

JACKSON TOWNSHIP PLANNING BOARD MEETING

MONDAY, JANUARY 25, 2021

The January 25, 2021 meeting of the Jackson Township Board was called to order at 7:36 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

ROLL CALL:

Tim Dolan	Terence Wall, Township Representative
Dr. Michele Campbell- <i>virtual</i>	Martin Flemming, Councilman
Jeffrey Riker	Joseph Riccardi, Mayor's Designee
Anthony Luisi- Alt #1	Len Haring, Board Vice Chairman
Manuela Brito- Alt #2- <i>virtual</i>	Robert Hudak, Board Chairman

Also Present: Planning Board Attorney Sean Gertner, Mr. Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, and Danielle Sinowitz, Planning Board Recording Secretary.

Payment of Recording Secretary, Danielle Sinowitz, for 1/25/21 motioned by DOLAN/ Riccardi. Yes: Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to approve December 21, 2020 Regular Meeting Minutes by RIKER/ Campbell. Yes: Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Motion to approve January 11, 2021 Regular Meeting Minutes of Re-Org by FLEMMING/ Haring. Yes: All in favor among those present.

Motion to approve January 2021 Executive Session Meeting Minutes by Re-Org FLEMMING/ Haring. Yes: All in favor among those present.

Resolutions: 2021-01- Resolution for Appointment of Board Professionals- Motion to approve by CAMPBELL/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

2021-02- Courtesy Review for Solar Array Installation with Board of Education at 11 Locations - Motion to approve by FLEMMING/ Dolan. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

2021-03- Malkiel Akhamzadeh, Block 21401, Lots 38-40 Time Extension - Motion to approve by HARING/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Mr. Gertner stated the Board members were asked to review the calendar for May, and there were meetings scheduled for February through May, and the goal is that there are 2 affordable housing applications that do need to be heard and the Board and chairman should be thanked and the applicants should be thanked as they have been more than amendable as the dates and times have been scheduled and the goal is to some extent to have some evenings where there are regular evenings and some nights the meetings will go until 11 p.m. and there is the chance to have some fully virtual meetings. Mr. Gertner announced that the first for the matters on for this evening, application **1. 28 North Cooks Bridge Road, LLC, Block 8601, Lot 41** has been carried to February 22, 2021, and the 3rd matter on for this evening **3. Aharon Mansour, Block 13401, Lots 2.02, 4.01, 16, 16, 24 & 26, Green Valley Road & Brewers Bridge Road** will be carried in as it is being transferred to the Zoning Board for interpretation to a particle ordinance, and February 1, 2020 is the continuation of the Jackson Parke South application, and the February 8, 2021 meeting is open for some courtesy review applications and any continuation of the Jackson Parke South application. Mr. Gertner went through the upcoming meeting schedules, and stated that April 5, 2021 would be open to carry over applications, and there are new applications in the mix which are relatively short, and they could potentially be heard that evening and there is another meeting scheduled for May 10, 2021 and the Board secretary will be worked with to get the word out on these applications. Mr. Gertner thanked Mr. Hudak. Mr. Hudak thanked the Board members for accommodating the extra meeting, and for their time and efforts.

