

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

**REGULAR MEETING
June 1, 2022**

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 Michael Orsini, Chairman, at 7:30 p.m. The Sunshine Law was read, the Pledge of Allegiance said, and the roll was taken as follows:

PRESENT: Councilman Anbarasan, Carl Hauck, Meher Rafiq, Theodore Chase, Jennifer Rangnow, Mustapha Mansaray, Charles Brown (Arrived at 7:59 p.m.), Robert Thomas, Sami Shaban (arrived 7:35 p.m.), and Chairman Orsini

ABSENT: Charles Brown and Carol Schmidt

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

MINUTES:

- **Regular Meeting – March 2, 2022**

Councilman Anbarasan made a motion to approve the Minutes, as submitted. Ms. Rafiq seconded the motion, and the roll was called as follows:

FOR: Councilman Anbarasan, Mr. .Hauck, Ms. Rafiq, Dr. Chase, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **Regular Meeting – March 16, 2022**

Mr. Thomas made a motion to approve the Minutes, as submitted. Ms. Rangnow seconded the motion, and the roll was called as follows:

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Dr. Chase, Ms. Rangnow, Mr. Mansaray, and Mr. Thomas

AGAINST: None

RESOLUTIONS:

- **John Sullivan/Lewis M. Voorhees / PLN-22-00007**

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

FOR: Councilman Anbarasan, Mr. Hauck, Dr. Chase, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **JWH Real Estate Holding Corp. / PLN-21-00023**

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

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Dr. Chase, Ms. Rangnow, Mr. Thomas, and Chairman Orsini

AGAINST: None

- **The Harbor Group / PLN-21-00020**

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

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Dr. Chase, Ms. Rangnow, Mr. Mansaray, and Mr. Thomas

AGAINST: None

DISCUSSION:

- ***Extension of Time – Asha Abraham / PLN-17-00001***

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Asha Abraham. Mr. Lanfrit indicated that the Application was for a Minor Subdivision approval that was granted by the Board in 2018. He indicated that it was a 2-Lot Subdivision off of Wilson Rd. and indicated that they did have two hearings on the Application due to wetlands issues along Wilson Rd. After the hearing, Mr. Lanfrit stated that they were required to obtain approvals from the NJDEP and the DRCC and needed to obtain flood hazard verifications, flood hazard permits, freshwater permits that were issued in 2021. He then indicated that the DRCC approved the matter approved the matter in February of 2022. Mr. Lanfrit noted that the subdivision should have been filed within 190 days but could not do so because they did not have all the approvals and were requesting 120 days (October 2, 2022) to now file the subdivision deeds.

Mr. Thomas made a motion to approve the Extension of Time to October 1, 2022. Mr. Chase seconded the motion, and the roll was called as follows:

FOR: Councilman Anbarasan, Mr. Hauck, Ms. Rafiq, Dr. Chase, Ms. Rangnow, Mr. Mansaray, Mr. Thomas, Mr. Shaban, and Chairman Orsini

AGAINST: None

PUBLIC COMMENTS:

Chairman Orsini then made a motion to open the meeting to the public for general Planning comments, and Mr. Thomas seconded the motion, and all were in favor.

Ms. Carol Schafner, Mayor of South Bound Brook, came forward. She indicated to the Board that she realized that they needed warehouses and trucks, however, she wanted to know if there was something that could be done about redirecting trucks so that they do not harm people, properties, and vehicles.

Mr. Joseph Hamilton, South Bound Brook resident, came forward. Mr. Hamilton wanted to reiterate what the Mayor said and also had concerns about all the warehousing being developed and the distribution of water going back to the river as a result. He also wanted to see there be some designation to stop the trucks from coming through South Bound Brook.

Ms. Pia Zoller, South Bound Brook resident, came forward. She spoke of numerous issues of trucks coming through their town and one incident with a truck pulling down an entire traffic light fixture and dragged down the street, creating a safety issue, especially with school children walking to and from school.

Another South Bound Brook resident came forward to speak about the truck traffic not being able to easily make the turn at the corner of Edgewood and Elizabeth Avenue, where the traffic light has been taken down multiple times by trucks, and where the trucks sideswiped cars and pulled down telecommunications wires connected to homes and pulled off siding and gutters from residences.

