

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
March 11, 2013
APPROVED**

CALL TO ORDER Mr. Villani called the meeting to order at 7:30

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 10, 2013 on the Township bulletin board and sent to the Township Clerk, Echoes Sentinel and Courier News per the Open Public Meetings Act. All Board members are duly appointed volunteers working for the good and welfare of Warren Township. We plan to adjourn no later than 10:00 p.m.

ROLL CALL

ROLL CALL

Mayor Sordillo	Mrs. Smith
Committeeman DiNardo	Mr. Toth
Mr. Gallic (excused)	Mr. DiBianca– Alternate #1
Mr. Kaufmann (excused)	Mr. Freijomil – Alternate #2 (excused)
Mr. Lindner (left at 8:40 p.m.):	
Mr. Malanga	Mr. Villani

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

February 11, 2013

Motion by Committeeman DiNardo, Second by Mr. DiBianca to approve the minutes of February 11, 2013

For: Mayor Sordillo, Committee DiNardo, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, Mr. Villani

■ **PROFESSIONAL STAFF REPORTS:**

**Alan Siegel, Esq., Planning Board Attorney
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk**

■ **CORRESPONDENCE**

None

■ **CITIZEN'S HEARING (Non-Agenda Items only)**

Seeing none this portion of the meeting was closed.

■ **REVIEW OF APPLICATIONS**

CASE 1:- Case #: PB-12-07
Block: 74 Lots 7, 8 & 9

Applicant: Shelter Group LLC
Owner: Walter Cyburt
Location: 53 – 57 Mount Bethel Rd.
Actionable

PROPOSED: Applicant proposes to construct an assisted living residential healthcare facility. The site contains 16.73 acres. The project will be a single assisted living building and parking. Access is proposed via a 24 foot wide driveway of approximately 500 ft in length, the property is zoned R-20V and complies with the township requirements.

Mr. Villani introduced the case and invited Mr. Glenn Pantel to come forward. Mr. Pantel introduced himself as the applicant attorney from Drinker Reath and Biddle. Mr. Pantel noted that they would start off by responding to some of the questions from the board members from last meeting, which included code compliance, and admission policy. Also, some site plan information, and if time permits the traffic consultant and planner will give testimony.

Mr. Villani went over what he heard from the tape he listened to about what was covered and that there was a lot of information to cover still and would like to go over the past meeting issues, especially a couple of issues. The two main issues he wanted to start with was the height of the building and number of stories and the ingress and egress of the site.

Mr. Siegel wanted to swear in all those who would testify this meeting. They were sworn in and those were Catherine Muller of Page Engineering, David Holland of Shelter Group, Michael Tobia, Planner, Marshall. Klein, Fire Protection Engineer, and Christian Kastrud, Township Engineer, and John Chadwick, Township Planner,

Mr. Pantel agreed to focus in on the issues that Mr. Villani addressed, a number of issues on code compliance related to fire code and stories of the building. The building code consultant was present for Shelter Development and will give assurance on the building and code with three stories. Mr. Villani wanted to point

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out the need for a variance and justification, although Mr. Pantel stated it would be addressed by their planner. Catherine Muller will address emergency access and paver access to show a revised plan option. The building code consultant came forward. Mr. Marshall Klein introduced himself and Mr. Pantel guided his qualifications as a licensed fire protection engineer graduate of the University of Maryland, he worked first as fire officials in Anne Arundel and Howard counties in Maryland and has been in business as a fire consultant code since 1981. He is licensed (Engineer) by examination in Pennsylvania, Maryland, and Virginia. Mr. Pantel asked if to be qualified in New Jersey a test would be required. Mr. Klein stated no test would be required. Mr. Klein has been asked to speak at DCA and Rutgers for on subcode requirements for continuing education classes. He was accepted.

Mayor Sordillo questioned the idea of being given a license in New Jersey without a test. Mr. Klein stated he would make application to the local state board of engineers and because he was licensed by examination and not by reciprocity, that he would usually be granted. Mr. Klein understanding is you do not have to test to gain reciprocity. Mayor Sordillo does not agree because he had to and he is a licensed engineer in the state of Massachusetts. Mr. Kastrud agreed there is a portion of testing for New Jersey required. There was further discussion on licensing requirement of New Jersey. Mayor Sordillo questions the qualification of Mr. Klein in the knowledge of New Jersey standards. Mayor Sordillo brought up the NJPA 101 code and the minimum standards and that the municipalities can adopt stricter standards. Mr. Klein stated he was familiar with 101 and the standards for this type of construction. Mr. Pantel asked that Mr. Klein be accepted as he has lectured to building code officials and that he be qualified in the area of building code compliance for this project. Mr. Villani felt they code conditionally accept the witness as an expert unless something comes up otherwise.