Applications: 2. Macedonia Baptist Church, Block 3601, Lots 2, 3, 5 & 6, Cassville Road - Mr. Klee stated this is an application for conditional use and preliminary and final site plan for a house of worship or church, and there is a building area of classrooms, offices and a multipurpose room and there should be testimony regarding the conditional use standards to confirm the Board has jurisdiction standards. Mr. Klee stated there is a conservation overlay zone and there is on site wetlands and a buffer area and there is no LOI required however comments from the Environmental Commission should be discussed and there is an onsite water and sewer systems, and there should be site utilization discussed and overall operations, and based on the size there is no traffic impact required however the impact on the County road should be discussed and there is review from the Ocean County Planning Board, and there should be discussion on the new driveway and Winterberry Boulevard to ensure there is room for the public street. Mr. Klee mentioned there should be EMS accessibility and there is revisions made and a gravel driveway has been added and there is a separate loading area to be provided however none has been provided and there should be a waiver required, there are also green banked pieces required and there should be testimony as to when those will be banked, the application does not call for complete curbs and sidewalks and any waivers granted should require payment into the pedestrian fund and the site landscaping was reviewed and there is no exception, there should be testimony on the solid waste storage facilities, and there should be testimony regarding compliance with the ordinance standards specifically grading and landscaping, and there is a sign purposed however there is no details and there should testimony to confirm if there are any waivers required, it will be owned and maintain by the property owner and there has been revised planes and most concerns have been addressed. Mr. Peters stated there is a report dated December 14, 2020, and this is in the R-3 zone where churches and places of worship are permitted, and the applicant should address the conditional uses as quickly as possible to confirm this should be before the Planning Board, and if the height of the building and the setbacks cannot be met and that should be addressed, there is a 300 seat sanctuary and the operations narrative 13,114SF and the site plan shows a different number, and all the information should be confirmed and in regards to signs there is no details however there is concern that ground mounted signs are not permitted in the zone and there may be a variance requested and as it relates to parking there are design standards for the parking to be in the front yard so there may be waiver relief required, there is a 6' shade tree and utility easement and there are usually shade trees planted and landscaping plans don't indicate them and a waiver may be required, there is also a

lighting design standard and it appears along the access drive there may be a waiver and there are no wall mounted lights listed on the application, and there is a design standard for waste to be on curbing and if there is no curbing there is a waiver to be obtained, and this application is the total of 4 lots, and it's recommended to consolidate those lots.

David Leone- representative of the church- stated in support of the application and there are multiple representatives, and the pastor is present to address the comments made by the professionals, and Mr. Peters mentioned consolidation of the 4 lots which are all contiguous and it will be wired on to obtain a consolidation deed and with respect to the comments of the design professionals, it will be deferred to the professional planner Patrick Ward who will address the comments of the bureau of fire prevention, the traffic safety and the planning board review and the professionals reviews.