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

Mr. Healey then wanted to speak to the issues that were just raised. He mentioned the discussions that the Board has had about trying to direct the truck traffic to Rt. 287 and avoid streets that trucks should not be travelling on. Mr. Healey indicated that they had been speaking to Franklin Township's Consulting Engineer to produce a signage plan for that area of town to address that very issue. He wanted the Board and public to know that he just wrote a note to himself to remind the Engineer that they needed that plan as soon as possible. A discussion ensued among the Board.

Chairman Orsini stated that the warehouse applications that they had heard lately, they have asked each one to also include the lot signage directing trucks as well as engineering controls to include entrance and egress. The Chairman then assured the public that it was just as important an issue for Franklin Township as it was to South Bound Brook.

HEARINGS:

- **BH 31 Schoolhouse Road, LLC / PLN-22-00010**

Preliminary & Final Major Site Plan in which the Applicant was proposing to construct a 90,000 sq. ft. warehouse at 31 Schoolhouse Road, Somerset; Block 17.04, Lot 21.03, in the Business & Industry (B-I) Zone. – **CARRIED TO AUGUST 3, 2022, with no further notification required.**

DL – 8/21/2022

- **DUKE REALTY LIMITED PARTNERSHIP / PLN – 22-00002**

Mr.-Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Duke Realty Limited Partnership. Preliminary & Final Major Site Plan, Minor Subdivision w"/C" Variance in which the Applicant was proposing to construct a 436,960 sq. ft. warehouse at Elizabeth Avenue & Grant Street, Somerset, Blocks 504/506.01, Lots 1 & 2 / 19-22 in the Business & Industry (B-I) Zone.

Mr. Lanfrit then discussed the part of the hearing relating to a Technical Major Subdivision, which he indicated would create two (2) parcels, 43.79 acres that would

house the warehouse that was being proposed and 24.81 acres located behind the Rotor Clip facility on Davidson Avenue and currently contains solar fields and some billboards. He discussed that there would be some variances associated with that Major Subdivision.

Mr. Lanfrit stated that included in the hearing tonight was a Site Plan Application for the warehouse with a few minor variances associated with the warehouse itself. He also added that the Applicant planned to build a warehouse building on the subject property and retain ownership of it.

Mr. Clarkin, Board Attorney, asked Mr. Lanfrit if he could make a representation with regard to the corporate disclosure for the Applicant. Mr. Lanfrit indicated that there was no individual who owned more than 10% of the company and was a publicly traded company.

Mr. Chris Szalay, Engineer employed with Menlo Engineering Associates, 261 Cleveland Avenue, Highland Park, NJ, came forward and was sworn in. The Board accepted his qualifications. Mr. Szalay indicated that his office prepared both the Subdivision Plan and the Site Plan. He went on to describe the property in question. Mr. Szalay then entered into the record as Exhibit A-1, which was an aerial exhibit (187 Davidson Avenue – Existing Conditions), dated 6/1/22, depicting the property and surrounding areas over an aerial. The next exhibit Mr. Szalay entered into the record was Exhibit A-2, the access easement exhibit (187 Davidson Avenue - Solar Access Easement Exhibit), dated 5/11/22. The third exhibit (Exhibit A-3) was a colorized exhibit of the proposed submitted Site Plan over an aerial background with landscaping shown (187 Davidson Avenue – Overall Plan Exhibit), dated 6/1/22). Mr. Szalay then explained the existing conditions, noting that it was an irregularly shaped lot with frontage along Elizabeth Avenue and Grant Street. He then described the property as consisting of 68.6 acres located entirely in the Business and Industry (B-I) Zone. Mr. Szalay explained that the land included two (2) large solar fields, one (1) located within the southern half and a smaller solar field located at the northwest corner of the site. He then noted that the remainder of the property was mainly undeveloped and heavily constrained due to environmental restrictions. He added that there was an unnamed tributary that entered the site on the northeast corner and splits as it gets closer to the larger solar field, with one leg of the unnamed tributary heading to the west and somewhat bifurcating the site into a northern and southern half. He then stated that the other leg ran along the eastern property line. He then spoke of wetlands and wetland buffers on the uplands of the tributary, along with associated flood hazard and stream corridors, heavily restricting the developability of the site. Mr. Szalay then spoke of other pockets of wetlands. He told the Board and public that there were two (2) access points to the property, one at the dead end of Grant Street to access the larger solar field, and an additional access point at the northeast corner with an access easement through Rotor Clip's property (187 Davidson Avenue) from the Davidson Avenue right-of-way. Mr. Szalay then put into evidence as Exhibit A-4) the Access Easement between the parcel that they were subdividing (Parcel B) and the Rotor Clip property

which gave that back parcel access through Rotor Clip. He noted that the Access Easement was recorded in Somerset County, dated September 9, 2013.