Mr. Pantel brought up the questions raised on code compliance on the proposed 3-story building. One was if the proposed 3 story building make NJPA 101 more difficult to comply with and he asked Mr. Klein to respond. Mr. Klein stated no it would not NFPA 101, a national standard and the New Jersey building code require the same type of construction for this type of facility, an assisted living building, an I-2 occupancy, which is the same as a hospital. There is a Table (18.1.6.1) in the NJPA code, and a table in the Building Code (5.3) which give a range and they control the number of stories and height of the building for meeting codes. Mr. Pantel asked if the proposed 3-story building would result in longer travel corridors than a 2-story building. Mr. Klein stated no and the code requires (I-2) any individual on any floor to be within 200 feet of an exit. (stairs) the 2 standards also talk about depend in place for the occupants.. The intent is to not move vertically that it is easier to move horizontally (defend in place). The codes provide within their requirements are smoke partitions or smoke compartments. It is required that every occupant be within 200 feet of a smoke partition. Intent is to be on the same floor and it is sprinklered and fire rated to these standards and you move occupant first horizontally, through a smoke partition or barrier. If further issues occur, then could move down the vertical

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stairway from the smoke partition. Mr. DiNardo asked about the smoke partitions, to explain. Mr. Klein stated there is to be 2 smoke compartment on each floor minimum, as long as they are within 200 feet from each occupant. The smoke barrier between the two sections will be a minimum of one hour fire wall. Mr. Klein stated a building of up to 3-stories it is one hour fire resistive , stair walls, floor systems, smoke partition also one hour. Mayor Sordillo references 18.1.6.1 table and the construction types. Type 2-1.1.1 is the construction type for this project. Mayor Sordillo stated it is the minimum allowable for a 3-story nothing more , not a 4th floor. If did anything less, it would go down to 2-story. Mayor Sordillo brought up if they did a Type 2.2.2, a better construction, it could be a taller building, greater than 4 stories. In New Jersey there is a minimum/maximum codes. Mayor Sordillo reminded that municipalities can ask for more than the minimum code. Mr. Klein agreed. Mayor Sordillo asked if Mr. Klein recognized that the Planning board has jurisdiction. Mr. Pantel responded to the legal question of jurisdiction and acknowledged the board's jurisdiction over this application but that the fire code is beyond the purview of the Planning Board. It is up to Construction Official for fire code compliance. But that the testimony is to answer some of the questions. Further discussion continued on fire life safety, municipal interests, and construction plans.

Mayor Sordillo asked if they were aware of the 2012-2013 changed in the Insurance Grading schedule for fire service. In 2013 zoning and planning is part of the grading process. Mayor Sordillo states it is up to the Board to protect against the loss of grading based on what is built in Warren.

Mr. Pantel asked about the question of the construction being fire resistive or noncombustible standards from last meeting. Mr. Klein explained there are two types of noncombustible, under the building code it is type IA , or 2A, and 2B. Type 2A is called protective meaning the structural elements are 1 hour rated protected construction. It is a noncombustible construction type to be built to (for this application). This complies with the life safety code. Mr. Pantel asked if there would be any impact on the town's fire grading/rating. Mr. Klein stated that ISO does the rating through building code grading effectiveness and the ISO requirement dealing with the effectiveness of the local fire department and response. They look at water supply. There was discussion on facilities that are sprinklered and that they do not have an effect on rating. Mr. Sordillo asked about the report on Warren and the probation for Class IV rating (unusual for a volunteer fire dept) and the volunteer fire department needs volunteers and he feels it does affect the rating schedule. More discussion continued with buildings that meet code and affect to ratings. Mr. Klein states in his opinion this type of construction would not have an adverse effect on ratings.

Mr. Pantel also asked about the flame spread rating of interior materials within the building question from the last meeting. Mr. Klein stated that the codes being used the ceiling walls and floors and the tables are based on the occupancy and this building would be designed either Class A or Class B.