Patrick Ward- Insite Engineering, based out of Wall Township, bachelor's in science and Engineering, and has presented in front of numerous Board's throughout Monmouth and Ocean Country- credentials accepted- sworn- Mr. Leone asked if Mr. Ward prepare plans for the project. Mr. Ward advised that was correct. Mr. Leone asked if the plans were provided to the Board. Mr. Ward confirmed that was correct. Mr. Leone asked if the plans were prepared in compliance to the use in the one with conditional use charts in response to Mr. Peters review letter. Mr. Ward advised that was included. Mr. Leone asked if there are any variances required for this project. Mr. Ward stated there are no variances, and the requirements will be gone through and hopefully the concerns will be addressed and as it relates to the setback requirements this site is n access of 200', and the setback is over 1,000' and the setback in the rear or side it is a 50' requirement and over 69' is being provide and 1.5% building coverage is being provided and per the plans, there is a 50' building height, and the steeple has the cross on it which is permitted. Mr. Ward presented **Exhibit A-1** which shows the tower with the cross, the structure exceeds 50' and the ordinance is the average grade around the building and the roof height and there are revisions in the ordinance such as steeples, stairs where there is less than 20% of the footprint and the average grade is 166.5' and based on the finished grade there is a 4 ½ foot difference with the average height of 20' to the main roof where the tower is not included in the calculation, and the tower is 14' which would still be less than the 50' requirement. Mr. Peters stated the drawing **A-3.0** shows a dimension of 52.4", and asked if that dimension can be explained as to what it represents. Mr. Ward noted he didn't prepare the plan however that is the peak of the tower to the finished floor elevation, and it appears there is an average grade lower than the elevation. Mr. Ward stated the existing conditions would like to be described, and **Exhibit A-2** was shown, and briefly to the 17 acres, there is 370 linear feet on Cassville and there is about 2000' deep and the rear that is owned by the Township, and the project is purposed on the first part of the lot and the area of development is to the west and there is project on the north side and there will be mimicking done in terms of access. Mr. Ward presented **Exhibit A-3** which is the overall site layout, and there is access off Cassville Road, and there is the distance from the site to the road and there are 2 intersections across from each other and because this is a county right of way the county was met with and they confirmed that there is no requirement and generally 150' is a standard and there is 140' provided, and if this were to be north of Winterberry there would be a higher concern, however the county deemed this access acceptable, and there is a main drive isle and there is no curbs and sidewalks along Cassville and funds will be addressed for those improvements however there are limited sidewalks along Cassville Road now, and the church will be accessed by a covered drop off which has a drive isle and there are 2 ADA accessible spaces and there is a crosswalk. Mr. Ward stated the church has 286 seats which required 76 spaces, and there are 79, 5 of which are ADA, and there are 49 spaces being green banked and that is being done for a future fuller congregation and the ordinance requirements are agreed for the minimum however looking to the future there is the desire for off street parking and there is a refuse enclosure on the north west corner of the parking lot and that will be done to avoid that design waiver and there will be stop signs and paper markings and there are stop bars, signs, and fire lane markings, and the conditional use requirements are compliant and there are no variances being sought. Mr. Ward mentioned that in terms of storm water management, the site slopes from this area of the development to the west side of Cassville Road and there is a high point to the east which is 20' higher then where the development will be and there will be mimicking of the existing conditions and all run off goes to Cassville right of way, and there can be runoff off to the west. Mr. Ward showed **Exhibit A-4**, the colored rendering from the landscaping architects which is dated December 8, 2020 and it is a colorized site plan and it shows the west side of the property and there are 2 infiltration basins, one larger than the other and they will collect run of and will discharge to Cassville, and in Mr. Klee's memo there were serval comments as it relates to storm water management and soil testing and the applicant has provided and performed additional soil testing for the redesign of the basin and it addressed several comments and there will be a fence, and another item is the clearing, and there is a limited amount of clearing, and there is onsite well water. Mr. Gertner mentioned about the septic, the Board has been moving to a nitrate system, will that be part of this application. Mr. Ward noted that is not his decision, however the request is understood. Mr. Leone stated it has not been discussed however an advisement submittal can be submitted if it's a requirement. Mr. Gertner mentioned that the Zoning Board has been requiring them and it might be a good idea to help with expectations, and will help with water quality, so it would be appreciated. Mr. Leone stated it will be taken as advisement. Mr. Hudak asked what the number of spaces would be, was there mentioned of 79. Mr. Ward stated there will be 75 and 79 was said in error. Mr. Ward stated in terms of utilities there is no water at the frontage, and there is a water connection in place for the future, and in terms of lighting, **Exhibit A-5** is the lighting plan and the reason for this shows the foot candle rings and the perimeter shows the minimum ordinance required lighting and there is a waiver for the minimum candle in all parking and walkways, because the parking lot is lit to the standard ½ foot and there will be safety and security lighting required and the main drive is 800' which contains 4 freestanding light poles with gaps in between, and the lighting can be expanded and the safety and practicality were taken into consideration, the parking lot is lit and the main entry way and there is no anticipation of pedestrians walking through the parking lot at night. Mr. Gertner mentioned it is safe to presume as well it's the opinion that the drive isle with the waiver is safe and there will be no spillage on the neighboring properties, and in fact the waiver ensues there will be less lighting and less spillage. Mr. Ward stated the goal is to minimize the disturbance to the neighbors and this is not utilized late at night or early in the morning and no one is expected to walk 800' to the building, and in regards to the signs, the ground sign is purposed at the entry way and the sign will comply with the setback requirements and there is no disagreeance where ground signs can be installed and this use fits in the zone. Mr. Leone asked if the emergency vehicles can be addressed as it relates to access. Mr. Ward stated there was concern to the rear and in coordination there was a stabilized access drive for emergency vehicles which required slightly more tree clearing. Mr. Leone asked if there will be deliveries. Mr. Ward advised there are 2 turning movement plans that were submitted as part of the packet and **Exhibit A-6** shows the fire truck turning plan. Mr. Leone asked where can deliveries be done. Mr. Ward mentioned that the applicant is asking for a waiver to eliminate the one loading area as there shouldn't be deliveries and if there are deliveries it will be done off hours. Mr. Hudak stated there was no testimony to trash bins or where it would be kept and picked up. Mr. Ward stated refuse enclosure is a 10x20 refuse enclosure for waste and recyclables, and **Exhibit A-7** shows the trash enclosure, and the waiver will be eliminated and there will be curbs installed around the enclosure and there will be no large amounts of trash or recyclables, and its designed to be private pick up and there should only be trash pickup once a week from a private carrier. Mr. Peters asked if there are any building mounted signs purposed. Mr. Ward stated there were none indicated. Mr. Peters asked if there are any wall mounted signs purposed. Mr. Wards mentioned there will be agreeance to add wall mounted lights on the entrance. Mr. Klee asked what is the maximum depth of the storm water basin, and will there be fencing purposed. Mr. Ward advised there will be split railed fencing with non-climbing mesh so about 3.2'. Mr. Dolan asked if the applicant will be

