

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for Nov 25, 2019**

Chairman Keith Zwicker called the meeting to order at 7:10 pm and led the meeting with the Pledge of Allegiance. Vice Chairman Zwicker read the Open Public Meeting Acts Statement. Those Present were: Mayor Stephen Ellis, Councilwoman DeGerolamo, Chairman Keith Zwicker, David P. Morrisette, Derrick Lewis, Roseann Rohm, Dominick Vangeli, Darren Bodogh, and Bernard Rooney. Also in attendance were William Mandry, Planning Board Attorney, Stanley Schrek, Engineer, and Ms. Charee Carney, Recording Secretary.

Minutes

Mr. Bodogh motioned to approve the minutes and Mr. Lewis seconded. The motion carried with an abstention from Mr. Zwicker.

Resolution - 1 Fairview

The applicant is still working on the information for the resolution and should be ready for the next meeting on December 12th.

New Business - 455 James Street for a d variance

The applicant was not here to present but spoke with Attorney Mandry prior to the meeting and will be carried to the next meeting on December 12th or January 23rd. The notice will not be sent again. They are having difficulty finding a planner.

I-78 Logistics Park Case # 15-004

Attorney Susan Rubright representing the applicant stated they are applying for preliminary and final site plan approval and associated design waivers for buildings 1 and 4 also known as phase 2. They ask asking for waivers for impervious coverage for building 1, proposing 86.5% where 75% is the maximum; height of the free standing sign, proposing 15 feet 9 inches where the maximum is 15 feet; reduction in the required number of parking spaces, building 1 they are seeking 639 where 1579 spaces would be required and building 4, 120 spaces are proposed and 297 are required. Testimony to follow.

Although the prior application for final major subdivision was approved and filed, the book has not been finalized so they have to refer to the lots as "former". They have approvals for phase 1, for buildings 3, 5, and 6 as well.

Mr. Schrek recommended the board deem the application complete.

Mayor Ellis motioned to deem the application complete and Mr. Rooney seconded. The motion carried.

Mr. Brett Skapinetz, engineer, considered an expert witness, was sworn in for testimony. He presented exhibit a1, General Development Plan dated 8-2-2019 which included Rand Boulevard. He described the exhibit to the board. The next exhibit, a2, titled Overall Site Plan Exhibit Phase 2 dated 11-18-2019. There would have been 3 buildings and also the Curtis Wright Building situated amongst the 3 buildings, which is no longer there, actually 2 buildings will be built. The total increase of square footage is 2,453 between the original GDP and the amended GDP.

Building 1 is 1.4 million square feet, has 2 components, the warehouse component of 1.37 million square feet and 42,000 square feet and the balance is office spaces. They are required to have 1,579 parking spaces and they are proposing 639 spaces. As for building 4, is 264,000 square feet and 8,000 square feet is office space. 297 parking spaces are required and they are proposing 120. The reasons for deviation for the parking spaces; needs from prior developments, the customer needs, as for ITE requirements, 1 space per 1,000 square feet. Bridge needs 1 space per 3,000 square feet. With respect to office space, 1 space per 200 square feet and Bridge needs 1 space per 250 square feet. They ideally want 625 parking spaces for building 1 where 639 is proposed. As for ITE standards, 577 are required. ITE, which are standards generally accepted for industry standards in engineering, gets their calculations from various warehouses across the country. Mr. Schrek said that the board is familiar now with Bridge and what they do and we can now qualify them as experts in what they need. Mr. Shrek was comfortable with what they are proposing. For Building 4, which is similar to Building 1, 118 spaces would be ideal, ITE calculation would be 107 and 120 spaces are being proposed. They will work with Mr. Schrek for the 2 driveways and move them out to the side drives.

Mr. Skapinetz said that there is a limitation of 75% for impervious coverage and the buildings will require 67% in total. They are proposing 86.5% for building 1.

The freestanding monument sign requires of waiver. It has a height of 15 feet 9 inches and the town requires 15 feet. In his opinion, there is no substantial detriment to the intent of the development plan.

As for the loading, building #1 will have docks on both sides and building #4 will only have docks on 1 side. Access wise, Rand Boulevard will run right through the middle. There will be two access points, one between one and four and another to the west that leads towards Third Street, between buildings Buildings 1 and 3. With respect to lighting and landscaping, which is consistent with the rest of the building, they will have wall mounted and pole mounted LED fixtures. From a landscaping standpoint, between buildings 1 and 4 there will be 1,100 plantings. As for buildings 3, 5, 6 and 7 being on the perimeter, are closer to the residential development. The buildings proposed are centrally located where the former industrial buildings were located and far from the surrounding residential properties.

As for the stormwater management, they will provide a new stormwater system for the buildings proposed and will bring the stormwater to the basins at the southerly end of the property. There will be rain gardens in the parking areas.