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Mr. DiNardo asked if Class A is better and Mr. Klein stated Class A is better. The tests, tunnel tests reference asbestos board and it is 0 rating and red oak is 100 and those are the part of the test, and they watch how it promulgates. So a smaller number is better, such as Class A. Mr. DiNardo restated that it is a Class A and it is steel studs and no lumber. Mr. Klein qualified that you can use fire treated wood backing something. All structural members will be Class A, 1 hour, non combustible (type 2).

Mr. DiNardo asked if this is good up to 3-story than what would a 4-story require. Mr. Klein brought up that health care facilities have very good record. But above 3 stories then it goes to 2 hour stairwell, 2 hours floor, 2 hour shafts fire protection. Mr. DiNardo asked the difference between the construction types codes on Table 1.6.1.

Mr. Klein talked about Table 18.1.6.1 in life safety code (the NFPA) and that they have to do with exterior wall information and the interior walls, floors, and exits. The 4 stories and more are the 2 hours, the 3-story are the 1 hour. The tests are very tough tests and that the fire loads are more for commercial and industrial on these tables than the loads on assisted living facilities.

Mr. Pantel continued on the location of fire compartments and distances. This will be I2 (not I1) and the distance will be for anyone in the building to reach an exit is maximum of 200 feet. Any smoke barrier (horizontal movement) is 200 ft. The plan is to shelter in place and based on fire data on health care the data is very good. Mayor Sordillo wanted clarity on definitions. Mr. Klein stated that there are different 200 ft is maximum to travel to an exit. Discussion continued on the definitions of common path, dead end limit and the distances restrictions that all designers have to meet for code. Mayor Sordillo wanted to know if they have met all the requirements on this plan. Mr. Klein stated that they have not finalized the plans and they are for conceptual plans for the Planning Board.

Mayor Sordillo asked about the deaths and data on it in nursing homes. Mr. Klein stated that (NFPA data) the average number annual fire death (civilian) of 6 for U.S. in health care facilities for the latest data (2006-2010). Discussion continued on the data and percentage of total fires and death compared to all fires and health care and property loss values. Mayor Sordillo brought up the importance of maintenance of all of these facilities and brought up the Woodcliff Lake fire and Willow Grove issues and the fire alarms going off often.

Mr. Lindner brought up the age of people and that the volunteers would have to carry out, and there may not be enough people to carry them. Mr. Klein stated that the first floor will have Alzheimers and therefore more people working with the less mobile people.

Mr. Pantel then asked about the class of fire hoses (and stand pipes) Mr. Klein

stated the building will have standpipes in each of the stairwells, with 2.5 inches connection on each level. And the fire dept will go to the floor and hook to the 2.5 inch connection and walk in and it is all to code (so Class I system).

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Mayor Sordillo asked about why not have a Class III and a fire brigade so would not have to worry about ISO class rating. Would the facility consider this? He brought up that the Warren fire dept is volunteer and at work during the day and there is issues with travel time. The proper sprinklered activation cannot be guaranteed. Mr. Klein would rather personnel (schools also) should work with the patients or occupants away from the fire and not fight a fire. Mayor Sordillo suggested that this could be a backup (a fire brigade) if systems failed. Mr. Klein states that the safeguards are supervised with the built in protection and fire inspection requirements and the building is protected. Further discussion continued on the possibility of a fire brigade and different scenarios, and fire doors. Mr. Klein would not recommend a fire brigade. Mayor Sordillo was surprised that it would not add any additional protection to have a fire brigade.

Mr. Pantel introduced exhibit A-7, Mr. Klein's resume.

Mr. Villani addressed the variance request of a 3 story building with the majority of residents on the 3rd floor and why the board should grant the applicant a variance. Mr. Pantel stated the reasons include they are not increasing the height/it is the permitted height and it is the same height that a 2-story building would be. Also, if a 2 story which will comply with the ordinance there will be increased footprint, more site disturbance. Mr. Villani pointed out that the 2 story would still be within setbacks, etc. Mr. Pantel stated there will be no more residents with a 3-story building, and would be less disturbance. Mr. Villani pointed out that it is a large property, almost 17 acres and has many trees. Further discussion continued on the 2 or 3 story building benefits.

