

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for July 26, 2018**

Chairman Kent Corcoran called the meeting to order at 7:02 pm and led the meeting with the Pledge of Allegiance. Chairman Corcoran read the Open Public Meeting Acts Statement. Those Present were: Mayor Stephen Ellis, Kent Corcoran, Keith Zwicker, David P. Morrisette, Jennifer McBride, Rosanne Rohm, Darren Bodogh, Bill Duffy and Bernie Rooney . Also in attendance were William Mandry, Planning Board Attorney; Mr. Stan Schrek, Board Engineer; and Ms. Charee Carney, Recording Secretary.

Resolutions

Mr. Zwicker motioned to approve the resolution for Case 18-002 -David Osmun- 435 Barrymore Street- as written and Ms. McBride seconded. The motion carried. Voted Mayor Ellis, Mr. Zwicker, Mr. Morrisette, Ms. McBride, Ms. Rohm, and Mr. Duffy,

Mr. Zwicker motioned to approve the resolution for Case 16-004 with corrections to the date for CVS and Ms. McBride seconded. The motion carried with abstentions from Chairman Corcoran and Bill Duffy.

Nw Business Case # 18-003 Paul Rummerfield, 564 Barrymore

Mr. Schrek stated that there should be an affidavit included on the cover sheet of the site plan which can be added at a later time.

Mr. Paul Rummerfield explained the expansion of his family and described the renovations of property, more specifically about the garage he tore down. Mr. Rummerfield would like to add a two car attached garage.

Attorney Mandry stated that he would most likely be asking for a non hardship c2 variance and asked Mr. Rummerfield, "Are there any other properties in the neighborhood with the same or similar situation in terms of the variance you are requesting?" Mr. Rummerfield responded yes, across the street and many more in surrounding neighborhood. This application is actually less intrusive. There will not be a substantial detriment to the public good and the benefits outway the detriments.

Mr. Schrek asked about the lot coverage that is existing now and Mr. Rummerfield said the old garage is only a few feet smaller than the proposed garage.

Chairman opened the meeting to the public.

Mr. Morrisette motioned to approve c2 variance with conditions (plan must show the meters and how it is directed away from the adjacent property for drainage) and Mr. Bodogh seconded. The motion carried.

Ordinance -

Mr. Schrek explained that proposed ordinance from Council states that the parking (including loading zones) cannot exceed 105%. Mr. Schrek recommended that the board vote on the consistency review.

Mayor Ellis motioned that the board is in agreement with the 1 for 3000 and Ms. McBride seconded. The motion carried.

15-004 - Bridge Construction, I-17 Logistics Park

Attorney Susan Rubright gave a brief introduction. Brett Skatinits?? , Civil Engineer, was sworn in for testimony. He explained the list of waivers for variances they are seeking and some are temporary. Mr. Schrek recommended the board approve the permanent waivers. The temporary waivers will be addressed.

Mr. Rooney motioned to approve the waivers and Mr. Bodogh seconded. The motion carried.

Attorney Rubright described the Phillipsburg Commerce development area, the layout of the proposed project and the history of the property. The applicant (new owner) is now seeking preliminary and final site plan approvals for buildings 3, 5, and 6. The first phase will be about 1.2 million square feet. They are also seeking a variance for parking requirements.

Mr. John Porcek, principal of Bridge Construction, was sworn in for testimony. He gave a brief history of prior Bridge Construction projects. The funding from the project is coming from the Texas Teachers pension fund. They are seeking quality tenants for the property and will be be storing any hazardous material. The applicant would like approval for pad specific plans for buildings 3, 5, and 6 (phase 1). Building 3 is 607,000 sq. ft., Building 5 is 175,00 sq. ft, and Building 6 is 419,000 sq. ft. There is soil that is going back and forth to Lopatcong, so the projects will be going on simultaneously. These pads are smaller than the Lopatcong project so the Phillipsburg could possibly be completed first. The intention is not to stop so Phase 2 could happen quickly as well.

Mr. Schrek stated that the Lopatcong approval was a tremendous step and asked what was approved at that meeting. Mr. Porcek said that they got all of the approvals from Lopatcong, the final for the entrance and connector road and for the preliminary and final for Building 7.

Mr. Rooney asked if the connector road is open to the public. He feels it would be a good access for the town. The road is open to the public with title 39 enforcement. Mayor Ellis feels the road is a great benefit to the town of Phillipsburg. It is quicker than using Roseberry Street. Mr. Porcek said they will not prevent access from the public.

