

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
August 24, 2015  
APPROVED**

**CALL TO ORDER**

**FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS**

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 14, 2015 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**

Mayor Marion (arrived 7:37)  
Committeeman DiNardo  
Mr. Toth  
Mr. Kaufmann  
Mr. Lindner  
Mr. Malanga

Mr Freijomil (arrived 8:15)  
Mr. DiBianca  
Mr. Scuderi (excused)  
Mr. Gallic (excused)  
Mr. Villani

■ **Announcements:**  
None

■ **APPROVAL OF MINUTES:**

July 27, 2015

Motion was made by Mr. Toth, seconded by Mr. Lindner to approve the minutes.

Roll Call

For: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, and Mr. Villani.

Against: None.

■ **Memorialization of resolutions**

PB 15-05 Gallic, Minor Subdivision, 24 Plainfield Avenue

Motion was made by Mr. Lindner, seconded by Mr. Malanga to approve memorialization of resolution.

Roll Call

For: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga,  
Mr. Toth and Mr. Villani.

Against: None.

■ **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**

Mr. Chadwick brought the board up to date on COAH and that the Township had to file a declaration and it gives the town five months to prepare a plan for COAH requirements.

■ **CORRESPONDENCE**

None.

- **CITIZEN'S HEARING:** (Non-Agenda Items Only) Seeing no one, this portion of the meeting was closed.

**AGENDA Items:**

Case 1:

PB15-07 Block 5 Lot 1.01  
Applicant: 184 Liberty Corner  
Owner: Same  
Type: Preliminary and Final Site Plan

**Preliminary and Final Site Plan additional parking and sign.**

Mr. Michael Osterman came forward representing the owner, 184 Liberty Corner Owners. The property is in the OR zone. The building has a 367,000SF, it was approved and constructed in the mid-1980s and was vacant for about 10 years. A substantial amount of money was invested starting around 2011 to modernize and update the property back to a Class A space. The applicant also got approval from the Planning Board for additional parking in 2012 and some

**Warren Township Planning Board Minutes**  
**August 24, 2015 Page 3**

signage, and landscaping. It approved an additional 265 spaces (actually from 1980s) but were they not constructed. The additional parking spaces that were addressed in 2012 were not to be constructed until there was a need for them. Today the applicant has the need with new tenants coming in. They are now asking for an additional 98 parking spaces, along with an additional sign, and building entrance sign and the GlaxoSmith (GSK) logo signs, and two concrete pads (one for a generator, and the other mechanical equipment.).

Mr. Osterman stated that according to John Chadwick's report (Township Planner) that one variance and one waiver are required. The waiver is for parking in the front yard area.

Mr. Villani suggested to swear in any witnesses. Mr. Michael Costello, Bohler Engineering, the applicant's engineer, Eli Brown, the project architect, and Paul Tati, principal at Normandy Properties were sworn in. Mr. Chadwick, the Township Planner, and Mr. Christian Kastrud, the Township Engineer were also sworn in. All were accepted by the Board.

Mr. Osterman brought up Mr. Tati, a principal at Normandy Real Estate Partners, and he oversees leasing for the firm, and is involved in acquisitions and redevelopment of commercial offices. He has been involved with this project since the acquisition and explained why they need more parking for GSK, which will use it as its US Headquarters for Consumer Products. Identity is very important to companies, and organizing space efficiently, and parking ratios are important, 4/1000 with far fewer private offices, and backup power to tenants. GSK will take occupancy early the first quarter of 2016 as they would like to announce their new home and get the employees settled in. It will be winter soon and the pavement will need to be completed as soon as possible. It would be efficient to combine Phase II and III. There are two other tenants also, one for 20,000 SF and another one pending, which will be great for the town.

Mayor Marion asked about the sign on the building from GSK and if they anticipated any other requests from tenants. Mr. Tati did not expect another sign to another tenant. They are not so much consumer interface based.

Mr. Siegel asked about the connection between 184 Liberty Corner Owners and Normandy Real Estate Partners. Mr. Tati stated it is a subsidiary (Normandy the parent).

Mr. Eli Brown was called up. Mr. Brown is an interior designer, and has NCIDQ, National Interior Design Qualification, and works for Francis Kaufman, architects for nine years. He was accepted by the board. He is the project manager for GSK. They are fitting out the 145,000SF space. Mr. Brown presented exhibits, A-1-- exterior signage, A-2 -- 2<sup>nd</sup> floor layout, A-3-- 1<sup>st</sup> floor layout.

