

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
October 23, 2017**

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 19 2017 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 Garafola (excused)
Committeeman DiNardo
Mr. Toth (excused)
Mr. Lindner
Mr. Argiro

Mr. DiBianca
Mr. Pasi
Mr. Scuderi (excused)
Mr. Esposito
Mr. Gallic (excused)
Mr. Villani

- **Announcements:**
None

- **APPROVAL OF MINUTES:**

September 25, 2017

A Motion was made by Mr. DiBianca, seconded by Mr. Argiro to approve the minutes.

Roll Call

For: Mr. Argiro, Mr. DiBianca, Mr. Pasi and Mr. Villani

Against: None.

- **CORRESPONDENCE**
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
None.

- **CITIZEN'S HEARING:** (Non-Agenda Items Only)

Seeing no one come forward this portion of the meeting was closed..

■ **AGENDA Items:**

CASE No. 1

PB17-06

Preliminary and Final Major Site Plan with variance

Block 2 lot 2.03

30 Independence Blvd. parking expansion

Carried from September 25, 2017 due to notice deficiency

Nicole Magdziak came forward as the attorney for the applicant, GC Net Lease (Warren) Investors, LLC in connection with the site plan. There is an existing condition on the setback, and for the number of spaces currently existing. As a result of the application they will comply with the ordinance. Mr. Ben Crowder is the engineer for the applicant. Mr. Siegel swore in Mr. Ben Crowder, from Bohler Engineering, and Mr. Christian Kastrud, the Township Engineer, and Mr. John T. Chadwick, IV, the Township Planner.

Mr. Crowder was accepted as an expert in engineering. Exhibit A-1 was brought in; it is an aerial exhibit of the subject site dated October 23, 2017. It is block 2, lot 2.03 on the northern side of Route 78. He went over the exhibit, it is zoned in the OR zone. Only approximately 1/8th of the property is developed with a 5-story office building and associated 4-story parking lot to the eastern edge. The Dead River borders the property and it is over 700 feet from the back limit of disturbance.

There is a wetland conservation easement toward the rear of the property. The proposed expansion does not affect that or the watercourse. The site has 760 existing parking spaces for 5-story office building approximately that is 206,000SF. The ratio is 4/1000 but it is 3.69/1000, under parked by about 64 spaces. They propose at grade parking and to bring this into compliance. The renewal of leases plays a large role in the proposal. There is a small bay of parking near the southern property line. They will reconfigure and properly dimension stalls to 4.6 ft. Some of the drive aisle are not to code and will be brought into code.

The new topographical surveys revealed some of the ADA requirements were not met and they will address this issue also.

Mr. Crowder brought in Exhibit A-2; it is the Site Plan exhibit with a date of September 25, 2017, a colorized version of sheet 4 from the submitted site plan. Proposed landscape improvements have been overlayed. It shows the building and parking deck. There are no proposed changes to the office building. There are no changes to signage. The parking expansion will occur on the Western end of the office building, as well as a small addition to the northern side of the

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exhibit. This proposal adds 176 new parking spaces for a total 936 spaces and the ratio will be 4.5/1000. The slight existing nonconformity near the shared property line will be improved. The ADA compliance spaces will be installed, and some paths will be corrected. There is an increase in impervious coverage of .95 acres. The storm water design factors in an underground detention basin to handle the increase as well as associated mechanical water quality devices.

Also, proposed in the expansion are LED lighting in the new area, mounted at 16 feet in height and are compliant. Additional landscape is proposed, 174 plantings, additional trees along Independence Boulevard as well as on some end cap landscape islands. The larger caliper trees will be surveyed and they will try to preserve some of the larger trees by reworking the grading.

Mr. Chadwick asked about the lighting of the parking lot after hours. The lights will be extinguished after regular working hours. Some lights near the entrance will be left on for security. Mr. Chadwick suggested 9:30 for lights out. There is no new signage. The landscape plan should be subject to the review of the Planner and Engineer. Mr. Chadwick said there isn't a variance for parking, the variance allows an applicant to prove that they don't need, then it could be approved. The occupancy used to be approximately 400 ft per person and now it is much lower.

There is offsite parking for overflow currently. There is a valet kiosk on the northwestern side of the building for offsite parking.

Mr. Kastrud went over his memo but mentioned the necessity of the increase in parking due to higher numbers of people and environmental constraints (flood plain). Mr. Kastrud will require orange construction fence be established at the beginning of the work. The valet service will continue during construction. Most of the parking is in the parking deck and not where the work will be done. The construction will be phased to construct on the north first and keep a balance of parking and valet parking. The spaces are for compact cars, 13 and 14 feet in length and sit out into the drive aisle but will be reconfigured to get them at a 18 ft length. They are needed. Mr. Kastrud suggests additional signage in the lot. The curb line on the easterly end of the parking stall should be corrected. Some existing drainage pipes will be used. A detailed construction sequence will be submitted.

Mr. Chadwick asked if all driveways will be able to stay open. They will.

There was discussion on emergency vehicles and there will be access. The project will not be done until the spring with issues of weather.

Mr. Kastrud went over the Environmental Commission report. Did they consider impervious pavement for any part of the design. It was looked at but considered not practical for maintenance. The environmental commission suggests plants

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that are rain garden friendly for wet areas. They will look at that and Dogwoods for the entrance.

Committeeman DiNardo discussed the need for more parking and the possibility of electric car charging stations. Mr. Crowder said he would discuss it with the owner.

Ms. Magdziak went over the variance for the setback of the parking in the front area, currently four feet and increase to 4.6 ft.

The board went into discussion. Mr. Chadwick stated the lights should be out by 9:30 with the exception of security lighting, no new signs, landscape subject to review, and modification of some curbing and striping subject to review.

The meeting had no public in attendance.

Ms. Magdziak stated the concerns of some of the tenants and the issue of under-parking and offsite parking with a valet.

A motion was made by Mr. Lindner to approve the application with conditions, seconded by Mr. DiBianca.

Roll Call

For: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. DiBianca, Mr. Pasi, and Mr. Villani.

Against: None.

PB 17-01 Paladugu Minor Subdivision block 34 lots 36.01 and 36.02
Carried to November 13, 2017. Mr. Joel Cohen letter dated October 11, 2017.

Mr. Kastrud stated the soil logs for the applicant have been scheduled and he will witness them.

A motion was made to carry without further public notice by Mr. Villani, seconded by Committeeman DiNardo.

Roll Call

For: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. DiBianca, Mr. Pasi, and Mr. Villani.

Against: None.

■ **RESOLUTIONS:**

PB 14-07 Final Major Subdivision Phase II --I Sarraf
Block 50, lots
Gregory Lane

A motion was made by Mr. Argiro, seconded by Mr. DiBianca to memorialize the resolution.

Roll Call

For: Mr. Argiro, Mr. DiBianca, Mr. Pasi, and Mr. Villani.
Against: None.

■ **SCHEDULE OF NEXT MEETING:**

November 13, 2017

PB 17-01 Minor Subdivision, block 34 lots 36.01 and 26.02

■ **ADJOURNMENT**

Motion was made by Mr. DiBianca to adjourn, seconded by Mr. Villani. All in favor. Meeting adjourned at 8:20.