

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on March 26, 2019 at the time of 6:30 PM.

The meeting was called to order by Chairman Anthony Rullo. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.

In attendance were: Chairman Rullo, Ed Voyles, Charles Newton, Jim Sassi, John Bibeau, Larry Basile, Mark Lee, Frank Cacia, Howard Cagle and Ken Dennis.

Absent: Levi Snow, Richard Gatanis and Dave Raymond.

Also in attendance were Board Attorney, Michael Aimino, Esq. Board Engineer Stephen Cosaboon, PE and Board Planner, Candace Kanaplue, PP, AICP and Secretary Freda Earnest.

Motion was made by Larry Basile to approve the minutes of meeting held March 12, 2019. Second by Jim Sassi and approved by all with exception of Mark Lee and Levi Snow who were not in attendance at that meeting.

A Completeness Hearing was held for applicant 2019-03 Courses Landing URE, LLC / Tri-State Distribution Center for properties located Block 250, Lots 1, 1.01, 2, 2.02, 7, 8 & 8.03. Courses Landing Road (CR628) & N.J.S.H. Route 40

Application is for Preliminary and Final Major Site Plan and Bulk Variance Approvals. Variances requested:

- a. A variance from Section 212-50(A)(1)(c)[5] where 25 foot wide drive aisles are required and 24 foot wide drive aisles are proposed.
- b. A variance from Section 212-50(B) where up to 1812 parking spaces are required and 503 spaces are proposed.
- c. A variance from Section 212-52€where a maximum 40 foot driveway is permitted at the right of way line and 120 feet is proposed.
- d. A variance from Section 212-49(B) where two signs are permitted and a total of five signs are proposed. A variance is required to permit three free standing signs in addition to two wall mounted façade signs.

Chairman Rullo called on Planning Board Engineer, Stephen Cosaboon, PE to address the completeness portion of the application. There were 4 items that needed to be addressed concerning (1) current taxes, (2) Plan delineation of any proposed development phasing, (3) Solid Waste Management plan and (4) Soil fill quantify shown on plans (import or export) Earthwork Quantities should be provided.

All of the items listed were answered or will be during the technical hearing.

Meeting Minutes

Carneys Point Township Planning Board

Mr. Cosaboon was satisfied with the response and recommended the application be deemed complete.

Larry Basile motioned for completeness and second was made by John Bibeau.

Roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Ed Voyles			X				
A. Rullo			X				
C. Newton			X				
J. Sassi			X				
J. Bibeau		X	X				
L. Basile	X		X				
M. Lee			X				
F. Cacia			X				
H. Cagle			X				

Technical Hearing for Applicant Courses Landing URE, LLC followed. The applicant's attorney, Clint B. Allen, Esq. introduced the following professionals who will be testifying:

Bo Farkas owner Courses Landing URE LLC

Ryan Lowry owner Courses Landing URE, LLC

Kevin Webb, P.E. LEED AP from Langan Engineering

Karl Pehnke, P.E. PTOE from Langan Engineering

Sean Moronski, P.P., AICP Langan Engineering

Scot Murdoch, AIA from KSS Architects

Rocky McClure, AIA from KSS Architects

Margaret Gregg from KSS Architects

Board Attorney, Michael Aimino, Esq. conducted the swearing in for the above professionals

Site Plan Exhibits were displayed so that all of Board members and those in the main seating area could see as the applicants Engineer, Kevin Webb, P.E., described the plans.

Exhibit A1 shows the existing conditions and property boundaries. The 118 acres dominated by agriculture with existing houses and the eastern boundary has flood hazard areas identified and regulated by the NJ-DEP and the registered restraints to development. There were no threatened species or habitat identified per NJ DEP.

Exhibit A2 shows the proposed landscaping – the area to be developed includes a 1,230,480 sq.ft. warehouse which will contain office areas on ground floor. He pointed

Meeting Minutes

Carneys Point Township Planning Board

out the existing houses and buildings that will be demolished – where the 30ft tall water tank (for fires) ,storage tank and pump house would be located.

Exhibit A-2, he pointed out the proposed driveways. 2 will be located on Courses Landing Road with a 3rd at the northeast area. Overall roadway improvements on the driveway near McLane Corporation will be widened to 22 feet (Courses Landing Rd) and has a dedicated left turn for McLane.

Parking variance requested where 25 ft wide aisles are required and 24 ft wide aisles are proposed (requested variance 3a)

Trucks will be prohibited from turning north but cars can continue to do so.

They are seeking a signal light at the Rte 40 intersection and the preliminary report states that it does meet the state traffic requirements for a signal light. It is in the process of State approval.

Requested Variance 3b: 1812 parking spaces are required but they are proposing 503 spaces.

Of the 503 spaces some will be car parking on the eastern and western sides of the site that are adjacent to the office areas with 117 dock spaces for trucks on north side and 108 dock spaces on south side for trucks. The ordinance indicating the 1812 spaces did not contemplate the type of building.

Requested Variance 3c: a maximum 40 foot driveway is permitted at the right-of-way line and 120 feet is proposed.