Mr. Chadwick stated there were no variances required for the signs, the directory sign is not freestanding so it is compliant. The logo signs meet the ordinance, and no testimony is necessary.

**Warren Township Planning Board Minutes**  
**August 24, 2015 Page 4**

Mr. Brown went over the signs, the 2<sup>nd</sup> floor layout with the main office space floor, it will be smart working, high tech layout, open plan will seat 743 people. The 1<sup>st</sup> floor layout is slightly smaller, holds two main functions, a science shopper lab, a marketing driver, where they can learn about products and test products, to aid in understanding how people buy goods. The other area is Research and Development support area with lab space. He went over the generator and an exterior condensation pad next, right outside the lab areas. They need to be relatively close to the labs and space.

Mr. Toth asked about the open space on 2<sup>nd</sup> floor and if there will be a noise level issue. Mr. Brown stated every GSK project has a sound masking element, a series of white noise speakers in the ceiling, and there is some sound deadening in the ceiling and walls.

Mr. Costello came forward and was accepted as a Civil Engineer. They prepared the site plan for this application and he brought in exhibit A-4 Existing Conditions (colorized), A-5 Previous approval- Ph II parking expansion and sign at Exit 33, and A-6 Proposed Plan, Ph III, IV and V, to add 98 parking spaces which will bring the parking ratio up to approximately 4.5/1000. Also they are proposing the signs, and the generator pad which is 10 x 30 with a diesel generator (350KW) adjacent to the loading dock (south east side of the building). And also the concrete pad adjacent to that (10 x 10). He explained the Route 78 right of way.

It is most efficient to build all the parking together. Route 78 is considered a front yard as well as Liberty Corner Road. The generator works best here, although it is facing the Route 78 side of the property. It is not going to be noticed as it is near the loading dock and is in the rear of the building and is screened from employee and visitor view and has some screening.

Mr. Toth asked about a storage tank for the fuel, which would be a 2000 gallon tank below the generator (per Mr. Costello) above ground.

Mr. Chadwick went through his report, the waiver for front yard parking only applies to a portion of the parking, some of the parking was approved in 2012. The generator is further setback than the existing building. The parking was approved (that were banked) earlier in the summer with the list of tenants that were required per the earlier resolution. Lighting will be LED, Mr. Chadwick asked about the lights out after working hours. The lights currently run from dusk to dawn. There was discussion on that and security. Mr. Chadwick would like a plan to reduce the lighting and still keep security. Perhaps motion detectors could be used, or certain areas could be off.

Mr. Kastrud went through his report dated July 29, 2015. Many comments have been addressed. A detail for the steps needs to be added to the plan. The geometry for the aisles must be correct on the plans. The applicant will need to submit an operation manual for the manufactured treatment device.

**Warren Township Planning Board Minutes**  
**August 24, 2015 Page 5**

Mr. Villani went over the Police Traffic Safety report and there were no issues. The Health Department had a report that stated no application had been submitted, although there should be no issues for Health and a waiver was actually received that day. The Health Department did have a condition of the height of the walls of the dumpster container. There will be a new compactor, now there is a bin. There was further discussion and it was suggested to work it out with Board of Health.

Mr. Villani asked if there was anyone from the public for this case. There were none.

Mr. Osterman summed up the case and asked the Board to approve this application. They would like to start construction as long as they have met the conditions of this approval and they would start at their own risk. Mr. Osterman went over the variance and that they meet the C1 and C2 criteria. Mr. Villani asked to hear a motion. Mr. Toth made a motion and Mr. Siegel went over the conditions. Mr. Siegel listed the lighting, and Mr. Kastrud's report #1, 2, 3, 4, and 7 for conditions. Mr. Villani stated it would include no delay in construction. Mr. Chadwick added they would comply with the Board or they (Board of Health) will grant additional relief. Mr. Siegel stated it is covered with standard language of the resolution.

Mr. Toth motioned for approval with conditions, Mayor Marion seconded.

Roll Call For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, and Mr. Villani. All were looking forward to the new tenant and success of the building.

Mr. Villani called for a five minute break.

Mr. Villani called the meeting back into order at 8:55. Mr. Villani stated that the applicant for PB 15-07, Mr. Ferrara, at 41 Old Stirling road, block 88, lot 26 was unable to attend the meeting and the case will be carried to September 14, 2015 with no further notice.

