

**TOWNSHIP OF FRANKLIN
PLANNING BOARD
COUNTY OF SOMERSET, NEW JERSEY**

**REGULAR MEETING
March 20, 2019**

The regular meeting of the Township of Franklin Planning Board was held at 475 DeMott Lane, Somerset, New Jersey and was called to order by Chairman Orsini, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said and the roll was taken as follows:

PRESENT: Councilman Chase, Carl Hauck, Meher Rafiq, Mustapha Mansaray, Charles Brown, Robert Thomas, Jennifer Rangnow, Godwin Omolola and Chairman Orsini

ABSENT: Cecile Maclvor and Robert Mettler

ALSO PRESENT: Mr. James Clarkin, Board Attorney, Mark Healey, Planning Director, and Christine Woodbury, Planning & Zoning Secretary

MINUTES:

- **Regular Meeting – January 16, 2019**

Mr. Thomas made a motion to approve the Minutes as submitted. Chairman Orsini seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Mr. Mansaray, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

RESOLUTIONS:

- **Adriano Colleoni / PLN-18-00013**

Mr. Thomas made a motion to approve the Resolution as submitted. Chairman Orsini seconded the motion and the roll was called as follows:

FOR: Mr. Hauck, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

DISCUSSION:

- **BOE presentation of planned use of property at 2301 Route 27, Somerset; Block 57.01, Lot 43.07, in the CR Zone.**

Mr. Vincent Dominach, Township Economic Development Director, opened the hearing that evening to discuss the Township's and Board of Education's land swap agreement in which the BOE was getting a portion of the former Consolata Missionaries property. He then explained that whenever a public entity such as the Board of Education was proposing fund expenditures, the project needed to be reviewed by the Planning Board to make sure that what was being planned was consistent with the Master Plan of the Township. Mr. Dominach also indicated that if there were any questions from the Board or public that evening regarding the actual land swap agreement, Mr. Vornlocker, Township Manager, was available to discuss those that evening.

Ms. Tammy Stouchko, Architect employed with SSP Architects, 15 Imperial Drive, Somerville, NJ, came forward and was sworn in. Ms. Stouchko then directed the Board and the public's attention to the screens showing the former Consolata property, noting the colorized portion as the part that was owned by the Board of Education. She noted that there were three (3) buildings currently on that portion of the property that would be repurposed by the BOE as well as the old farmhouse situated there. She then noted that the plan shown on the screen was what would be renamed the Community Center and would include the food service offices as well as the registrar's office and various meeting and training rooms. She stated that the BOE was working with identified Township representatives to point out any other areas that might be needed and included in the program within the space. Ms. Stouchko then showed the floor plan of the basement of what would be called Curriculum Hall, stating that the building would house offices of directors that were currently located throughout a number of the schools in the district. The last of the occupied buildings was to be called the Central Administration building that would include three (3) floors, and Ms. Stouchko showed the rendering of the floor plan for the basement level as well as those of the other two floors within the building. She testified that the building would house offices and conference rooms for the staff that was currently located in the Middlebush office space as well as for key personnel that were in various offices throughout the district. Ms.

Stouchko then explained that what the project accomplishes was to consolidate the offices in the Middlebush building as well as those spread out throughout the district to centralize the administrative staff for the BOE.

Chairman Orsini then asked for an explanation and description of the land swap from Mr. Dominach, who referred the request to Mr. Vornlocker, Township Manager.

Mr. Robert Vornlocker, Franklin Township Manager, came forward and was sworn in. Mr. Vornlocker explained that the building on the corner of Charles Street and Amwell Road as well as the property behind it would be given to the Township in exchange for the use of the portion of the Consolata property that Ms. Stouchko referred to in her presentation. He noted that the portion of the property that the Board of Education would be utilizing was purchased with Township funds as well as another small portion of property in the northeast corner that was being reserved for future use of the municipality. Mr. Vornlocker then noted that the remainder of the property was then re-funded with Open Space funds. He then explained that the property on the corner of Charles Street and Amwell Rd. would now be transferred from the Board of Education and deeded to the Township.