Attorney Rubright handed out reduced versions of the exhibits which are colorized with landscaping included.

Mr. Scavenitz gave a brief summary of the proposed project and described the items on the map of the property. They are seeking preliminary and final site plan approval for buildings 3, 5, and 6. They are also seeking waivers for parking for those buildings. There will also be a new signal on Route 22 for the connector road.

As for Building number 3, which is on the northwest corner, will be 607279 sq ft building. The building will be warehouse and office spaces. The ordinance requires 680 parking spaces and 306 parking spaces are proposed for this warehouse. According to their experience and traffic engineers, only 248 are needed. Mr. Schrek it also reduces impervious coverage. There is a ring road to avoid interfering with the parking. There are sidewalks for the pedestrians for the office areas. There are 93 trailer options, not included in the parking numbers. All of the traffic will come from the connector road. The bridge will not be in this phase 2 because there needs to be work on that bridge. The trucks will not be using the bridge entrance. The intersection cannot handle trucks. Mr. Duffy asked if the warehouse buildings can be split for 2 or 4 companies and Mr. Scavenitz responded yes. They will have shoebox LED fixtures. The landscaping will be parking areas and foundation plantings, there will be two retention basins will be landscaped as well. Mr. Rooney asked if they are going to landscape the tree area along Roseberry Street. They are not doing landscaping on the roadway, but will work with Mr. Schrek with that area. The board thinks that the area needs to be cleaned up. They are going to keep the fence along Roseberry Street. The trees are behind the fence. The trees will stay but there will be cleanup. Mr. Zwicker asked if they are going green. The buildings will be LEED certified and will be capable of having solar panels but will not have them at this time. The board discussed if they would have to come back in front of the board for the solar panels.

Building 5 which is 175,000 sq ft, located on Green Street, only has loading on one side and the parking for the employees will be on the westerly side. The trucks will not be utilizing that area. There are 140 parking spaces where 196 are required for the ordinance. There are no separate trailer spaces. For lighting, there are 14 area lights, shoebox fixtures and 20 building lights.

As for the landscaping, there will be more than double the amount compared to the proposed and creating a berm. It reduces the view of the building and eliminate headlights disturbing the neighbors. Mr. Rooney asked if they would consider displaying the old equipment on that corner and Mr. Scavenitz said that it can be discussed. Mr. Zwicker asked about the height of the land and it was responded that there is a change in elevation, about 5 or six feet. The buildings will be about 50 feet high, the berm and landscaping will be about 12, making the it about 30 feet. Mr. Zwicker wanted to know if they could put a mural or something on the concrete wall but the engineer will discuss in greater detail during his testimony. There will be a full height screen of 15 feet and 30 feet of wall. Mr. Schrek said they are still working together to discuss options for that area. Mayor Ellis was concerned about the light pollution going into the neighboring homes, but the lights will go straight down and will not disturb the neighbors. There will be cutoffs as

well. Mr. Shrek stated that we need details on the electrical substation as for noise. It will need to be discussed later.

Building number 6 is 419,529 sq. ft. which is consistent with the preliminary plans. It will have a single side loading dock and most of the activity will take place here (away from the residents). The office space will be on the south eastery and south westerly side. There are 63 docks and has 68 of the trailer spaces and 224 parking spaces where 470 are required. There are 16 area lights outside the trailer spaces and parking area. There are 26 LED lighting fixtures. The operational lighting will be all evening. They are beyond the buffer so it will not affect the neighbors. The berm will be about 15 feet with enhanced landscaping on top of the berm. There will be a 15-20 foot retaining wall where the property drops off and will enhance the landscaping with taller trees that have a canopy and a 6 foot solid fence.

As for stormwater management, there are 3 storm water basins near building number 3 which discharges near Roseberry. There will be another area that has wet pond and the overflow will go to the Lopatcong Creek. There will be a wet pond and an overflow from that basin. There has been upgrades in design due to comments and the dam safety review which approvals are still needed. Additional approvals are needed from the Wetlands, NJDOT for the signal, conservation district. They are required to have the consistency review from Highlands in Lopatcong. The green space plan is going to be consistent from Lopatcong to Phillipsburg. They have five conditions from the Highlands in Lopatcong that are required to be met. Mr. Scavinitz explained in further detail how the basins flow. They will also have rain gardens that allow the storm water can go in and filter then go to the drains. It is necessary because of the limestone. There will be a change of species of plantings because they are evasive. There will no longer be a nature center in Lopatcong.