CASE #2                      Case #: PB-15-06  
Block/lot : 38 lot: 1 Road: 88 Round Top

APPLICANT:                88 Round Top, LLC

LOCATION:                    88 Round top (Round Top and Mountain view Road)

**PROPOSED: Preliminary 3 lot major subdivision**

Mr. Larry Vastola came forward and explained the 3 lot subdivision. It is at 88 Round Top Road and it is on the corner of Round Top Road and Mountainview Road. All the lots conform; the one variance is for an

**Warren Township Planning Board Minutes**  
**August 24, 2015 Page 6**

existing condition. Mr. Leland Titus was sworn in along with Mr. Kastrud and Mr. Chadwick

It is a major subdivision due to off site improvement. The applicant has County Planning Board approval, and there is a no further action letter that the Board of Health had requested.

Mr. Chadwick brought up that the house (and the nonconforming setback of the house); it is from the revolution era and is pre-existing non-conforming, and does need need a variance. And the fence precedes zoning as well as the shed.

Mr. Linder stated the house is the Wallace house and dates to before the Revolutionary War. The Coddington family was one of the earliest families there and is a fine example of early an American farmhouse, and has been impeccably maintained, and they would like to keep those intact. Mr. Chadwick stated the fence is in the right-of-way but has been since before zoning.

Mr. Villani stated the applicant has obtained an LOI of the property and the plan proposes buffer averaging. Mr. Chadwick suggested the applicant seek some relief for the standard conservation easement .because it would encompass anything in wetlands and transition area and the older home would have very little yard area and improvement possibility. Mr. Chadwick feels the conservation area should follow the wetlands boundary and not the transition boundary. Mr. Kastrud mentioned they are still subject to DEP regulations but this could ease the requirement of the Township.

Mr. Chadwick suggests the conservation easement for lot 1.01 follow the wetland boundary area approximately.

Mr. Chadwick stated the plan doesn't label any clearing limits for the new development, lot 1.02 is limited by wetlands boundary and lot 1.03 is more upland, and he suggested to limit it to the same distance from the rear of the house as lot 1.02. Mr. Titus agreed to that. Mr. Chadwick went over the dedication and if they will accept the dedication.

Mr. Villani went over some reports. The Health Department report states they have wells on the property. Mr. Titus went over the report, the applicant is served by public water and will get the "will serve" letter. The LOI maps for Health Department will be provided. They have not applied for buffer averaging but they will as a condition of approval. The well will have to be abandoned as well as the septic system (for Sewerage authority approval).

Mr. Kastrud went over his report from July 30, 2015. There is work on the septic system and sanitary system hook up. He has the wetlands map now. They have gone over the storm-water schematic and will work with the engineer for the applicant. If approved the engineering department will need all the metes and bounds descriptions for easements, lots, rights of way dedication.

The applicant accepted these requests. Mr. Freijomil asked if the changes for the sewerage authority could change the plans shown tonight. Mr. Titus stated

**Warren Township Planning Board Minutes**  
**August 24, 2015 Page 7**

the layouts on the lots will remain the same, the sewer line will proceed in the street farther. They will allow the existing house to install a pump, which will have less impact on the wetlands.

There is well water on the property (for existing home) and if it doesn't test properly, they will hookup to public water

A-1 was brought in as an exhibit, it is a colorized sheet 2 of the plans submitted.

Committeeman DiNardo asked if it is only the sewer line that will disturb the wetlands as he sees box turtles go back and forth. Mr. Titus stated it will be restored after the sewer line is installed.

Mr. Villani asked the board if there were any questions from the board. Mayor Marion asked if there were any planned changes for the existing home. There is no plan to change the lot. There was a discussion on whether it should be a condition of the resolution to maintain the outbuilding and property as is. There will be deed restriction due to the conservation easement. It is not a registered landmark, but is historic and has significance to the Township and will remain that way.

The Board went into discussion. Mr. Siegel went over the conditions; lot 1.01 should follow the wetlands lines for the conservation easement. Mr. Chadwick's report will include # 3 and 4 as conditions, and Mr. Kastrud's report will include #4, 5, 6, and 7 as conditions, and the maintenance of outbuildings will be required and language will be include to note the historic significance of the lot and the urgency to keep the residence as is .

A motion was made by Mr. Freijomil, seconded by Mr. Kaufmann.

Roll call: For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. toth, Mr. Freijomil, and Mr. Villani.  
Against: None

**Citizens Hearing (agenda items)**

■ **SCHEDULE OF NEXT MEETING:**

September 14, 2015 and September 28, 2015

■ **ADJOURNMENT**

Motion was made by Mr. Freijomil to adjourn. All were in favor. Meeting adjourned at 9:15.