

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
APRIL 8, 2019
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo (excused)
Committeeman Marion
Mr. Toth
Mr. Lindner (excused)
Mr. DiBianca
Mr. Argiro (excused)

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

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 24, 2019 on the Township bulletin board and sent to the Township Clerk, Echoes Sentinel 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.*

■ **APPROVAL OF MINUTES:
March 25, 2019**

ROLL CALL

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

Roll Call

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, and Mr. Villani.

Against: None.

Reports:

Alan Siegel, Esq.

John T. Chadwick, IV, P.P., Professional Planner

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk

No reports

■ **ADOPTION OF RESOLUTION:**

Resolution PB 17-08A, Richard Markham, 98 Liberty corner, Block 12, Lot 9,
Amended Minor Subdivision Approval.

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Motion was made by Mr. DiBianca, seconded by Mr. Toth to adopt the resolution.

Roll Call

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, and Mr. Villani.

Against: None

■ **CORRESPONDENCE**

None.

■ **CITIZENS HEARING non-agenda items**

Mr. Villani asked if anyone from the public had something they wanted to discuss on non-agenda items. Seeing no one come forward, this portion of the meeting was closed.

■ **PUBLIC HEARING**

Case PB 19-04 Warren Corporate Center Acquisitions, LLC
Block 37 lots 13.02 and 13.04

Preliminary and Final Site Plan and Minor Subdivision applications
Covered walkways and one new lot and two lots consolidated.

Mr. Tom Malman attorney with Day Pitney in Parsippany came forward for the applicant. He discussed that the application for the subdivision will consolidate a couple of lots and create a new lot. They also propose to build an atrium that link to existing buildings. This is for a tenant that will take over the two building of approximately 300,00SF of space. The tenants want it to function as one building. The existing amenity center that was approved a few years ago will be put on its own lot. It will be slightly undersized. The two existing buildings at 100 and 200 Warren Corporate Center Road will be on one lot. Two witnesses will testify Ross Chomick from the developer client (Vision Real Estate) and Ben Crowder, their engineer from Bohler Engineering.

Mr. Siegel swore in the witnesses as well as Mr. Christian Kastrud, the Township Engineer, and Mr. John T. Chadwick, the Township Planner.

Mr. Chomik stated they purchased the property in March of 2016 and as of August of this year Citi will have completely vacated all five buildings. They now have constructed the

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amenities building and it is open and is a huge success. There are five buildings on the property. The two buildings being discussed total SF is about 315,000 with the

proposed atrium. There will still be roughly 500,000SF vacant in three separate buildings on this campus. The office market in New Jersey is not the easiest. Mr. Chomik gave the timeline that the tenant is looking for as being constructed by June 2020 and they would like to start construction on it September 2019. The tenant would like to occupy the two buildings in January 2021. It is a good schedule.

Mr. Malman called Mr. Crowder to come forward. Mr. Crowder gave his credentials and was accepted by the board. Mr. Crowder brought in Exhibit A-1, Aerial of Existing Conditions. Mr. Crowder went over the area and spoke about the proposals and the circulation of the property and the stormwater detention, and locations of the buildings. The property is almost all in the OR zone.

The two buildings each have their own three-story parking deck structure. There are improvements proposed that are covered walkways. Mr. Crowder spoke of the five different lots on the campus and the amenity building was constructed and was on the same lot as Building 200. They propose lot changes to create the lot and have the amenity building on its own lot.

Building 200 is on lot 13.02 and building 100 is on lot 13.04. The common lot boundary that exists now bisects between the two buildings. They propose to put the two buildings on one consolidated lot, merging lot 13.02 and 13.04 to create approximately a 52.03 acre lot. The amenity building will be on its own lot and will be used by all five buildings of the campus. The owner of the new lot (amenity building lot) will be the association. The amenity building lot will be approximately 3.10 acre; the OR zone does require 5 acres minimum so it is a slightly undersized lot but is internal to the campus.

A front yard setback in the OR district requires 150 feet, however, it is 30.1 feet and; therefore, is a variance they are asking relief on. There is 50 feet required for side yard setback and they have 0 feet due to the amenity building being connected to the building 200 parking garage. So the lot line will be right along the garage structure. Mr. Crowder went over Exhibit A-2, A colorized version of sheet 3 of the submitted plans and landscaping is added around the buildings.

It shows the connector atrium that will be approximately 6500 SF and will provide linkage for building 100 and 200. It will be a linkage on the ground level and on the 2nd, 3rd, and 4th levels. It will be open air space.

They also propose covered canopy walkways from the parking area/sidewalks. There will be new sidewalks along the front of building 100 and 200 and tentatively designed to be heated walkways. Additional landscaping is proposed as well as additional LED

pedestrian scale lighting in the form of bollards and area lights. There will also be some ADA improvements around the existing 100 and 200 buildings. And the area to the

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northeast of the connector atrium is an exterior space that is an outdoor amenity for building 100 and 200 and there will be some connection from both buildings. Exhibit A-3, Atrium Courtyard Exterior 1 shows the outside perspective, as well as Exhibit A-4, Atrium Courtyard Exterior 2. There are louvers that allow natural light. HLW is the architectural company. Exhibit A-5 is a cross sectional view of the interior space with common space that could have a receptionist and some lounge space. There will be stairs and elevators.

Mr. DiBianca asked about a green area on the plans; it is a substantial landscape berm that screens the building from King George Road.

Exhibit A-6 has more details on the canopy walkways with highlight of the area of the building 200 deck and walkways, and the walkway for building 100. Building height complies as well FAR and the bulk variance is within the campus.

Mr. Malman brought up the Township reports and the applicant agrees to the comments. Mr. Chadwick's report was dated April 2, 2019. The variances were described correctly. Mr. Kastrud went over his report dated April 8, 2019 and he is agreeable to the plan. Items 2 and 3 are concerning details on the map, and metes and bounds descriptions must be submitted. Mr. Villani brought up the Health Department report and they had questions concerning the snack bar. Mr. Chadwick suggested that the approval if given would be conditional on addressing the Health Department memo.

Mr. Toth asked about the existing windows and whether or not they will continue to be windows looking out into the atrium on the atrium side. They will. Committeeman Marion asked about the stormwater runoff with the new atrium. The existing stormwater control system will handle it. They will add about 2.4 acres of impervious and the majority of the runoff is clean. They have submitted calculations.

Mr. Villani asked if there were any comments or questions from the public. No one came forward and that portion of the meeting was closed.

Mr. Malman stated this is an exciting project from the developer's standpoint to attract a tenant to take over a 300,000 SF building. The amenity center has been a success. The variances are all internal to site and originally the property was all on one lot and they were moved around previously and now they propose it again to accommodate tenants. There is no detriment to the public or the zoning ordinances.

The thought is that approximately 1200 people would be occupying the newly joined building.

Mr. Villani asked if the board had any questions or comments. He asked for a motion to approve.

Mr. Toth made a motion to approve, seconded by Committeeman Marion.

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Roll Call

For: Committeeman Marion, Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Villani, and Mr. Gallic

■ **SCHEDULE OF NEXT MEETING: April 22, 2019**

Flag Plaza--Preliminary Site Plan for Commercial Renovation and residential units proposed.

■ **ADJOURNMENT** Meeting adjourned 8:15 p.m.