Phillipsburg will be monitoring and verify that it is done properly. There is a stormwater maintenance plan that Phillipsburg will also be monitoring. Mr. Bodogh asked if there is room for a sporting field or something. The project requires green space. Council would have to discuss the options. The Valley View residents are concerned about having fields there. There are no flat areas and the land drops off quickly.

The signage meets the ordinance requirements. They do not have specific signage because they do not have clients. The clients would have to come back in front of the board for the signage if it does not meet the requirements. There will be a sign at the entrance on Roseberry. There will be a sign back beyond the tracks.

Mr. Scavinitz read through Mr. Schrek's letter, most were addressed during testimony. In Mr. Schreks' letter, section 18, The building locations have not changed, so still meeting the intent of the ordinance. There were slight grade changes and excavation. The pedestrian sidewalk will be off the connector road and to the buildings. They will have sidewalks but they will not go to the entire front of the building. There will have handicapped spaces. They do not have nonloading zone for trucks. UPS extercetea will park in the office parking lot. The fire chief was

in agreement and comfortable with the waivers. Bridge is in agreement with Mr. Hay's letter dated a few days before this meeting (verbal agreement).

The grading plan to the east of building 3, the grading will go away and a retaining wall will be placed.

The activities on the site will comply the town's noise ordinance. Mr. Duffy asked about the state idling truck ordinance. They will have to comply.

The applicant agrees to comply with Mr. Schrek's recommendations.

Mr. Mike Baumstauk, architect, was sworn in for testimony. Mr. Baumstauk described the material used for the buildings. There will be a sound tight building. The buildings will be gray with blue and windows at the top. The lighting will be LED. There will only be air conditioning in the offices, which are single story, unless the client asks for it in the warehouse sections. There will be energy efficient car spaces and a patio for the employees. There will not be solar panels but the roof is capable to hold them. The list of LEED certified items they will have, the walls, roof, glazing, natural lighting - windows. The local materials will be obtained within a couple hundred miles from the site.

Mr. Craig Peregory, engineer, was sworn in for testimony. The traffic plan has not changed, but the size of the buildings have. There will be 11 additional cars in the morning peak and 14 in the evening and well within what DOT requires. Building 3 will have 49 trips in the morning peak hours and in the evening peak, 61 trips. Building 5 will have 14 in the morning peak and 18 in the evening peak. Building 6 will have in the morning peak 34 trips and 42 in the evening. The majority will be truck traffic and the rest will be pedestrian. Mr. Bodogh asked about public traffic access roads. Mr. Peregory said there will be one lane each way and will be induced traffic by the entrance on Lock Street.

The meeting opened to the public.

Ms. Kelly Leffler from 549 Congress Street commented how she was pleased with the questions the board asked and their comments were heartfelt. They are looking to help them. The area is quiet. She asked who is going to monitor the trucks idling. The police will enforce any ordinance in town. Mr. Schek said we will investigate. She is concerned about the park and the entrance to the park, traffic and the fire safety. Mayor Ellis said he can see why she is concerned. They are considering another area in town that has recently opened up for recreation. She said that the plan sounds nice. Mayor Ellis said they would like to preserve the quality of life in the Valley View area.

Mr. Rooney motioned to accept parking waivers and Ms. McBride seconded. The motion carried.

Mr. Duffy motioned to approve the other 5 permit waivers requested (size of the plans, the utilities, profile of planning of streets, and survey) and Mr. Bodough seconded. The motion carried.

Mr. Duffy motioned to approve the waivers for the fire protection requirements and Ms. McBride seconded. The motion carried.

Ms. McBride motioned for preliminary and final site plan approvals and requested relief with conditions (electrical substations, LEED Compliant items, sidewalk, comply with Chief Hays recommendations) and Mr. Rooney seconded.

Mayor Ellis thanked McBride for their Professionalism and Mr. Zwicker thanked the Fire Chief for his work.

MINUTES

BILLS

Mr. motioned to adjourn and Mr. Morrisette seconded. The motion carried.

The meeting adjourned at 9:37 pm

Respectfully submitted,

Charee Carney
Land Use Technical Assistant