responsible for the basin. Mr. Ward stated yes. Mr. Hudak noted the lower level that is not marked, and asked what the purpose of that area. Mr. Ward stated that should be deferred that to the other witness. Mr. Leone stated there are other witness for that use and purpose. Mr. Riker mentioned there is a canopy, will that cross over the drive. Mr. Ward stated it will be a covered for the entryway, but there is a witness to address that, and landscaping and tree removal mitigation will be address by Mr. Bennett.

Mr. Leone asked for Bryce Bennett to be called. **Bryce Bennett- licensed landscape architect in New Jersey, licensed since 1985 and have obtained a degree from Rutgers, and is a full member of the NJ charter of American Society of Architect and has been before this Board and others before- credentials accepted- sworn-** stated the plans that have been showed were prepared by his office, and the field work was also done by him, these plans include tree preservation and landscaping planting, there is mixed hard wood and evergreen and it's moderately to dense wooded, and the trees do range among species, and there were no partially exceptional specimens. Mr. Bennett mentioned that it's being requested for a waiver in the lower left hand portion, and **Exhibit A-8** shows the representation of the reforestation if the direct one on one was done, and a commercial and industrial application are being compared to this application per 405-9-D and also the purpose of the showing of the ariel is to show how woody the site would be, and there are 88 trees purposed and over 160 shrubs and there would be a reforestation fee paid to the Township, and the landscape plan itself shows the design of the driveway and the grades are kept tight which benefits the amount of clearing and the drainage benefits and the design shows street tree design along the main drive to the house of worship, along with a wide variety of shrubs and trees and there are blooming trees proposed to create a nice look as well as a nice, an a tulip tree was selected to offset the scale of the building to give it a sense of place. Ad there are deep areas of native woods, and to the north part of the parking area there is not the same under story ad there are plantings being done there to increase the buffering along that area and the large basin and small basin will be surrounded on most sides from the existing trees, and the plan purposed offers a gracious "Hello!" and brings visitors through several highlighted trees and upon entering the building there will be wonderful receptive flowers. Mr. Bennetts stated in regards to Mr. Peters letter, pertaining to the street trees along Cassville Road, there are several large trees being maintained and there was question if there is enough space for street trees however should the Board feel it's necessary, they will be added, and the plan is to meet the need of the applicant and it will be beautiful. Mr. Leone asked if there are island plantings in the parking lot. Mr. Bennett advised there are slight plantings however the lighting did not want to be affected. Mr. Leone asked of the finalized planting plan would address the display of stumps. Mr. Bennett mentioned that can be added. Mr. Leone asked if there is any irrigation required. Mr. Bennett stated that all the pants chosen to grow on site without irritation, and there will be water provided to establish the plants and there is a gel included which is a natural proven product made of wood, and in goes into the planting pit and once it rains the gel will go into the plant, and it makes for a much nicer plant. Mr. Hudak noted along the driveway is tree lined, and asked if there is a chance of those trees impeding emergency vehicles coming down the drive. Mr. Bennett stated there shouldn't be an issue as the trees chosen to have a high canopy, and if there are trees at the limit of clearing there can be pruning of those trees should there be interference.

