

**TOWNSHIP OF ROBBINSVILLE PLANNING BOARD MEETING
TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, NJ
WEDNESDAY, APRIL 16, 2008 7:00 P.M.**

MINUTES

Present: *Chair McGowan, Ms. Caffrey, Ms. Lasky, Ms. Burns, Mr. Cettina, Ms. Breyta, Mr. Lesniak, Mr. Calcagno, Ms. Fett (left at 8:24 p.m.), and Ms. Ward*

Absent: *Mrs. Van Nest*

Also Present: *John West, Township Engineer; Mr. Dasti, Board Attorney; Ms. Post, Board Secretary; Ms. Kooper, Planning Consultant; Ms. Persicketti, Recording Secretary*

Roll call for the above Board members was called and the Flag Salute took place.

“Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being set to the *Times of Trenton* and the *Messenger Press* and posted in the Municipal Building Public notice meeting bulletin board.”

CORRESPONDENCE

A memorandum was received from the Zoning Board requesting that when a subcommittee is formed for the Master Plan, a member of the Zoning Board be appointed to serve on that subcommittee. Mr. West said that the Mayor requested that the Master Plan be revisited, due specifically to the two gateways. The first is the Wittenborn gateway, and the request is to define the limits of the gateway (be it just for the Wittenborn tract or incorporate other areas). The second is the Gateway South, which is the Tamarro parcel. The Tamarro parcel was originally part of a redevelopment project, which is not going forward now. Therefore, the property needs to be defined for rezoning or have its own zone.

The question remains as to whether a subcommittee needs to be formed addressing the above mentioned issues or address the issues before a full Planning Board with a representative sitting on the subcommittee from the Zoning Board.

BOARD COMMENTS

Ms. Caffrey stated that the ordinance for Highway Commercial and Village Commercial is up for a continued public hearing at Township Council on April 24, 2008, and if Planning Board members are able to attend, their presence is encouraged. The Board spent a lot of time on the Master Plan Reexamination and the treatment of Route 130.

MINUTES

December 19, 2007 - Eligible to Vote: Caffrey, Breyta, Burns, Lasky, Ward, Fett, Calcagno, Cettina and McGowan.

A motion was made by Ms. Burns to approve the minutes and seconded by Mr. Cettina. All eligible Board members were in favor. Therefore, the minutes were approved.

February 27, 2008 – Eligible to Vote: Lesniak, Lasky, Caffrey, Breyta, Cettina, Fett and McGowan.

A motion was made by Mr. Lesniak to approve the minutes and seconded by Ms. Fett. All eligible Board members were in favor. Therefore, the minutes were approved.

March 19, 2008 – Eligible to Vote: Caffrey, Lasky, Cettina, Calcagno and McGowan.

A motion was made by Mr. Cettina to approve the minutes with a correction of a typo on Page 2. His motion was seconded by Mr. Lesniak. All eligible Board members were in favor. Therefore, the minutes were approved.

PLANNING UPDATE

Mr. West stated there would be a Planning Board Subcommittee Meeting taking place on May 7, 2008.

Capital Projects: (1) Work began on April 16, 2008, regarding Meadowbrook Park. It is scheduled to be completed within three to four months; (2) Washington Boulevard will begin in the middle of May of 2008; and (3) the town is currently in design for Gordon Road reconstruction.

PUBLIC COMMENT

A motion was made at 7:10 p.m. by Mr. Cettina to open the meeting for public comment and seconded by Ms. Fett. All in favor.

Tim Lynch, residing at 435 Gordon Road, said that he received a letter from the Township. Gordon Road has a lot of trucks on it. Also, when Matrix did construction, many of the trees were disturbed. Mr. Lynch mentioned this to Matrix a year ago and nothing to date has been done and the trees are dead. A dirt road now exists from Gordon Road to the new building. Mr. West indicated that the dirt road will eventually be closed off.

No other public came forward; therefore, a motion was made to close the public comment by Ms. Fett at 7:13 p.m. and seconded by Ms. Burns. All Board members were in favor.

BUSINESS TO DISCUSS

RESOLUTIONS:

(1) PB2008-02 – Sharbell Building Company, LLC – Approval of Bank Architectural Eligible to Vote: Lasky, Fett, Cettina, Breyta, Lesniak, Caffrey and McGowan. A motion was made to adopt PB2008-02 by Ms. Fett and seconded by Mr. Cettina.