Mr. Thomas then inquired about who owned the woods between the school and Parcel B on the side where the three houses were located. Mr. Szalay stated that the wooded area was owned by the Board of Education and were not associated with any of the homes there. He added that the environmentally constrained wetlands areas also would provide a buffer between the property and the residential areas since they could not be developed.

Mr. Szalay stated that the access to the smaller solar array area could only be accessed through the Access Easement. He then stated that the 30 ft. wide Access Easement extended to Davidson Avenue through the entire Rotor Clip property and on to the existing subject properties. Mr. Szalay then described the roadway that extended from the Rotor Clip property and bends to the west and south toward the larger solar field, with a smaller dirt and gravel access way to the smaller solar field.

Mr. Thomas then asked if proposed Parcel B open in the future for any kind of development in the future, and if so, is the space granted big enough to handle that. Mr. Szalay indicated that there was about two acres of developable land, but better suited as a parking field after assessing it as there was not enough space to place any kind of facility there. A discussion ensued regarding the possibility to develop that land, along with approximately one (1)-acre of wetlands. Mr. Healey indicated that staff had not reviewed whether there would be adequate space for access should that portion of the property be developed and would have to travel upon another company's property to do so. He also indicated that it would require a variance, and staff was not recommending the granting of that variance in that subdivision for that reason.

Mr. Lanfrit then asked Mr. Healey if the Township approved the Site Plan for the solar fields, and Mr. Healey answered in the affirmative and stated that the solar field and a billboard that was placed there as well was to the benefit of Rotor Clip and that there would only be minimal access. He added that the subdivision would allow someone to possibly build another warehouse on the 3-4 acres of land available there, requiring them to drive through a loading zone of another facility, utilizing an unimproved road, which he stated would be poor planning. Mr. Thomas agreed with Mr. Healey, and stated that they also did not know, if the land were to be developed, who the end user would be.

Mr. Clarkin, Board Attorney, indicated that should someone want to develop Parcel B in the future, they would have to propose a Site Plan before the Board at that time, but he stated that it would not be a reason to deny the subdivision with the Application before the Board that evening.

Dr. Chase inquired as to who owned Parcel B and if it would be sold, and Mr. Lanfrit indicated that they were subdividing the property, with the Applicant purchasing Parcel A and Rotor Clip retaining Parcel B at that time.

They then moved on to Parcel A, entering into the record as Exhibit A-5. Mr. Szalay indicated that the large solar field on that parcel would be removed, along with the storm water management and existing dwelling near the Grant Street/Elizabeth Avenue intersection. In its place would be the proposed one (1)-story 436,960 sq. ft. warehouse that included 50,000 sq. ft. of office space that was split at both the north, east and west sides (25,000 sq. ft. on each end of the warehouse). He added that the building met all bulk requirements for setbacks, building height, FAR, and lot coverage. Mr. Szalay indicated that there was associated parking proposed for 446 parking spaces, including handicap spaces that were evenly dispersed throughout the site (157 spaces to the west of the building and 124 spaces on the north face and 165 spaces within a parking field to the east of the building. He added that they would be adding 26 ft. wide drive aisles.

Chairman Orsini then asked why the parking was so in excess of what was required. Mr. Lanfrit indicated that some of the parking can be land-banked, and they would provide testimony later regarding that.

Mr. Thomas opened a discussion regarding landscaping buffer to the residential area. A discussion ensued.

Mr. Szalay then indicated that the Application required 177 parking spaces and were providing 446. He went on to explain the Applicant's history with these types of developments and how different users had different parking needs. With the Applicant's experience, they were proposing that they could provide 291 parking spaces to be constructed and 155 to be land-banked with location to be worked out with Township professionals. Mr. Szalay indicated that they would also be providing EV charging stations and 58 loading docks to be placed along the south face of the building, along with two drive-up ramps at either end of the loading docks. There would also be 70 Trailer parking/storage spaces across from the loading docks.