Attorney Mandry recommended the board discuss what is being proposed by the applicant and silence will denote that the requests are reasonable.

Mr. Bodogh asked about the proposed spot for the monument being on the entrance of Rand Boulevard in Phillipsburg. Mr. Skapinetz said that the monument will not block traffic at all. Councilwoman Degerolamo was concerned about obstruction. Mr. Rooney asked when they will be working on the bridge, but testimony will be soon. They are planning to have it done before the issuance of COs for buildings 1 and 4 but would like to have it before the CO of building 4.

Mr. Schrek said the 22 entrance is open and Bridge has been extremely responsive to the entrance the situation on Roseberry Street with construction traffic. Mr. Schrek thanked Bridge and Premiere for their cooperation. The official opening of the intersection on 22 the next morning.

The applicant went over the engineer's review with the board. They will be having additional sidewalks to connect buildings 1 and 4 and out to Third Avenue. As for green space, there is space being conserved. As for the recreational component, Bridge has made an agreement with the town an offsite contribution. They will be providing bike racks. DOT will enable bike walking by any street. Phillipsburg is a complete streets community by resolution which helps get DOT grants. People might want to bike to their job and now they have facilities for them to do that. The solar component will be on a separate plan, which will be on the old landfill.

The speed limit of 40 MPH will be changed to 25 based on the curves etc. They will have striping on the road to help drivers stay within the lines and help them to drive more slowly. It creates a calming effect. Nothing official has been made with the stops.

Attorney Mandy asked if they are OK with the Town Council passing an ordinance to allow for police powers to be enforced onsite the speed limit of 25 MPH. The road is private with a public access. Bridge will be responsible for the maintenance of the road, snow plowing etc.

They are still working on plans for the JCP&L substation.

Mr. Morrisette asked about the contribution they are making in lieu of the recreation space. Mr. Skapinetz said the town and Bridge worked out an agreement that the redevelopment plan would be updated that the contribution would be in lieu of a dedication based on the property. It will be a recreation contribution of \$300,000 for recreation general.

Mr. Criag Peregoy, traffic consultant, was sworn in for testimony. He went on his testimony discussing the changes since the prior meetings. Mr. Peregoy said with the changes, there will

be approximately 2000 square feet of additional space. The extra space generates a half of a trip, 4 trips for a weekday. The waiver would be for 2 additional vehicles per day.

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

Ms. Antonia Laurean, architect, was sworn in for testimony. Mr. Mandy recommended the board accept Ms. Laurean as an expert witness. Ms. Laurean said that building 1 is 1.4 million square feet and is set up for multiple users (4 corner office spaces). It is similar to the other buildings in the park. There will be 248 docks. Building 4 has 2 drive in doors and 40 docks with 2 proposed offices.

The buildings are precast cement walls insulated to code or better, the roof is TPO material which reflects the heat. A future tenant can get solar panels if needed. The windows will be insulated reflected glass. The doors are insulated to code or better and the light inside and outside will be energy efficient LED lighting. The HVAC system is meeting code in the energy efficient area. The plumbing fixtures are low flow toilets and other water saving features. The building materials are being utilized from the local area. Mr. Schrek said the exhibit shows 2 elevations. Ms. Laurean explained the exhibit (4) Architectures for building 1 and exhibit 5 for building 4. Mr. Rooney asked if this is the biggest warehouse in the country, and Ms. Laurean said they are working on another building that is 1.6 million square feet in another part of the country. The market is calling for large distribution centers.

Mayor Ellis asked if there is any additional storm water going down. Mr. Skapinetz said the water goes in three directions, mostly to the Lopatcong Creek, then the rest goes to the storm water collection system. None of it goes to the river.

The meeting was opened to the public. With no public comment, the meeting was closed to the public.

Mayor Ellis motioned to approve the Major and Preliminary site plan with the conditions Mr. Schreks's report and Mr. Rooney seconded. The motion carried.

Councilwoman Degerolamo motioned to approve the bills with the condition that there will be enough in the escrow to pay the bills and Mr. Morrisette seconded. The motion carried.

Other Business

Mr. Zwicker mentioned the Master Plan subcommittee that was discussed at the prior meeting. He felt uncomfortable with the subcommittee and would rather see a special meeting with the entire board instead of a subcommittee. It does not have to be a public meeting. Mr. Schrek reminded the board that special meetings are difficult for the board members to attend. Councilwoman Degerolamo said that the town council can take that on to make sure all of the zoning is in tact. She said that if the town is not zoned properly, we can get run over and is very

important. We have 24 months to figure it out. Mr. Zwicker recommended a special meeting and discuss on the next meeting on Dec 12th for a meeting to be set up in January or February.

There was a motion to adjourn and the motion carried.

Respectfully submitted,

Charee Carney
Recording Secretary