Mr. Lindner left at 8:37 and stated he would listen to the tape

Cathy Mueller was brought up to present the 2-story concept plan. The plan is Alternative Site Plan and is Exhibit A-8. She explained that it is superimposed over the other plan and looked at the impact of additional sidewalk and roadway. The SF of the additional ground floor would be just over 12,000SF larger. The entire building is 36,000SF building.

The 3 story building for building coverage is 4.98% and would go up to 6.6% coverage of the property. The 3 story building ground floor or foot print is 32,839SF . (perimeter). For 2-stories it would be increased by 12,019SF .

So it would be 44,898SF for first floor cover for 2-story. It would increase 33%. Mr. Villani reminded the board that it would be just over an acre of disturbance/coverage. Ms. Mueller wanted to show the benefits of environmental issues and land disturbance of the 3-story vs. the 2-story design. The building would be 33% larger and increase walks to activities for residents.

They would keep the property well landscaped but the additional disturbance is 31,700SF. The height could be up to the same height as the 3-story building. Mr.

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Villani stated that it could be less than that also, would it need the 30 feet for a 3 story? It could be built lower. There was discussion on whether it is a choice for the 30 feet for a 2-story or whether it is not necessary to go 30 feet for 2-stories.

Ms. Mueller continued and the total lot coverage with a 2 story building would be 17,879Sf, which is 18.5.% increase total with building, walkways, roadway (impervious). Mr. DiBianca asked what the changed might be for the fire trucks with the new plan. They would still propose the 360 degree access/same concept.

Mayor Sordillo suggested that they could build a 2-story. The impact is only 1.7% increase of the footprint of the building on the lot area, and it sounds like nothing. And the disturbance is only a 5% increase.

Mr. DiNardo asked how much closer to the road (Mt. Bethel) would the 2-story building be. It is 610 feet away with the 3-story building and 383 feet away with the 2-story design. The board was interested in a 2-story rendering but they did not have one available.

Mr. Toth asked of the 26 other sites, how many are 3-stories. Mr. Holland stated that there are no 2-story buildings and it is common in suburban areas such as Warren. The local areas with assisted living communities are 3-story building. There are short distances to common areas, dining. Mr. Toth asked how many of Shelter's communities were in the town center and not more like Chelsea a little farther out. Mr. Holland stated it is very typical to be in town. The design is to benefit the residents and the staff.

Mayor Sordillo brought up the Gallows Rd project in Annandale, Virginia and asked if true that the residents felt a 3-story building did not find it compatible with their neighborhood.

A five minute break was called at 8:55 and the audience was invited to come up and look at the plans. Mr. Villani called the meeting back to order at 9 p.m.

Mr. Pantel brought up the Gallows Road project and introduced and Mr. Siegel swore in Mr. David Carliner 218 N. Charles St., Baltimore, MD and is one the five partners of Shelter Group. Mr. Carliner stated they worked very hard with the neighbors and that they (the neighbors) wanted a 3-story building and promised they would ask for it, the average age is 85 years old and they need to be close to the elevator and if make it a 2-story it adds a football field to the walk.

Mayor Sordillo asked if there was a lower cost for a 3 story to a 2 story. Mr. Carliner was not positive and there are pros and cons and they do not know at

this time. They are not trying to get more units, it is about being respectful to neighbors and to the people they are serving.

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Mr. Villani did point out at some point they will hear from the neighbors. Mr. Villani also pointed out that it does take a longer time to get people out of a 3 story building than a 2 story building and he has had experience in a condo he owned. It is more important than trees. Mr. Carliner agreed with Mr. Villani and brought up that Mr. Klein is a real expert and the standard practice is defend in place, unless an apartment is on fire, then they move, Mr. Carliner stated that an independent person in their own condo would get out on their own but not in assisted living. Safety is very important. Mayor Sordillo asked why wouldn't you go to a community with a paid fire department as opposed to a town struggling to protect their own residents. Mr. Carliner stated there are many reasons for where to put a facility and he feels there is a demand here. The number one strategy to keep their residents safe is the sprinkler system.

Mr. Villani stated the board will have to take into consideration all these points. The fire statistics and safety protections built into the building and that 3 stories still takes longer to get out of a building. Also, Warren does have a volunteer fire department and that is an issue and we will weigh all these factors. A variance is required.