Mr. Szalay then went on to talk about three (3) access drives, with two (2) on Grant Street and one (1) on Elizabeth Avenue, with Grant Street improved to be a full 36 ft. wide roadway with curbed pavement and utility infrastructure. Mr. Lanfrit added that they would like the Township to vacate Grant Street since it would only be servicing their facility, and if so, they would improve it to whatever standards were deemed necessary for their use. He added that it would eliminate some of the variances that they were seeking. Mr. Healey stated that the Township was recommending that the roadway be vacated and given to the Applicant. They discussed the vacation of Grant Street, allowing two (2) Township access drives and eliminating the need for a variance in the future. Mr. Szalay then discussed the uses for the three (3) access drives and how they would utilize the proposed 36 ft. wide Grant Street access road to serve the development by entering into the site to connect to a loop road around the facility and accesses the multiple parking areas. He stated that it would also provide access for emergency vehicles and two (2)-way truck traffic as well as accommodating a second tenant. He went on to state that a second Grant Street access would provide for a guard shack prior to entering the loading area for the facility. He stated that the third

entrance point would be a 24 ft. wide driveway on Elizabeth Avenue near the mid-point of the Elizabeth Avenue frontage and to be utilized for pedestrian vehicles only to access the multiple parking fields. He added that there would be No Trucks Allowed signage along that access.

Mr. Szalay then drew the Boards attention to the trash enclosures that would include compactors at each end of the loading docks to take up two of the loading dock spaces.

Mr. Szalay then opened a discussion regarding the proposed signage for the development. He indicated that they planned for a free-standing sign at the intersection of Grant Street and Elizabeth Avenue and will meet all standards of the Township ordinance (setback, area, and height). He then told the Board that they plan for four (4) façade signs but have no detail since they have no tenant yet. He indicated that they would be in compliance with the ordinance.

Mr. Szalay then detailed the variances they were seeking, to include the previously mentioned the lack of access to Parcel B created by the subdivision, the loading within the front yard setback (trailer storage spaces setback (12.6 ft. where 50 ft. was required), as well as the three (3) requested access driveways on public roadways where only two (2) were allowed. He added the two (2) waivers that were being sought was (1) for the loading berth depth (130 ft. where 147 ft. was required) and interconnecting sidewalks that connect the main entrance to the parking fields and then on to Elizabeth Avenue. Mr. Szalay indicated that the Applicant did not see the need for it with the particular type of facility but would comply if the Board requested them.

Mr. Szalay then discussed stormwater management for the site, indicating that they would meet all of the stormwater management requirements, utilizing green infrastructure (with the proposal of eight (8) bio-retention basins), a wet pond, as well as an underground infiltration trench. He noted that they had already received DRCC approval pending Board and County approval.

He then noted that all utilities for the facility would be accessed through Grant Street and connecting to the infrastructure on Elizabeth Avenue.

Mr. Szalay then discussed the extensive Landscaping Plan for the site. He noted that the Site Plan attempts to maintain as much of the existing wooded area, especially along Elizabeth Avenue. Additionally, he stated that they were proposing 107 shade trees, 81 evergreens, 17 ornamental trees, 620 shrubs and 1,038 ground cover plantings. He then discussed the Tree Replacement requirements, and also stated they would make a contribution to the Tree Fund.

Lastly, Mr. Szalay discussed the Lighting Plan and would meet Township requirements with the use of 20 pole-mounted LED fixtures, mounted at 30 ft. in height, 10 LED wall-mounted fixtures at 30 ft., and 7 LED wall-mounted fixtures at 26 ft. using downward facing fixtures to reduce glare and up-lighting into the sky as well as light spillage beyond property borders.

Mr. Szalay then discussed the Township staff reports, noting that they would comply with all comments in the CME Engineering report, Fire Prevention report, as well as all comments in Mr. Healey's report, including the provision of bicycle racks as well as an area for drop-off and pick-up for employees near the main entrance of the building. He added that they could comply with the Township's Sewerage Authority report.

Mr. Thomas asked about the need for such a large amount of office space

Mr. David Lizza, Duke Realty Development Service Manager, 3 Second Street, Jersey City, NJ, came forward and was sworn in. Mr. Lizza indicated that they wanted to show any prospective tenants the availability of office space but were unlikely to utilize more than 10,000 to 15,000 sq. ft. of office space per tenant. They had a discussion of the uses, and Mr. Lizza indicated warehouse/distribution uses at the site.