Chairman Orsini then asked what would happen if the Board of Education decided to vacate the property sometime in the future. Mr. Vornlocker indicated that the property that would now house the BOE was not deed restricted, but were not at liberty to sell assets. He went on to explain that if the Board of Education, with the approval of the Department of Education, were to decide to dispose of the property they would be able to do so. The Chairman then asked for some reassurance that there would not be a strip mall constructed in the future in the middle of open space. Mr. Vornlocker indicated that he felt the Planning Board needed to look at the zoning governing the subject property. A discussion ensued among the Board. Mr. Vornlocker also noted that access to the BOE site was through easement through Township open space and that there was no frontage on any roadway.

Mr. Healey, Township Planning Director, then stated that he agreed with a review of the zoning since the property was currently zoned as Cluster Residential (CR). He noted that that was one of the major reasons the Township acquired the entire site in order to prevent development of townhouses and cluster developments. Mr. Healey indicated that they should re-zone the property to its current and future uses.

Chairman Orsini then inquired about the proposed use of the property at the corner of Charles Street and Amwell Rd. Mr. Vornlocker indicated that it would be several years before the Board of Education would be able to completely vacate that property. He added that there was also an occupancy agreement that was being entered into in relation to the land swap that would allow them to continue to occupy that building for as long as they need to get all of the operations from that building situated at the new site. He then stated that once that was accomplished, the governing body would have to decide what would happen with that property. Mr. Vornlocker then testified that there were no decisions made for the future use of the Middlebush property at that point in

time. A discussion ensued among the Board members. Mr. Vornlocker indicated that the former municipal building across the street from the Board of Education building was leased from the Township and houses the maintenance operations for the BOE. He stated that that building would also be vacated and revert back to the Township.

Mr. Omolola inquired about the types of training rooms that would be located in the Community Center building, and Mr. Vornlocker explained that they, along with a large multipurpose room, would be utilized for community functions and available to the Township.

Councilman Chase indicated that the multipurpose room had been used in the past for voting for up to five (5) election districts and wondered if it would still be utilized for voting. Mr. Vornlocker testified that voting operations would resume at the building once the building was rehabilitated. He added that in the interim, the Township had entered into an agreement with the former charter school on Courtelyous Lane for the June primary and, if need be, the November general election.

Chairman Orsini then opened the meeting to the public for questions or comments regarding the Board of Education buildings. Mr. Thomas seconded the motion and all were in favor.

Mr. Jonathan White, 7 Gary Court, Somerset, NJ, came forward. Mr. White then discussed the present location of the Board of Education as being central in the Township and wondered if there would be bus routes that could transport people to the new location. Mr. Vornlocker indicated that the growth of the Township in the Franklin Park area puts the new BOA location in the area of growth and that the area around Franklin Boulevard was about as far away from the present Board of Education building as the new location would be. A discussion ensued among the Board regarding bus routes along Rte. 27.

Mr. Benjamin Guy, 35 Patton Drive, Somerset, NJ, came forward. Mr. Guy asked if there was some Planning Board oversight for new projects the Board of Education might bring forth, especially since the Township was growing. Mr. Vornlocker indicated that that would probably best be asked at a Board of Education meeting. Chairman Orsini concurred with that opinion and also stated that the BOE, as a courtesy, brings forth its new projects to the Planning Board. Mr. Guy then asked if there were any plans in place to review plans for a third charter school in the Township that might affect transportation and traffic, and the Chairman did not have any information on that. Mr. Healey indicated that there had not been any applications come in for a charter school.

Mr. Mansaray, 224 Bennetts Lane, Somerset, NJ, came forward. Mr. Mansaray commended the Township and the Township Manager for bringing about what he felt was a much needed service along the Rte. 27 corridor.

Mr. Phillip Kramer, 475 DeMott Lane, Somerset, NJ, came forward. Mr. Kramer then gave an explanation as to why the school board building would also be utilized for the

use of the Township. He explained that when the Township purchased the property from the Consolata Fathers, they gave a very large discount on the value of the land and passed along those savings to the Board of Education and allowed for shared services.