ROLL CALL:

AYES: Lasky, Fett, Cettina, Breyta, Lesniak, Caffrey and McGowan

NAYS: None

There being seven (7) AYE votes PB2008-02 was adopted.

(2) PB2008-03 – Timothy M. Cunha – Approval of a Minor Subdivision

NOTE: Mr. Dasti indicated that the resolution would be on hold because he is awaiting comments from the applicant’s attorney to see if he had any concerns/questions regarding the resolution. Mr. Dasti to date has received no feedback from the applicant’s attorney.

C08-02-02 – Carmine Petito

Block 22, Lot 17

32 Bresnahan Road

Zoning: RR

Conceptual Review

The applicant is requesting a conceptual review of a proposal to subdivide an 8.07-acre flag lot into three (3) single-family residential lots.

Francis Guzik, Civil Engineer, from the firm of Van Cleef, represented the applicant in the above matter who was seeking a conceptual review. The application was for a three lot major subdivision due to the fact that there was a subdivision of the parcel back in the 1980’s. There are no variances sought, but waiver relief would be requested. There is an existing farm field on the back half of the property; the front half consists of meadow; and residential surrounds the rest of the property. There is a private well and septic system.

The applicant is seeking several small intermittent bioretention/rain garden storm water management areas in and around each property and an access road to aid in additional water quality filtering as well as for increased groundwater recharge (a sample of the rain garden landscaping was provided to the Board). The proposal was roadside swales in lieu of curbed streets and no sidewalks. Landscaping and buffering improvements will also be provided.

A private lane, as opposed to a roadway, is proposed and an association will be established among the three property owners for maintenance purposes to include snow removal.

The road width and turning radius will be sufficient to meet the Robbinsville Division of Fire standards.

The applicant proposed two plans. Plan A provides for a development layout in compliance with Township zoning regulations. However, the applicant desires to pursue Plan B because it shortens the roadway (reducing runoff created, wooded land disturbance and resources). The applicant indicated that there is no perceived benefit to extending the roadway further than required to provide access to Lot 3, as development on the adjacent parcel is greatly restricted.

Mr. West stated that the purpose of the application was that the applicant wanted feedback from the Board as to whether they preferred Plan A or Plan B (private road with three houses); and does the Board want curb and sidewalks on the road.

The amount of fill is an issue and will be addressed at a later date.

Mr. Guzik mentioned that most of the neighbors are family members.

A straw poll was taken by Chair McGowan to see if the Board prefers Plan A, Plan B, either or neither. The consensus of the Board was Plan B (reduced road section w/no curbs and sidewalks).

PB08-02-01 – JAMM Realty Corp.

“S/K Distribution @ 7A”

Block 41, Lots 15.01, 15.02 and 15.03

Gordon Road

Zoning: PCD

Public Hearing for Preliminary/Final Site Plan, Bulk Variances and Minor Subdivision

The applicant is seeking approval of a proposed site plan, which includes the minor subdivision of the existing three (3) lots to create two (2) lots consisting of 38.08 acres and 23.05 acres. The project proposes the construction of two (2) warehouse/office buildings consisting of 283,500 s.f. and 297,000 s.f.

Tom Letizia, Esq. represented the applicant in the above matter. The applicant sought minor subdivision approval and preliminary/final site plan approval for two (2) building warehouse distribution centers to be called SK Distribution Center at 7A on a 61.2 acre parcel located on Gordon Road near 7A in the Northeast Business Park adjacent to the Matrix Business Park. The subject parcel consists of three lots.

The proposal was to consolidate the three lots and create two new lots. One building will be constructed on each of the lots (Building A = 5,940 s.f. of office and 291,060 s.f. of warehouse distribution space and Building B = 5,070 s.f. of office and 277,830 s.f. of warehouse distribution). Parking, landscaping and storm water management will also be constructed. Access to the site will be provided through an extension of Applegate Drive. No variances were sought; however, six waivers from the site plan design requirements were requested to be as follows: pedestrian paths; planting islands within the parking lots; spotlight fixtures; number of signs and design setback (proposing two signs); proposed grades; and export/import of access fill (24,000 cubic yards). Trucks bringing fill into the site will not be using residential streets.