Mr. Leone called for Walter Miller who is a fact witness not an expert. **Walter Miller- general contractor, been in construction for 25 years and has been a part of a building firm with churches and provides assistance with building and uses and is also involved with the church- sworn-** Mr. Leone asked the size of the building. Mr. Miller stated 13,114SF is which included the lower 4,111SF which will be for Sunday school classes and day care during the week. Mr. Leone asked if that is typically used in facilities such as this type of constitution. Mr. Miller advised that is correct. Mr. Leone asked Mr. Miller if he was in agreement with the testimony offered with respect to the average roof height. Mr. Miller stated he was in agreement. Mr. Leone stated there are 5 classes on the lower level, and asked what is the upper floor being used for. Mr. Miller stated there is a multi-purposed room, bathrooms, and there was question of the 206 seats showed and 300 seats is the total, and the 300 includes the 14 seats on the stage or changing areas. Mr. Leone asked given prior experience, the building code and standards are aware. Mr. Miller advised that was correct. Mr. Leone asked as it relates to the wall lighting, is there wall lighting. Mr. Miller mentioned there will be lights over each door of the egress, it's required and there will be minimal security lighting. Mr. Leone asked if all lighting will comply with all codes. Mr. Miller advised that is correct. Mr. Miller stated referring to **Exhibit A-9** at the time these were prepared with the intention there was a need for an additional egress off the side and the final elevations were not established and the window locations would show the one to be an egress exit with appropriate handrails. Mr. Flemming noted there will be daycare during the week and there is no outdoor recreation. Mr. Miller stated that will be on the site plan however the Pastor can provide testimony. Mr. Riker asked what the clear height of the protego is. Mr. Miller mentioned 12'. Mr. Riker asked if that is sufficient. Mr. Flemming said it was yes. Mr. Haring asked if in the multipurpose room will there be egress from there, there might be events and parties and in the event of an emergency. Mr. Miller stated the multipurpose room meets requirements for the one way in and one way out and if for any reason there is a need for an additional exit, there is room for a potential exit in the front. Mr. Flemming asked if there is only one egress. Mr. Miller confirmed that is correct. Mr. Flemming asked if in Mr. Miller was comfortable with this plan. Mr. Miller said yes, and stated there is a time for review and if the sub code official feels that is not sufficient it can be added. Mr. Flemming asked if the outdoor recreation will be shown on the site plan. Mr. Miller mentioned it can be shown however it's not at this time it has been discussed and can be provided, and in the area that is allocated for the septic there is some average grade that can be used for recreation. Mr. Hudak asked for clarification that there is no plan right now for outdoor recreation for the school. Mr. Miller mentioned it's not shown however it was the plan to comply with that. Mr. Hudak asked if it will be over the septic leach field. Mr. Miller noted it will be in that region as there is clearing, and it will be open.

Recess taken at 9:00 p.m. convened by Mr. Hudak at 9:10 p.m.

Mr. Leone asked to call Pastor Edward Harper. **Pastor Edward Harper- sworn-** Mr. Leone asked Pastor Harper what his roll is with the church. Pastor Harper stated there are 2 services, first on Sunday from 8 a.m-9 a.m. then second will be from 11 a.m. -12 p.m. and there will be 1 weekday service which will be on Tuesday from 7 p.m.-8 p.m. and there will be auxiliary meetings there are approximately 10 people that meet once a month and in addition to that there will be New Year's Eve services from 10 p.m.-12 midnight on December 31 of every year and on Christmas the Sunday service from 7 p.m.-8 p.m., and there will be missionary food pantry for those in need and that will take place from 9 a.m.-1 p.m., 2 mornings per week. Mr. Hudak noted there are classrooms in the lower level. Pastor Harper stated there is Sunday school which is prior to the worship service so those classrooms will be used for those as well as the auxiliary meeting that mentioned that meet one per month, and there is talk about a daycare and they will utilize the classrooms. Mr. Hudak asked if the multipurpose room will be rented out for events. Pastor Harper advised not necessarily, the only time in Lakewood it was rented is when there was a funeral, and a church could not fill for a re pass. Mr. Leone asked if there is a kitchen. Pastor Harper said that is correct. Mr. Leone asked if there will be a catering hall. Pastor Harper advised there will not, it will be for the occasional re pass. Mr. Gertner asked if the daycare was listed in the application so there is a place where the children could go so, they wouldn't be running around the sanctuary. Pastor Harper mentioned if there was a daycare it would be like the Lakewood location. Mr. Gertner asked if there is a daycare now. Pastor Harper unfortunately stated the Lakewood facility has been sold. Mr. Gertner stated a daycare requires a separate conditional use, and there will either be a separate daycare or at this point it was used in a broader term for the children to have a place to go while