Township resident, 25 Parkside, Somerset, NJ, came forward. The resident expressed his interest in having job training as one of the services available at the new facilities. He then opened a discussion regarding what would be handled in the area of the building earmarked for Food Services. Mr. Vornlocker explained that it did not involve the Food Bank, but would be the offices for the Food Services Dept. that handles the provision of food at the schools and where parents would come to pay for food at school for their children.

Seeing no one further coming forward, Mr. Thomas made a motion to close the meeting to the public. Chairman Orsini seconded the motion and all were in favor.

Mr. Omolola made a motion to move forward the project as presented and that it was consistent with the Master Plan of the Township. Mr. Healey then gave a few thoughts that would provide details of that motion and the themes of the Master Plan that would support it, including the preservation of the open space, partnering with the school district, reuse of the existing buildings on the site and providing community facilities and services to serve the community. Mr. Thomas seconded the motion and the and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Ms. Rafiq, Mr. Mansaray, Mr. Brown, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

- **Youth Center Presentation**

Mr. Vincent Dominach, Township Economic Development Director, introduced Councilwoman Kimberly Francois who he explained has been the impetus to bring about the Youth Center project for a very long time.

Ms. Kimberly Francois, Councilwoman, 14 Norris Road, Somerset, NJ, came forward and was sworn in. Ms. Francois indicated that there had been many community forums with the youth and community over the years and that the project was 50 years in the making. She stated that the youth wanted to eat, hang out with their friends, get help with their schoolwork, mentoring, play sports, listen to music and have a quiet place to read, have a fitness center, learn something new, good WIFI, and having exercise classes.

Mr. Dominach then introduced the Special Projects Manager, Saffie Kallon, to introduce and explain the operations of the building.

Ms. Saffie Kallon, Special Projects Manager, 25 Alerica Lane, Somerset, NJ, came forward and was sworn in. She stated that speaking with the community really gave them a sense of what was important and how they were going to use these spaces to provide programs for youth. She indicated that on the first floor they had a large teen lounge and common area which would allow them to congregate and socialize, do homework and collaborate with other youth who were attending the center. Through some very advantageous discussions with some of their partners such as the Franklin Township Public Library, there will be a satellite library within the space that included a program and a reading room. She then discussed the Aspects Program at Franklin Township High School where the children learn about video production, produce their own news show within the high school and have the very popular AVA Awards program. Ms. Kallon then discussed how they could have something similar within the youth program at the center. She then indicated that the youth asked for and received an exercise room and fitness center to not only utilize the equipment there to keep healthy, but also have a space for dance classes or exercise classes in general. She then stated that they had a Maker Space (wet classroom), which was a place for youth to explore their interests, either low tech or high tech, and utilize tools and materials for science and art in a somewhat non-conventional kind of space. Ms. Kallon then discussed the inclusion of computers, utilizing virtual desktops to use a MAC or Windows platform without having to have the particular hardware to support both. Outside the building, Ms. Kallon indicated that there would be a small raised patio area where the youth can also congregate. Moving to the second floor, she indicated that they would have administrative offices, counselor offices, private spaces for counseling sessions, meeting rooms for staff and for youth to do break-out sessions if they have clubs or extracurricular groups and activities that call the youth center their home, music and multipurpose rooms, and lounges that were set apart from the hustle and bustle of the first floor, but still had an open view. Ms. Kallon stated that the youth center was designed to have an atrium view to create open air, space and light and provide staff easy access to see what was going on within the building to provide some seamless supervision. She then explained that they were trying to nurture relationships with outside entities to give the youth more opportunities for community service, life skills, service learning and to allow for a safe community space the youth can call their own.