Mr. Dasti swore in the first witness, Thomas Gough. Mr. Gough stated that SK properties have a corporate office in Bridgewater, New Jersey. He also gave a brief description of the company. Mr. Gough said that the applicant plans to complete the water main, which is a mile long, and will improve the intersection of Old York Road and Gordon Road. Drainage issues will be addressed on Gordon Road. The applicant will also install a buffer berm (1/2 mile long for the entire length of their property).

Mr. Dasti swore in all of the applicant's witnesses.

Peter Strong, P.E. associated with Crest Engineering, cited his credentials to the Board. **Exhibit A-1 – Aerial Photo of the Site**, dated April 16, 2008 and **Exhibit A-2 – Colored Large View of the Property and Proposed Improvement to Site**, dated April 9, 2008 were marked into evidence (uses two lots for two distribution buildings labeled A & B – office areas). A pond is

located on the property and drainage will be in the southwesterly section. An easement on the Matrix side will be extended. Vehicle and truck trailer parking will be provided on site.

Two signs will be proposed at the entranceway from the Matrix Industrial Park into the site. Four hundred watt spotlights are being proposed for buildings A & B for the truck loading dock areas. Ten islands within the parking lots are proposed and landscaping is proposed along the exterior, which will require a waiver. A grade change waiver will be needed to change the grade from three feet in order to build a berm along Gordon Road. An export/import waiver regarding fill on the site (24,000 cubic yards) will be needed to meet the requirements.

The traffic flow and parking will be minimal for the trailers. Mr. West stated that there have been negotiations with Robbinsville, Allentown and Upper Freehold to generate the Wallingford-Robbinsville trail, which goes through the entire Northeast Business Park. The path would eventually come out through the site and come out through Gordon Road. The applicant will be providing an easement through the wetlands area and out to Gordon Road. The group applied for a grant to build the path, but to date no feedback has been given. Mr. West indicated that the height of the berm be increased and the applicant agreed.

The applicant was in agreement with the Fire Chief's letter dated January 14, 2008, with the exception of Item 3 "No Gravel is to be used for emergency access road around the warehouses." The applicant is working out the details with the Fire Chief and will come to an agreement.

The applicant agrees with all of the items submitted by Roberts & Reymann Engineers' memorandum dated February 29, 2008. The applicant proposed to do the sanitary through the private road. The applicant will place the force main and the water main into an existing easement, which is adjacent to the Mercedes Building. An emergency access will be temporary in nature and be discontinued once Matrix develops their side of the property and will mutually determine when an emergency interconnection can be established and the berm will be continued. Mr. West replied that Matrix has submitted for their 800 building and the town will know where the emergency access will be once the application comes before the Board. An agreement with Matrix will also be reached for the water, sewer extensions and possible signage.

Richard Wiener, Landscape Architect of Crest Engineering, said that twenty percent of the site needs to be forested and the applicant meets the requirement. The impact of the trees will be immediate. Some plants will be replaced at the request of Remington & Vernick. There are approximately 3,000 trees planted and 1,500 shrubs planted. Mr. West said the berm should be tied into the existing berm to the north at the point of the triangle and the applicant agreed.

Exhibit A-3 – Landscape Berm and Cross Section, dated March 28, 2008.

Gary Alpper – GFA Construction Manager, said that he represents SK with respect to the design. A brief description of the building material, glass and treatment was given. **Exhibit A-4 - Colors of the Buildings** were marked into evidence. The colors will be neutral and earth tones (no white).

Doug Polyniak, Traffic Engineer of Doland & Dean Consulting Engineers cited his credentials to the Board. Mr. Polyniak stated that he prepared a traffic study, which was submitted with the application. Studies were conducted at the West Manor Way intersection, and north and south Applegate Drive because they are the main focus points of access points for the site. (Rush

hours and peak hours were outlined and an analysis provided). As a result, the levels of service were "D". Trip generations were established giving a total of 70 vehicles entering and 10 exiting in the a.m. hours and p.m., which would generate 25 vehicles entering and 45 exiting the site. Intersections would operate at a level "C". A queue would only generate 10 vehicles in the morning hours and 28 vehicles in the evening (there is a two level impact of traffic). The parking areas were modified by the applicant to allow for emergency vehicle access.