Mr. Clarkin, Board Attorney, asked whether they would accept a condition, if the Board approved the Application, that all of the proposed office space would be ancillary to the primary warehouse use. Mr. Lizza answered in the affirmative. Mr. Clarkin then asked if they would agree that the office space would not be utilized for outside training purposes that might bring in large amounts of people at one time to the site. Mr. Lizza answered in the affirmative

Dr. Chase then opened a discussion regarding the solar cells on the roof. Mr. Lizza indicated that the building would be built to accommodate solar panels.

Councilman Anbarasan opened a discussion regarding previous uses of requesting large numbers of parking, only to land-bank a large number as well. Mr. Lizza gave explanations of utilizing one parking space per every 1,500 sq. ft.

Mr. Healey then brought up a discussion regarding the vacation of Grant Street, and any approval should be conditioned upon the vacation of that street because it would not be adequate for a Township roadway. He also recommended that if Grant Street was not successfully vacated, then the Applicant would have to come back to amend the Site Plan. Mr. Healey then asked what the plan was for some surrounding properties that were owned by the Applicant. Mr. Lanfrit indicated that at the moment, they did not have any intended use for the properties. A discussion ensued regarding the possible consolidation of other purchased lots surrounding the property if Grant Street is not vacated. They entered into a discussion regarding the idea of entering into a developer's agreement should Grant Street not be vacated.

Mr. Shaban expressed his concern over the size of the trucks entering and exiting the property, considering the proximity to the elementary school.

Ms. Rianna Kirchhof, Senior Traffic Engineer employed with Dolan & Dean Consulting Engineers, 181 West High Street, Somerville, NJ, came forward and was sworn in. The Board accepted her qualifications. Ms. Kirchhof stated that she had no concerns for the adequacy of the parking or circulation on site. She then concentrated on trip generation

related to their report from November 23, 2021 Traffic Analysis. She indicated that Mr. Lizza and his company were going to focus on warehousing, which was good news because it was not a large trip generator and would result in 70 passenger cars and 9 trucks during the morning peak hour and 71 passenger vehicles and 13 trucks during the afternoon peak hour. She then spoke to distribution of traffic, for trucks specifically, was the anticipated use of Campus Drive over to Cottontail Lane to access I-287 South (Exit 12) or I-287 North (Exit 10) by using Pierce St. to Davidson Avenue. She spoke about level of service C, which the ITE deems acceptable with a minimal disruption. Ms. Kirchhof then discussed directional signage that was already in place. Ms. Kirchhof then spoke about the use of directional signage for trucks on-site to move that traffic in the right direction towards I-287 with the use of all movement driveways.

Mr. Shaban asked how the trip generations are calculated and if they include the ancillary office space use. Ms. Kirchhof indicated that the calculations did take into consideration the office use at a warehousing facility and specific to the office use of the facility.

Mr. Thomas then asked if the traffic counts took into consideration the other warehousing facilities under construction in the area. Ms. Kirchhof said that the traffic counts did not take into consideration the upcoming warehouse uses; however, she indicated that when they revise their report to address the Board's professional comments, they would include the adjacent approvals. She also stated that they were not anticipating any significant increase in truck traffic during peak traffic time as it usually peaks during the middle of the day. A discussion ensued about the cumulative affect of all of the new warehousing facilities. Mr. Shaban stated that Google Maps did not take traffic through the roadways discussed, but up Elizabeth Avenue through the roadways in South Bound Brook.

Mr. Lanfrit mentioned that Elizabeth Avenue was a County road and they had not had concerns with the multiple warehousing facilities nearby. He added that the Applicant was willing to reach out to the County for signage on Elizabeth Avenue as well as having a directional signage package on-site. A discussion ensued among the Board.

Chairman Orsini indicated that they would like to see the updated Traffic report based upon what other warehousing facilities had already been approved. Mr. Lanfrit stated that they had no problem providing an updated Traffic report.

Mr. Clarkin, Board Attorney, asked for clarification as to any certain percentage that ITE used to calculate the office space to warehouse space. Ms. Kirchhof indicated that ITE did not provide the percentages, just that the calculations include the office space use within a warehousing facility.