Mr. Andrew Dillon, Kimmel – Bogrette Architecture, 482 Norristown Rd., Bluebell, PA, came forward and was sworn in. Mr. Dillon discussed the design of the exterior of the building and he indicated how he incorporated the playfulness and boldness of youth into the design. He noted the great expanses of glass and the large glass filled rotunda that tied all of the other wings together and allowing the activities of the inside and outside to come together. Mr. Dillon then indicated that they were also trying to subdue the look of the building by utilizing an earth-tone palette and detailed the materials to be used on the exterior. He stated that they planned to use two (2) different types of durable siding to create different textures there. Mr. Dillon then described the design of the interior as a way to foster educational development, physical fitness as well as mental wellness.

Mr. Jeff Reynolds, Landscape Architect and Principal of The Reynolds Group, came forward and was sworn in. Mr. Reynolds explained that the property was currently vacant and that the topography of the ground slopes from the road down to the rear of the property. He stated that they were planning to put some curbing along the entire frontage of the property with a nice large drop-off area that would accommodate approximately three (3) cars. Mr. Reynolds then indicated that the curb would curve around and that they would have a parking lot on-site with four (4) parking stalls, of which two (2) would be handicap accessible and two (2) that could plug into a voltage charger. Mr. Reynolds then stated that there would be a double dumpster there that could also accommodate recycling and that there would be a 6 ft. wide sidewalk in front and a 5 ft. sidewalk as you walked around to the rear of the property. Mr. Reynolds then discussed the Landscaping Plan that would buffer the property from the neighbors, noting where the trees would be placed on the property and their species type. He then indicated that they had also incorporated a flag pole that would be in the center in front of the entrance that would have three lights on it to illuminate it at night with three (3) benches and a compacting garbage can. He then discussed the drainage, most of which he indicated would be coming from the roof drains and going to an underground drywell system leading to the front of the property and going into an existing inlet. He then drew the Board's attention to a sidewalk connection leading across the street with a crosswalk leading to an adjacent parking lot. Mr. Reynolds then detailed the stone that would be placed along the buildings for ease of maintenance as well as a 6 ft. solid board fence around the entire site. He then told the Board that lighting for the site would come from building mounted lights and one in the center of the parking lot to illuminate the parking area, the curbing, the drop-off and the sidewalks. Mr. Reynolds then spoke about the lighting in the front of the building that would include four (4) light bollards along with an awning at the front entrance that would have some down lighting. He stated that there was a new fire hydrant out front and a fire connection and transformer for the property. He then stated that there would be no parking allowed in front of the site and that they would have plenty of no parking signs so no one would park in the drop off area. Mr. Reynolds then spoke about a patio area to the right of approximately 950 sq. ft. that could be accessed from inside and outside the building.

Mr. Rob Russo, Engineer employed with CME Associates, came forward and was sworn in. Mr. Russo then detailed the located of the parking lot across the street from the proposed youth center that was designed with a one-way configuration with an entrance off of Lewis Street and an exit off of Shevchenko Avenue, with adequate signage for the one way and stop signs on Shevchenko Avenue. He noted that they had placed the parking area as far to the north on the property as possible to keep it away from the properties to the south to create a buffer of over 35 ft. from the edge of the parking lot to the property line to the south. Mr. Russo added that the current vegetation would remain in that buffer area. He reiterated that there would be a cross walk on Lewis Street with striping and signage that would direct pedestrians from the parking lot to the youth center and back. He then discussed the drainage for the parking lot, noting that they were going to construct an infiltration basin in the parking area with all the runoff from the parking lot going into that basin and an overflow connection to an existing inlet on Lewis Street. Mr. Russo then discussed the proposed

LED pole-mounted lights throughout the parking lot that would have shields to prevent spillage onto the adjoining properties with a minimum of two lights that would have security cameras on them. Mr. Russo indicated that they were planning to landscape the site to enhance the buffers to the south and west and would be including shade trees along Lewis Street as requested from the Technical Review Committee (TRC). Mr. Russo then stated that there would be 37 parking spaces provided, with two (2) of them designated for electric vehicles with charging stations.