The applicant has to bring in a lot of fill to build a berm, which will be 12 feet high, per Mr. West. Two possible scenarios to help with the import of fill are as follows: the basins can be excavated a little deeper to generate more fill, and the site can be lowered four inches to help with the fill situation (48,000 cubic yards to fill the berm).

The Board took a five (5) minute recess at 9:13 p.m. and reconvened at 9:22 p.m.

The applicant submitted a supplement to the Community Impact Statement and will address any questions per Mr. Letizia.

Mr. West said that an open issue is the "loop" road and Matrix wants to eliminate the road. The proposal with the loop road cannot go through the property. To have the loop road, the applicant would have to reconfigure the area between the buildings to shift something for the loop road. The loop road basically is the continuation of the driveway and goes around the parking lot and ties back into Matrix. The open issue remains. Does the Board want the loop road, and how does the applicant go about designing the loop road or eliminate the loop road. If the loop road is eliminated, one emergency access would become a paved driveway and connect into the Matrix 800 building to serve as an emergency access only, and not for general vehicle purposes. The question remains: Is the loop road necessary?

With respect to COAH, the applicant would have to meet the town's Growth Share Ordinance which requires two percent of the value of the building.

The Board gave their comments.

Mr. Calcagno was contemplating the connecting road and he is leaning towards the road and would like the traffic information. Ms. Caffrey has no preference to the colors of the buildings; but does not want a white building and wants the applicant to work out this issue with Mr. West. Ms. Caffrey would like to reserve some comments regarding fill until the public speaks. The buffer design should help mitigate the affect of the project. Ms. Caffrey wants to hear public comment on the fill and buffer issue. Ms. Breyta agrees with Mr. Calcagno's statement on the absence of the connector road. Mr. Lesniak and Mr. Lasky would like to have the connector road in place. Lighting and truck traffic are a huge concern. A brief discussion on the pros and cons took place on the connector road. Also, the wetlands need to be taken into consideration and the road would affect the wetlands. Since the connector road was envisioned, the area was all farm field and the road was going to cut through that area per Mr. West. The road would also be a high point to the site and not be conducting per the applicant. Matrix has been a chief requestor to kill the connector road, and if the need is driven for more rapid improvements to the intersection, the Board needs to be aware of that matter. Mr. Cettina had a concern with the hours of operation, and whether there will be 2nd and 3rd shifts, and also with noise concern for the residents along Gordon Road. Would there be any kind of treatment in place to abate and

contain noise. Mr. Gough stated that the buildings will be 40 feet tall. Truck parking should not be a concern. The applicant is willing to put a time restriction on off-hour parking. Chair McGowan had concerns with the fill issue and needs a better handle on the numbers. Chair McGowan will reserve judgment on the loop road matter until the full-scale picture is presented to the Board. The loop road will affect traffic (not only with Fed Ex or the postal service, but also with cars and trucks), which will impact traffic; yet lessen traffic on West Manor Way. Chair McGowan has no specific color in mind; however, requests that the color "blue" not be chosen. At the next meeting, Chair McGowan would like to see a map to help determine the traffic (loop road) and settle matters on the fill. The Environmental Commission had a concern also with the loop road. Also, open water areas did not have a need for wetland buffers.

A motion was made to open the meeting to the public by Ms. Burns and seconded by Ms. Ward. All in favor.

Tim Lynch, resident of Gordon Road, stated that he lives across from the truck park. He would like to have a restriction placed on trailers. A remark was made to the curbs, which will be placed around the radius to keep people on the road. Also, evergreens will be placed on top of the berm.

The above application will be carried to June 18, 2008 and no further notice will be sent to the public. Whoever did not get a chance to speak, will be able to do so at the June 18, 2008 meeting.

No other business came before the Board, therefore, a motion was made to adjourn the meeting by Ms. Burns at 10:00 p.m. and seconded by Mr. Cettina. All in favor. Meeting adjourned.

Respectfully submitted,

Phyllis Persicketti
Recording Secretary

ADOPTED: MAY 21, 2008