Vice Chair Brown asked Ms. Kirchhoff how they justified the need for the additional parking if her testimony was that truck traffic has gone down. She explained that trip generation and parking were not linked. She added that the use drove the traffic and the use drove the need for parking. The Vice Chair then opened a discussion for a

decrease in parking in a post-COVID world. He then asked what the need was for the car-only driveway on Elizabeth Avenue, and Ms. Kirchhof indicated that it was for operational efficiency as well as a safety issues to keep passenger cars separated from trucks.

Mr. Kevin O'Brien, Planner, Shamrock Enterprises, Madison House, Madison Avenue, Rahway, NJ, came forward and was sworn in. The Board accepted his qualifications. He discussed the variances that the Applicant was seeking that evening, to include three (3) driveways proposed where two (2) were permitted, front yard parking not allowed in the 50 ft. required front yard with parking proposed at 12 ft., lot frontage on Marcy Street where 150 ft. was required and 148.99 ft. was proposed (through the subdivision relief). Some unique aspects to the proposal were the possibility of vacating Grant Street, which would remove the two (2) variances from the Site Plan Application process for the third driveway and for the front yard parking. Mr. O'Brien then discussed the guidance given by the Master Plan with respect to the variances that they were seeking. He then discussed the Municipal Land Use Law (MLU) and how it might guide the Board into making its determination in granting the requested variances. Mr. O'Brien then added that there would be no significant negative impact from the warehouse development.

Mr. O'Brien stated that the benefits substantially outweigh the detriments to the Township in the granting of the variances and without substantial detriment to the public good and without substantial impairment to the zone plan and zoning ordinance.

Mr. Thomas suggested that there should be a Resolution stating that the Planning Board recommend to Council to approve the vacation of Grant Street.

Chairman Orsini made a motion to open the meeting to the public. The motion was seconded, and all were in favor.

Ms. Carol Shafner, Mayor of South Bound Brook, came forward. Ms. Shafner then discussed and appreciated the efforts being made by Franklin Township and expressed her willingness to work with the Township.

Ms. Pia Zoller, South Bound Brook resident, came forward and expressed her concern for the school children who were being picked up and dropped off on Elizabeth Avenue.

Mr. Lizzo attempted to address the issues that the Board and public has and is committed to listen and try to solve some of the issues. Mr. Thomas suggested he make training drivers a priority about avoiding the smaller streets in coming and going to the warehouse.

Chairman Orsini made a motion to close the meeting to the public. Vice Chair Brown seconded the motion, and all were in favor.

Mr. Lanfrit gave his closing summation.

Mr. Thomas then asked about the Landscaping Plan, and Mr. Lanfrit indicated that they would agree to beef up the buffering near the residential properties as a condition of approval

Chairman Orsini made a motion to approve the Application to include the three (3) variances, along with the two (2) waivers, that the Applicant and Township work towards the vacation of Grant Street and, if not, the Applicant would construct that as a cul-de-sac at staff's discretion, compliance with Mr. Healey's reports, CME, Fire Prevention, Sewer and outside agency reports, installation of bike racks and pickup/drop-off area, driver education, appropriate truck route signage and residential buffering and sidewalks. Additionally, Parcel B should be retained by Rotor Clip and keep the same uses on that property. Vice Chair Brown seconded the motion, and the roll was called as follows:

FOR: Councilman Ambarasan, Mr. Hauck, Ms. Refiq, Dr. Chase, Ms. Rangnow, Mr. Mansaray, Vice Chair Brown, Mr. Thomas, Mr. Shaban, and Chairman Orsini

AGAINST: None

Chairman Orsini made a motion for the Planning Board to give their recommendation to send to Council the urging to approve the vacation of Grant Street as well as Harding Street. Vice Chair Brown seconded the motion, and the roll was called as follows:

FOR: Councilman Ambarasan, Mr. Hauck, Ms. Refiq, Dr. Chase, Ms. Rangnow, Mr. Mansaray, Vice Chair Brown, Mr. Thomas, Mr. Shaban, and Chairman Orsini

AGAINST: None

COMMITTEE REPORTS

No reports were discussed.

WORK SESSION/NEW BUSINESS:

There was no work session or new business discussed that evening.

EXECUTIVE SESSION:

The Board did not enter into Executive Session that evening.

ADJOURNMENT:

Chairman Orsini made a motion to adjourn the regular meeting at 9:42 p.m., and all were in favor.

Respectfully submitted,

Kathleen Murphy, Recording Secretary
August 28, 2022