Mr. Brown then opened up a conversation regarding the Governor just recently allowing e-bike and e-scooters to be utilized in the State of New Jersey. He indicated that he saw the accommodation for bicycles but no accommodation available for micro mobility options. Mr. Dillon spoke to that inquiry and noted on the plans where the bike racks were proposed and suggested that they could be accommodated there or possibly on the west side of the library as well. Mr. Brown then asked that security be accommodated for e-bikes and e-scooters wherever they were given a place to be stored.

Councilman Chase opened a discussion regarding the possibility of the patio area being used for an alternative, unmonitored entrance to the building. Mr. Dillon indicated that the patio area would not be unmonitored and would be used primarily as a way out of the building for access to both indoor and outdoor activities and would be connected to a sidewalk that lead up to the street. He added that there would be security measures put in place such as security cameras and card swiping devices. Mr. Dillon also added that there would be a privacy fence around the site and a gate near the patio area as an additional buffer to entering the site.

Ms. Rafiq then opened a discussion as to whether there would be handicapped parking spots in the parking lot. Mr. Vornlocker indicated that the handicapped parking was proposed next to the building on that parcel. Ms. Rafiq then asked about whether the glassed areas had operating windows in them. Mr. Vornlocker stated that there were no operating windows proposed due to safety concerns as well as for noise control since they were located within a residential neighborhood.

Mr. Omolola asked about hours of operation, and Mr. Vornlocker indicated that the library would function as the main branch does, from 10:00 a.m. to evening hours, depending upon the day of the week. He added that the library would be open during the school year during the weekdays in the evening till 10:00 p.m., unless there was a special function. Mr. Vornlocker also stated that the large, multipurpose room would be utilized during the evening hours for different functions sponsored by the Recreation Dept. He indicated that they were still putting together a schedule for the summer hours of operation to include rainy day options for the summer camp held at Williams Park for daytime and evening activities. Mr. Omolola then opened a discussion regarding the number of staff located at the site. Mr. Vornlocker indicated that the staff of the Franklin Youth Initiative (FYI) would now have a home and would be permanently housed at the Youth Center, to include Mr. Bruce Medley, the Program Director for recreation for FYI. He added that they had worked with a number of non-profit organizations over the past

few years in order to run adult supervised programs at the center. He indicated that there would also be employment opportunities at the center for youth, i.e., snack bar and front desk check-in/check-out.

Mr. Brown then asked if they were going to name the center, and Councilwoman Francois indicated that right now they were called it the Franklin Youth Center (FWC), but would be coming up with a name in time. Mr. Vornlocker then spoke about an earlier discussion about the cost to rehabilitate the Somerset Community Action Center (SCAP), but found that the cost to do so would be more expensive than to build a new center. He added that it had been about a six (6)-year journey to acquire the properties to accommodate a new building, with the last two (2) years working with the youth.

Mr. Dominach then explained that the construction would be done in two (2) phases, with a construction start in June of 2019 and an expected completion date of September of 2020. A discussion ensued among the Board, and Mr. Dominach indicated that they would be having a staging area for the construction of the building for minimal impact to the neighborhood and allows the contractor to have his equipment and supplies right across the street from the construction site.

Mr. Thomas made a motion to open the meeting to the public, and Chairman Orsini seconded the motion. All were in favor.

Mr. Alex Kharazi, 14 Margaret Drive, Somerset, NJ, came forward. Mr. Kharazi, as the President of the Interfaith Coalition, expressed his enthusiasm for a youth center as a place for those of different faiths and ethnicities coming together to play and forming bonds to wipe out hate and bigotry in the community.

Mr. Percy Sanders, 2 Evergreen Road, Somerset, NJ, came forward. He expressed his approval for the proposed Youth Center and felt it was going to be a great place for the youth of the Township to learn and grow together. Mr. Sanders indicated that he was the President of the Week of the People and commended everyone involved in the project.

Ms. Marilyn Altman, 250 Longwood Lane, Somerset, NJ, came forward. Ms. Altman asked what thought there was to keep the landscaping very low maintenance and their watering needs. She then suggested using some of the water on-site to assist in watering the plantings. Mr. Reynolds indicated that the species he had chosen required very little maintenance and low water requirements.

