynch.

Roll Call Vote: Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen and Mr. Holzauer

No Discussion. All Ayes. Abstentions: none

Mr. Mario Cavallone, applicant, was sworn in by Mr. Brady.

Mr. Brady stated the Board was provided with proof of notice and publication and everything was found to be in order.

Mr. Wenner proceeded to ask Mr. Cavallone some brief questions about his business needs. The buildings in question are 2 accessory structures used to cut and store leftover pallets which he uses to heat the warehouses, this was referred to as metal shed #1 on the plan. The other accessory structure is referred to as wood shed #2 on the plan. Wood shed numbers 3 and 4 have already been removed. He explained how those sheds are an integral part of his business for heating and storage. The metal shed is used to cut all the pallets the sheet metal comes on and then it is used to heat his buildings. This is to protect the wood and the person who cuts the wood from the elements.

The wood shed is to store property maintenance items for everyday use.

Mr. Cavallone has installed more lighting than was required surrounding the new warehouse and he believes it is sufficient. Mr. Stoner agreed.

Mrs. Kobilinski asked what the shipping containers are holding. Mr. Cavallone explained that equipment and materials are placed in those containers so that they can be moved to different job sites. Mr. Brady stated those are most likely considered equipment and not accessory structures. Mr. Stoner asked if there was a maximum number of containers that would be on the property at any given time. Currently the plan shows 14, the applicant requested to add a few more.

Mr. Jim Glasson, Engineer for the applicant, was sworn in by Mr. Brady.

Mr. Diaz asked if there is any fire prevention in the wood cutting shed. Mr. Cavallone stated there was not but he is open to putting fire extinguishers out in the shed.

Mr. Glasson began the testimony by explaining he has an aerial photo of the property which was submitted as exhibit A-101. The red roof is accessory shed #1 and the one closer to the front of the building is accessory shed #2.

Other exhibits submitted:

A-102 Previously Approved Site Layout Plan, sheet 3 of 6, dated 5/25/16

A-103 Amended Site Plan Rendering, sheet 1 of 1, dated 5/25/16

He started by referring to A-102 with a quick run down of existing conditions and what was previously approved.

Mr. Glasson went through a list of items that are different than the approval, changed during construction and the sheds on the property.

1. The slope between the parking area and wetlands area, there were 4 or 5 walls proposed but they found there was a ton of rock left over. The engineer decided to rip rap the hill with the approval of Mr. Stoner. There is a curbed area in the parking lot so all the drainage is taken to the new, expanded infiltration basin.
2. There was a change in the employee parking lot to tractor trailer parking. There are 59 spaces where 54 are required. Three spaces were lost due to the concrete aprons being a little different than on the plan. Originally, the handicap spaces proposed on the right side to the left side of the building. They are not deficient in parking spaces but they are set up differently than originally approved.
3. There are only 2 sheds on site even though 4 are stated on the plan.
The red shed has a requirement of 200' for a rear setback and it is only 41.6' and the side setback requirement is 100' and it is only 31.5 which means 2 variances are needed.

The other shed, with the gray roof, requires a 100' and is only 3.3' so a variance is needed.

4. There is about 3000 square feet of additional gravel than the original plan. Coverage was approved at 41.89% and now it is 43.77%. Mr. Glasson does not feel this is an issue since the basin was expanded and has straight sand in the bottom. Everything on site is directed towards this basin.
- Exhibit A-104 Holophane Lighting specs and photographs of actual lighting on building were submitted into the testimony.
5. The specs show the size of the fixture and the photos show where they sit from grade. The previous plan had only shown 4 lights, one on each side. The current lighting is more than approved but is not excessive.
 6. The total building coverage has increased slightly to 10.18% with keeping the sheds and 9.89% was approved, the increase is negligible because 30% is the allowable coverage for the zone.
 7. The original plan required 48 trees along 2 sides as a buffer and to plant a row of trees by the red shed. He is trying to get the landscaper in to do that project. Mr. Stoner said this will be a condition of the CO.
 8. The count would preferably be 16 for the movable containers.
 9. There were capped millings originally planned for the area around the new building, but this has been paved.

Mr. Stoner commented on the rip rap used for drainage. He stated this was a good use of resources to use the rock instead of building the retaining wall.

Moving the handicap spaces is better because of the grade on the corner of the building and it was not ADA compliant.

Mr. Stoner was concerned about the items on top of the shipping containers. Mr. Cavallone explained that it is equipment used at the job site and everything is used and not just sitting there for a few years.

Mr. Stoner was concerned about a specific area of pavement that is very chewed up and Mr. Cavallone explained it is where the fork lifts have damaged the pavement from moving the trailers. The applicant just fills in with stone dust and gravel as needed. He may go to a concrete pad in the future.

Mr. Holzhauer is concerned with materials that look like they are over the property line and hopes that when the trees go in this will help alleviate anything spilling over onto the other property.

Mr. Brady swore in Daniel Bloch from Colliers Engineering, Professional Planner for Applicant.

Mr. Bloch began by submitting Exhibit A-15, a packet of photos of existing conditions.

He briefly went over each picture, they included:

- existing metal shed
- pallet cutting equipment in metal shed
- existing wooden tool shed (2)
- existing vegetation screening of wood shed
- view from Brighton Road
- view from Pequest Road
- outdoor storage area (3)

Mr. Bloch made notes on each about how each of these sheds were screened from the road and could not be seen.

He went over the setbacks previously stated above.

Mr. Bloch went over the positive and negative criteria for the bulk variance. He did not see any detriment to the public for this request.

When asked if she had anything to add, Ms. Kopsco stated everything had been covered.

Mr. Stoner asked if the applicant is ready for the CO, Kim will check and get in touch with Mr. Cavallone.

Mr. Holzauer opened and closed the public comment portion for the application as no public other than the applicant was in attendance.

A motion to grant amended preliminary and final site plan approval with variances requested with the following conditions:

The upper limit on the storage containers is 16.

The buffer shall be planted on the property line in the corner by the metal shed.

Any conditions that may have been in the previous resolution that has not been completed.

Fire extinguishers placed in or near metal shed used for cutting pallets.

A motion was made by Mrs. Mullen and was seconded by Mr. Lynch.

Roll Call Vote: Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen and Mr. Holzauer

No Discussion. All Ayes. Abstentions: none

The application concluded at 8:18pm

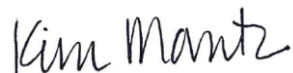
No public was in attendance, so the public portion of the meeting was opened and closed by Mr. Holzauer.

- **ATTORNEY'S REPORT** – Mr. Brady announced he was going to send a memo regarding the new rules for cannabis lounges.
- **CHAIRMAN'S REPORT** – None
- **SECRETARY'S REPORT** – Kim reminded the Board Members to complete their Financial Disclosure Statement.
- **PROFESSIONALS REPORT** – None

A Motion was made by Mr. Lynch to adjourn the meeting at 8:29pm and seconded by Mrs. Mullen.

All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: June 8, 2023