Exhibit A3: Open Space Plan – defines the open space area with 20 % requires and the have 22% proposed. He described the 2 separate employee recreation areas including seating which are compliant with the open space requirements

Grading, Drainage & Stormwater Management:

Items concerning Grading, Drainage & Stormwater Management (pages 5-7 of Engineer Cosaboon's technical findings) number 1 thru 19, are addressed in response letter prepared by Attorney Clint Allen of Archer Law Firm pages 4 thru 8 (see attached)

Utilities:

The applicant will, as a condition of approval, provide a letter to identify the method used to calculate the fire flow requirements and certify that the fire protection system is designed to meet the required flow rate and duration.

Also as a condition of approval, the applicant will revise its site plans to depict the location of dry hydrants at the wet pond.

The applicant agrees as a condition of approval, to coordinate the co-location of the proposed utilities and to verify the sufficiency of the easement area to accommodate the proposed utilities.

Meeting Minutes

Carneys Point Township Planning Board

Signage:

The applicant is requesting a variance (3d) for their proposed five signs. Section 212-49B permits two signs. Applicant is proposing three free standing signs and two wall mounted façade signs.

Construction Details:

The applicant agreed with the findings on page 8 #1 to 4

Miscellaneous:

A list of possible required approvals was provided. Applicant provided Salem County Conditional Site Plan Approval dated March 20, 2019. (item a- page 10)

An application was submitted to NJDEP requesting Freshwater Wetlands Permit Approval and Flood Hazard Control Act Permit Approval and WO and Bureau of Safe Drinking Water Permit. (items c & d & g page 11)

For Fire Chief Approval: Currently working with the Chief for fire hydrant locations and types of hydrants

They acknowledged other possible approvals that may be needed from:

Cumberland-Salem Soil Conservation District
Carneys Point Township Sewerage Authority

Also under NJ Dept. of Transportation – an application was submitted to the NJDOT requesting Street Intersection Permit Approval, Driveway Access Permit Approval and Lot Consolidation Approval.

Applicant also agrees to post performance and inspection escrows consistent with N.J.S.A.40:55D-53

At this time, Board member John Bibeau asked about Exhibit A2 which shows the driveway going through private properties. Applicants Engineer, Mr. Webb stated that the area is a state right of way and no permission is needed.

Mr. Bibeau voiced concern that the overpass traffic of tractor trailers could be a hazard especially turning left. Mr. Webb said that preliminary evaluations indicated it does comply. (The decline and base of the ramp is 400 ft from the end of the overpass to the centerline of the driveway.)

Next speaker was Architect Scot Murdoch, AIA/KSS Architects

Mr. Murdoch has been licensed with State of NJ since year 2000 and mentioned his other qualifications and was accepted by the Board.

He explained how the building is designed to accommodate multiple distributors within the building or one large distributor.

Meeting Minutes

Carneys Point Township Planning Board

In referring to Exhibit A7 he went over the interior work environment with daylight favorable for working environment. Roof manufacturing with explanation on thermal efficiency and long term warranty.

Mr. Murdoch answered questions from the Board on internal drainage systems and water usage subject to specific applicants using the building.

Next Speaker was Planner, Sean Moronski, P.P., AICP / Langan Engineering

Mr. Moronski's qualifications: Certified Planner since 1999 and has sat on over 100 Boards thorough New Jersey since year 2000.

He stated that he has reviewed all of the plans and also reviewed Carneys Point's Redevelopment Plan and zoning requirements. They are therefore asking for the 4 variances described in detail on page 1 of these minutes which he talked about in detail. Under the Sign Ordinance which is 2: they propose 5 and he pointed out on the A2 Exhibit that 3 would be entrance and monument sign which are important to identify the site then 2 would be signs mounted on the buildings Western façade and NE corner and will be 200 sq. ft. which is the maximum for building mounted signs. They show no substantial negative impact and are part of a safe and efficient circulation.

Board member John Bibeau asked how far the setback of the Rte 48 sign was. Reply was all have the 20ft setback as required by our ordinance.

Next speaker was the Board's Engineer, Stephen Cosaboon, PE.

He referred to his review letter dated March 19, 2019 and stated that most of his findings and issues have been addressed and applicant agreed to his findings on the sight plan and layout. He mentioned the deed consolidation will be given to Board Attorney and Board Engineer for review.

Mr. Cosaboon addressed the Rte 48 secondary entrance; he said it is wide enough and also has the driveway for the water tower that can be open to usage by them too. The N.J.D.O.T. reviews the rules for worst case scenarios.

Mr. Cosaboon was contacted by Fire Chief Stranahan concerning fire hydrants and Applicants Attorney Clint Allen Esq. answered to that with his client is willing to work directly with Chief Stranahan on those issues.

More questions from the Board on the traffic flows were answered by the Traffic Engineer for the Applicant, Karl Pehnke, P.E. PTOE / Langan Engineering whose qualification include 33 years as a traffic engineer and was accepted by the Board as qualified. He prepared the applicants reports for Salem County and the NJ DOT and received approval from Salem County. Rte 40 has been accepted and is being reviewed for traffic impact study. A full level service analysis of Rte 40 & 48 with order of ease of traffic uses level of service from A to F with A being good and F being failure, this project came to a level B and included the Rt48 entrance. They projected their study on similar size facilities and all are designated State Highway standards including the turning width and lane widths .