Chairman Orsini then inquired as to whether any of the water from the roof leaders could be utilized for watering the plantings. Mr. Vornlocker then indicated that they could work with Public Works to incorporate some of the rainwater on-site in rainwater barrels.

Mr. Frank Simpson, member of the Renaissance Community Development Corporation at the First Baptist Church. He wanted to express his overwhelming approval for the project that would benefit the entire community in the Township.

Ms. Geraldine Fudge, 35 Ray Street, Somerset, NJ, came forward. Ms. Fudge also expressed her gratitude for the project finally coming to fruition.

Mr. Carl Wright, 4th Ward Councilman, 139 Fuller Street, Somerset, NJ, came forward. Mr. Wright asked how a 6 ft. fence would help to keep people out of the property. Mr. Vornlocker explained that there was no desire to keep people out and the fence that surrounded the property was going to be a privacy fence made of a composite material with a border of plantings along the inside of the fence to provide additional privacy. He added that the fencing and landscaping were planned to provide privacy to the adjoining property owners and not to provide security for the site. Mr. Wright then opened a discussion regarding the traffic generated by the facility. Mr. Vornlocker stated that it was an unrealistic expectation to stop traffic, but that they were providing a crosswalk from the 37 stall parking lot to the building and also there would be a provision for motorists to pull off the road to a drop-off area. He then stated that the nature of the street was that it was very narrow and if a need arises for traffic calming, they would then address it. Mr. Vornlocker then stated that he didn't foresee drive-by traffic, but destination traffic. He added that the former use as a daycare center would have generated much more traffic with parents dropping off their children.

Chairman Orsini then asked if a Traffic Study was completed, and Mr. Vornlocker answered in the negative. The Chairman then suggested that it might be a good idea to incorporate some traffic calming methods such as speed bumps and/or some sort of raised type of sidewalk in the crosswalk. Mr. Vornlocker indicated that they could look at some traffic calming devices on Lewis Street in front of the building.

Mr. Wright then opened a discussion about noise level coming from the building. Mr. Vornlocker indicated that the building was designed to not only be energy efficient, but also sound absorbing related to the thickness of the walls and the materials being used in construction as well as the solid pane glass windows.

Mr. Thomas indicated that the previous use generated much more noise than was anticipated from the proposed project. Mr. Vornlocker added that there were outdoor activities, including basketball, that were originally proposed for the project, but were removed out of concern for the neighbors.

Mr. Wright then asked about the control of the lighting from within the building and on the outside of the building up till 10:00 p.m. Mr. Russo then explained that all of the building mounted LED lights would have a shield on top and were downward facing lights. He added that there would also be interior shades specified for all of the windows. Mr. Thomas then asked whether certain lights get turned off after activities have ceased, and Mr. Dominach indicated that the lights were on timers.

Mr. Wright then asked about loitering around the building after 10 p.m. when activities end. Mr. Vornlocker indicated that Mr. Wright was talking about an operational issue and not a security issue, noting that recreational activities were held in other buildings in the Township and that there were supervisory staff to make sure the buildings were cleared.

Mr. Mensah, 168 Matilda Avenue, Somerset, NJ, came forward. Mr. Mensah expressed concern for children walking to the proposed facility in front of his property with no sidewalk available to them. Mr. Vornlocker indicated that the issue of sidewalks was not an issue for the Planning Board, but a Township Council function. He suggested that Mr. Mensah speak to Councilman Wright.

Mr. Mansaray, 224 Bennetts Lane, Somerset, NJ, came forward. Mr. Mansaray spoke to traffic in the area and suggested access to the parking lot onto Ralph Street instead. Mr. Vornlocker indicated that they did not own that property as there were residences there. He added that they would look into some traffic calming devices.