Mr. DiNardo asked if they have thought of bringing in or hiring an ambulance service, such as what the town has, Atlantic? Mr. Carliner stated that yes they have and will considered a service for themselves, a package that would work with the town. Mr. DiNardo feels that would help to know they would be willing to do this.

Mr. Michael Tobia, the applicants land planner, was brought up and accepted. He explained the variance for 3 story building and as proposed meets the 30 foot height requirement. The 3 stories are requested for better operations for the residents, a better design standard (better setbacks/lower coverage) this is an inherently beneficial use for seniors; 20 to 30% of the residents require assistance walking around. Shorter halls place residents closer to common rooms. It places nursing stations and supervising offices closer to residents. Shorter walkways are important for these residents. The granting of this single variance have benefits that substantially outweigh the detriments. With a 2 story building coverage would increase 12,000 ft (or look at the Mayor's relative term at 1.7% increase), Lot coverage would increase about 17,800 SF and relative terms are 2.5% additional lot coverage. And more general disturbance increases 31,700Sf or $\frac{3}{4}$ of an acre. The setbacks with a 610 feet back from Mount Bethel with a 2-story would be 383SF away. Although still away it would be closer. Mr. DiBianca asked if it would change the visibility and it was discussed that in winter it would make a difference overall, but it would be more visible in all seasons

from Mount Bethel. There was more discussion on trees and view from the road with a 2 story vice a 3 story building.

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Mayor Sordillo asked how long the building at a 2 story would be. The whole building will be 2 stories so not really doubling the site. Mr. Tobia stated that the 3rd floor of 24,000 SF would be gone and spread out over two floors. There was further discussion on the corridors and that it is about 220ft of additional length with 2 stories. The 3-story is about 380 ft from n.e. corner to s.w. extreme.

Mayor Sordillo stated if a cafeteria is in the middle of the 2 story it might work out. Mr. Tobia stated the common areas are in the east side of the building. Mayor then pointed out it would not be much further for either side of the building with the location of the common areas. Mr. Holland brought up that the design is for dementia to be on the ground floor and some extension of the hallway and the core of the building is inside the main entrances and it is a longer distance with the 2 story buildings. There was further debate on activities and common areas and hall distances for residents and if the design is for shorter distances.

Mr. Tobia stated that the benefits outweigh the detriments, less coverage, less disturbance and less tree removal. Maybe some of the corridors are just as long but it is clear to them that some of the residents will have to travel further in 2 story buildings. When you look at detriments to a 3 story variance Mr. Tobia doesn't think there are any. Normally it means the overall height is increasing but if they are holding to 30 feet he concludes there are no detriments.

Mr. Tobia continued that with either the 2 or 3 stor building it will be 106 units and no difference in traffic or residents. There was questions as to the height measurement and how it is calculated. And there was discussion as to why if it was a 2 story building it would be the same height as a 3-story building. Mr. Tobia stated it was in compliance with the zone and the mansard design is incorporated to give a residential look instead of a flat roof.

Mayor Sordillo clarified that based on the construction they picked, the Type 2.1.1.1 construction they cannot go higher than three stories., but if they made it a construction level better they could go unlimited height, up to 75 feet. If they went one less construction, one less grade, they could only build a one story, and it saves money to go 3 story. Mayor Sordillo stated they are just at code.

Mr. Villani discussed the positive and negative criteria. There is a longer distance in a third floor out to the exit of a building. Mr. Villani does not see the benefits of the tree and land coverage. The exhibits are not to scale to see how small the building is compared to the 17 acres and doesn't agree with the argument in regard to satisfying the negative criteria and doesn't see the positive value in the argument.

Mr. Pantel clarified that the drawing is to scale but doesn't show the entirety of the lot.

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Mr. Villani suggested to talk about the entrance and exit and Mr. Pantel agreed. Ms. Mueller spoke about the entrance/exit plan change. Exhibit A-9 was brought into the case, Emergency Access exhibit. First she discussed the area of future parking expansion if ever needed. Ten spots could be added. They would be banked in the area indicated. Also, from the last meeting there was concern about emergency access, if a tree fell, etc. She showed 3 options, One is a boulevard entrance with a mountable curbed island with a turnaround. The clearing would be widened to eliminate trees falling in the path. The lanes would be 12 feet wide, although not fully engineered yet. Mr. Chadwick stated they will need 15 on the lanes and she agreed it could be done. Ms. Mueller continued with option B, a single lane emergency access which would go down to Town Center Dr with locked gates at both ends. Mr. Pantel stated it is not the preferred option as the condominium residents oppose the use. Ms. Mueller discussed Option C, with a single lane emergency access off of Mt. Bethel just south of the main entrance with locked roadway entrance. It would have to be maintained and would be a second curb cut out. Option A satisfies the concerns and can look nice as the entrance.