Meeting Minutes

Carneys Point Township Planning Board

Next speaker was Board Planner, Candace Kanaplue, PP, AICP with Bach Associates PC. She referred to her findings letter dated March 20, 2019 (copy attached to these minutes). The rear yard setback has been complied with.

Her general comments on page 4 #4 concerning use of building, number of employees, and type of trash and recycling being produced as well as locations of receptacles and its removal will be tenant specific. As far as receptacles for the trash and recycling, they will be near the bay entrances and trash compactors will be provided.

On the Open Space issues, it was pointed out on exhibit A3 the proposed walking paths and disability accessible paths and employee recreation areas. They will landscape around the free standing signs with low level shrubs. She also asked for the details of the areas to be provided on the plans.

She mentioned that under the Affordable Housing rules (NJSA 40:55D-8.4) the applicant will be required to provide a 2.5% non-residential development fee for the Townships Affordable Housing Trust Fund.

Applicant's Attorney agreed to the contribution and it will be a condition of approval.

The Technical Hearing was now opened to the public for comment with motion from Larry Basile and second from John Bibeau and approved by all.

First to speak and was sworn in was Bruce Johnston, 705 Courses Landing Rd. He stated that as a citizen he was excited about the project and welcomed the applicants to the community. He did mention that his first and major concern was the Game Creek Road where there are serious traffic problems now. He voiced his fear that the signage is not sufficient to deter trucks from using that roadway. The sign directs traffic to go towards 40 but who will enforce that. The design of the driveway encourages traffic to go both ways with that width. He requested a design that would deter trucks from going down Game Creek Road. Would like to see it angled toward Rte 40 so trucks would have to go that way.

Mr. Karl Pehnke, P.E. for Langan Engineering said they can tighten up the design so the trucks have to go right.

Attorney for the Board, Michael Aimino, Esq. stated that Courses Landing Road and Game Creek Road are Salem County and NJDOT controlled.

Attorney Clint Allen said the County wants safe sight distances. A No Trucks sign should be on Harding Highway to prevent trucks from entering Game Creek Road. He said probably would not get an approval from NJDOT as their safe site requirements would want an alternative driveway. He can not guarantee any results from County or State. He did say that Rte 48 is still under review from the State.

Meeting Minutes

Carneys Point Township Planning Board

Next resident sworn in was Greg Morris, 72 Route 40. He said that water run off is currently a problem and is concerned what this project will do. He is upstream and worries about flooding in current stream and concerns about endangered species of tree frogs. He also voiced concern that his property values will go down significantly and is not in favor of this project.

Third resident sworn in was Mary Ann Jordan, 723 Courses Landing Rd. Her driveway is at the base of the overpass and there has been nothing but problems since McLane NJ came in. People fly down that road and there are times when there are 5 trucks lined up on either side of her driveway. The turn on Rte 40 is her fear. Said Township has to do something about the traffic.

Mr. Rehnke explained to Mrs. Jordan how the traffic will flow and also how the proposed traffic light and traffic lanes will comply with all DOT guidelines.

Fourth Resident sworn in was Bob Brayerton, 20 Layton Lake Lane. He is the Industrial Commission Chairman and said that the issues brought up will be settled. He stated that this is a great opportunity for the Township and the surrounding communities. He trusts the fine work that is being done will settle the resident's fears.

Fifth resident sworn in Jim Johnston, 38 N. Game Creek Rd, whose concern in the deterioration of Game Creek Road due to the all the trucks heading south on that road. He feels there should be big signs on Route 48 instead of Game Creek Road and that number of truck axles and weight should be monitored.

Chairman Rullo asked if there were any other comments from the public. There were none. John Bibeau motioned public portion be closed and Larry Basile seconded.

Chairman Rullo asked if there were any other questions or comments from the Board members. John Bibeau said the township needs to address the issues concerning truck traffic on Courses Landing Road, Game Creek Road and the area of the overpass to see what can be done. The traffic light will help and the County and State studies should help but we have to understand that the fears of the tax paying residents are legitimate concerns and they need to be addressed. The Township Committee and Planning Board need to work on these issues with the County. These issues should not be a requirement of the applicant as they have done their part.

There were no more questions or comments.

**Meeting
Minutes**

**Carneys Point Township
Planning Board**

Charles Newton motioned for the preliminary and final major site plan approval with approval of the 4 bulk variances requested; all the agreements that were mentioned today and the recommendations of the Engineer and Planner. Larry Basile seconded – roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Ed Voyles			X				
A. Rullo			X				
C. Newton	X		X				
J. Sassi			X				
J. Bibeau			X				
L. Basile		X	X				
M. Lee			X				
F. Cacia			X				
H. Cagle			X				

There was no Old business or New Business and no Comments from Township Committee Representative.

With no other business at hand, motion was made by John Bibeau to adjourn and second by Larry Basile and approved by all.

Meeting adjourned at 9:21 pm

Freda Earnest

Freda Earnest, Secretary

Date Approved: 4-23-19