Mr. Keith Crandall, 411 Lewis Street, Somerset, NJ, came forward. Mr. Crandall indicated that he lived right next door to the proposed Youth Center and wanted to know why the end of activities was extended to 10:00 p.m. and could it be changed to 9:00 p.m. Mr. Vornlocker stated that there was no set time frames in place and the operational aspects of the center were still being discussed. Mr. Crandall then asked if there was a plan to have a security guard or could a police officer come by after closing to make sure that the children did not hang around outside the building or in the parking lot. Mr. Vornlocker assured Mr. Crandall that the police dept. would be involved in the operation of the building. Mr. Crandall also asked for speed bumps or other traffic calming measures to avoid cars speeding down the roadways.

Mr. Jonathan White, 7 Gary Court, Somerset, NJ, came forward. Mr. White asked if the Recreation Dept. was moving from the Township Municipal Complex to the newly proposed building, and Mr. Vornlocker answered in the negative. Mr. White then asked if it would not be better suited to incorporate the youth programs into the Community/Senior Center. Mr. Vornlocker indicated that there was no space available in the current building as there was a significant Recreation Dept. staff that also oversees the Senior programs. Mr. White then opened a discussion regarding adding basement space, and Mr. Vornlocker indicated that it would be cost prohibitive to do so. They then spoke about the laws governing the bidding process, not assuring a local contractor or a minority contractor due to the specifications of the State law. Mr. White then opened a discussion regarding the use of bicycles to get to the Youth Center, noting that there were very few bike lanes in that surrounding area and in the Township in general. Mr. Vornlocker explained that there was a Bikeways Master Plan within the Master Plan of the Township that was currently under review.

Seeing no one further coming forward, Mr. Thomas made a motion to close the meeting to the public. Mr. Omolola seconded the motion and all were in favor.

Councilwoman Francois then thanked everyone for coming to the meeting and giving their input. She added that they would be having additional community forums in the near future.

Councilman Chase then discussed the species of plants chosen for the landscaping, and asked whether the building was an energy efficient building.

Mr. Thomas made a motion to recommend the project to Council. Chairman Orsini seconded the motion and the roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Ms. Rafiq, Mr. Mansaray, Mr. Brown, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

Ordinance:

- **Ordinance #4261-19 – Updates & Simplifies Applications & Checklists**

Mr. Healey indicated that the ordinance had been taken care of.

HEARINGS:

- **BRIDGE POINT SOMERSET, LLC / PLN-19-00001**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Bridgepoint Somerset, LLC. Minor Subdivision in which the Applicant was proposing to place three separate warehouse buildings onto separate lots at 495 & 501 Weston Canal & Randolph Roads, Somerset; Block 516.01, Lots 7.02, 7.03 & 11.01, in an M-1 Zone - **CARRIED FROM FEBRUARY 20, 2019 – with no further notification needed**

Mr. Lanfrit reminded the Board that they had been before them the previous year on two (2) occasions for Site Plan approvals on the subject property, with the first application involving three (3) buildings consisting of approximately 1,700,00 sq. ft. of warehouse space and then came back and amended the Site Plan approval to reduce the square footage of one of the buildings from 1,000 000 sq. ft. down to about 600,000+ square feet. He then told the Board that the purpose of coming before the Board that evening was for a Minor Subdivision to create three (3) separate lots for financing purposes and that there was no change to the Site Plan that was approved. He did add that there were now variances involved once they drew the lot lines based on which lots got what portion of the open space. Ironically, Mr. Lanfrit explained that the property was originally split into three (3) lots and that they were required to be combined for original Site Plan approval.