Mr. Villani asked if the applicant would work with the township officials preference is and they would agree to that. Mr. Villani closed this portion of the testimony and addressed the audience to question any of the witnesses.

Mr. Allen Butowski from 5 Jessica Ln came up and introduced himself. His concerns are the wildlife that would be pushed out of the land that would be developed, increased traffic, and colors of the building and lighting from the building. Mr. Villani pointed out that this type of building as opposed to a lot of smaller buildings represents a small percentage of the entire property. Mr. Pantel mentioned that the rear of the building, which faces Jessica Ln; they will be glad to work with everyone on the colors. Mr. Villani also reminded them that all items are taken into consideration, entrances, how lights will shine on properties. Mr. Butowski also expressed his concern about the volunteer fire department and being stretched to the limits

Connie Wu came up and she lives at 71 Mt. Bethel Rd. and is concerned about traffic and not being able to get out during the rush hours. The new office building has increased traffic and is concerned with this location for the facility. She is also feels that it is a noisy part of Warren and seniors should be in a quiet place, but her main concern is with traffic on Mount Bethel Rd.

Mayor Sordillo spoke about facilities along Mount Bethel Rd. looking for more parking, one facility wants 500 parking spaces and there is another site at the other end of Mt. Bethel looking to build. Mayor Sordillo is going to ask the county

Freeholders if they will do a comprehensive study of the traffic as he avoids Mt. Bethel also at rush hour with the traffic between Rt. 78 and 22. There was discussion on traffic studies and the issue of more developments in the works.

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Mr. Pantel stated they do have a traffic consultant who hasn't testified yet, and that this permitted use is less than other permitted use might generate. They will not propose a left turn out of the site.

Valerie Waterman from 8 Sydenham Rd. spoke about the concerns including light at night, and the affect to land and traffic. She stated that they feel confident that the Shelter Group will find solutions and feels they are very ethical. She stated her neighbors and she do not want McMansions. Ms. Waterman first preferred a 3-story because the footprint was smaller, but she doesn't care if it was a 2-story structure. Mr. Villani asked the applicant to come in with an exhibit to put it in perspective (2 story).

Mr. Chadwick suggested the client put some balloons up and Mr. DiNardo agreed that it would help and give a reference to see the trees and height from the southern side. There was discussion on the benefit of balloons with the trees still there. It was agreed to put balloons up for a visual tool for the board.

Mr. Malanga suggested to use earth tones and tone it down.

Mildred Waale, from 73 Mount Bethel came to express the traffic concerns. She cannot get out of her driveway in the morning and feels Warren just keeps building and building and gets more and more traffic. She wants a comprehensive traffic study of what an addition facility will do with deliveries, medical needs, emergency vehicles.

Mr. Villani said we will have that at the next meeting. He asked that they go over the deliveries, number of employees etc.

Mayor Sordillo reminded that they have put up two lights in the last year on Mt. Behel and King George Rd. They may put up lights on Sydenham, and the Technology streets. Discussion continued with more projects, and more lights will add more time and the studies don't show a clear impact.

Ms. Walle asked to consider the carbon monoxide emitted from cars stopped and a simple thing could be to put a "no turn on red" at Mt. Bethel and Mountain Blvd.

Mr. Malanga pointed out that 95 percent of the people who will be in this facility don't drive. Ms. Waale is concerned with visitors, deliveries.

Mr. Villani stated it was 10 o'clock and we will carry the case. It was decided to carry to April 8th as the March 25 is Passover.

Mr. Pantel wanted to clarify that Mr. Klein will not return so any further questions should be now.

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Mr. DiNardo asked to have a schedule for deliveries, employees shifts, etc. for traffic information. The applicant was also asked to call and let the board know when balloons were going to be put up.

Next meeting April 8, 2013

■ **ADJOURNMENT**

Motion was made by Mr. Toth, seconded by Mrs. Smith. All for adjournment
Meeting adjourned at 10:10