Mr. Robert Freud, Site Engineer, employed with Dynamic Engineering, 1904 Main Street, Lake Como, NJ. The Board accepted his qualifications. Mr. Freud then indicated that he testified at both of the previous Site Plan application hearings. Mr. Freud then entered into the record as Exhibit A-1, which was the colorized subdivision plan exhibit and the same one that was submitted with the package to the Board. Mr. Freud stated that it was the subdivision plan and showed the site improvements, which he indicated were entirely consistent with the Site Plan approvals that were granted by the Planning Board and reviewed by staff, including the three (3) buildings known as Facility One (1) identified as the Amazon facility, Facility Two (2), and Facility Three (3). Mr. Freud then stated that all three (3) lots met the lot area requirements of the zone, but because of the placement of the lot lines, there were two (2) deficiencies on the lots, including one lot that required a variance for impervious coverage and the other lot that required a rear yard setback variance. He described for the Board the specifics of the deficiencies stating that Lot 7.07 (Amazon lot) required the variance for impervious coverage, with 73.2% impervious coverage proposed and 60% maximum allowed in the zone. He explained that rather than gerrymandering the lots lines to match the allowable percentages, Mr. Freud indicated that they put the lot lines in places that fit the Site Plan based upon the location of the facilities and drive aisles. Mr. Freud then explained that there was a rear yard setback variance required for Lot 7.05 (Facility Three (3)) and the proposed building on that lot came within 12.9 ft. of the lot line. He told the Board that the buildings all maintain the same distances from each other and remained unchanged from the original approvals. Mr. Freud then added that there would be cross access, cross parking and cross drainage easements maintained between the lots, as requested by staff.

Mr. Freud then addressed the staff report from the Technical Review Committee (TRC), dated February 12, 2019. He testified that there were comments about complying with some changes to bearings and metes and bounds within the report that needed to be corrected and that they would comply with all requests.

Mr. Freud then gave his opinion in his capacity of a Professional Planner regarding the creation of two (2) variances even though they were compliant with the Site Plan that was previously approved. Mr. Freud discussed the variances in the C-2 capacity where they looked at both the negative and positive criteria and that they advance the purposes of the Municipal Land Use Law (MLUL)

Mr. Hauck then opened a discussion regarding comment #8 in the TRC report, referencing the need for a phasing plan for the construction of the entire infrastructure. Mr. Freud explained that the storm water plans and other infrastructure would be servicing the entire property and would be built all at the same time along with the Amazon building and parking lot and the two other building shells. Mr. Healey then asked if a phasing plan could be provided to the Board, and Mr. Freud indicated that they could do so.

Mr. James Clarkin, Board Attorney, asked for clarification that the C-2 analysis that Mr. Freud was presenting showing the benefits he presented substantially outweighed any detriments. Mr. Freud then answered in the affirmative and confirmed that that was his opinion.

Chairman Orsini then made a motion to open the meeting to the public and the motion was seconded. All were in favor. Seeing no one coming forward, a motion was made by Mr. Thomas to close the meeting to the public. Chairman Orsini seconded the motion and all were in favor.

Mr. Thomas made a motion to approve the Application and Mr. Omolola seconded the motion. Board Attorney, Mr. James Clarkin, asked to add one condition to the approval, and that was that all of the conditions from the Resolution in the prior approval in PLN-18-0007 remain as conditions of the approval that evening. The roll was called as follows:

FOR: Councilman Chase, Mr. Hauck, Ms. Rafiq, Mr. Mansaray, Mr. Brown, Mr. Thomas, Ms. Rangnow, Mr. Omolola and Chairman Orsini

AGAINST: None

PUBLIC COMMENTS:

Mr. Thomas made a motion to open the meeting to the public for all comments and questions related to planning items not being discussed that evening. Mr. Omolola seconded the motion and all were in favor. Seeing no one coming forward, Mr. Thomas made a motion to close the meeting to the public and was seconded by Mr. Omolola. All were in favor.

- **CRP/CHI VERONICA AVENUE OWNER, LLC / PLN-19-00003**

Site Plan in which the Applicant was proposing the construction of a new 926,400 sq. ft. warehouse with 437 parking spaces at Veronica Avenue, Somerset; Block 88.01, Lot 5.01, in an M-2 Zone - **CARRIED TO APRIL 3, 2019 – with no further notification needed.**

DL 04/30/2019

COMMITTEE REPORTS

No reports were discussed.

WORKSESSION/NEW BUSINESS:

There was no work session or new business that evening.

EXECUTIVE SESSION:

The Board did not enter into an Executive Session that evening.

ADJOURNMENT:

A motion was made to adjourn the regular meeting at 10:06 p.m. Chairman Orsini seconded the motion and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
May 10, 2019