service is on gong, and it was discussed that these issues would be tightened up and brought back. Mr. Leone stated there is awareness of the separate uses, and the applicant is un aware if the township professionals addressed those issues such as a daycare cannot be in absent level and this is a lower floor and there is the requirement for a fenced in play area, and it would be more prudent to bring this back to address all the comments for the conditional use unless there is a waiver for the daycare facility and that is not what the applicant is seeking a this time. Pastor Harper mentioned that when the Lakewood properties were sold the congress discussed that what was being done in Lakewood would be done in Jackson however it can be flexible where children can be watched over during the services on Sunday, it's not something that needs to be had. Mr. Leone stated it needs to be stipulated there won't be a daycare, or this can come back. Mr. Hudak suggested speaking to the congregation about the daycare, as there are other items that should be cleaned up as well and it should be adjourned for this evening and be rescheduled. Mr. Gertner stated having had that discussion with the applicant's attorney and having the schedule announced, this should be carried to the April 5, 2021 meeting as this is being announced here, and under current DCA guidelines, there is no need for re notice as any member of the public who can comment or has concerns would be directed to the municipal website for postings of information on how to participate. Mr. Leone stated the applicant has elected to waive the daycare portion of the application and prefers a decision this evening if possible. Mr. Hudak noted there is still issues on the plans, the rooms are marked as classrooms. Pastor Harper stated that education is strongly believed in, and a degree on higher education intelligence is high and there will be seminars going on and that is why the classrooms are necessary. Mr. Hudak stated there are still several items that need to be addressed. Mr. Leone stated the daycare was addressed and that aspect is being withdrawn from the application in order to facilitate a vote this evening. Mr. Gertner advised the sign needs to be addressed. Mr. Leone stated a ground sign is not permitted in the R-3 zone, and the applicant would be willing to waive a ground sign and not have that as part of the application and have a permitted sign on Cassville road. Pastor Harper agreed that there can be a sign that the Board will allow and in order for people to know it is a church, there needs to be something indicating this is a church. Mr. Gertner deferred the statement to Mr. Peters and Mr. Klee, and mentioned that in general the sign and the directional or locational sign is not permitted in the R-3 zone, and the Board can defer to resolution compliance. Mr. Peters stated the applicant is not requesting a variance for a ground sign, so since they there is no request, they cannot have one, and with that eliminated there is no need to discuss the variance any further. Mr. Luisi asked what type of equipment will there be in the kitchen. Pastor Harper mentioned there will be a fridge, stove, dishwasher, and sink, and the multipurpose room will accommodate tables, chairs and a projector or laptop so there can be projection in order to have meetings. Mr. Wall stated for the applicants benefits, the reluctance to adjourn is not for the Planning Board, or that the Planning Board cannot be reschedule in a timely fashion, but particularly the applicant's professionals and the Board professionals can discuss and not have run off conversations, can the hypothetical be asked to see if the applicant is not getting the level of effort of the professional's aspect. Mr. Hudak stated there should be more guidance. Mr. Gertner advised the April 5, 2021 date is a date certain. Mr. Leone stated under the suggestion of the Board, the applicant has agreed to the April 5, 2021 date. Mr. Gertner stated the application will be carried to the April 5, 2021 meeting date and the public is directed to the municipal website for zoom postings.

Recess taken at 9:30 p.m. reconvened by Mr. Hudak at 9:39 p.m.

4. Adventure Crossing Phase 2, Block 3001, Lots 5, 6, 19 & 20, Monmouth Road - Mr. Klee stated this is an application to amend a previous preliminary and major approval to consolidate 2 warehouse buildings to 1 building, along with replacing a recreation building with a new warehouse building, and the conversation to the warehouse was contemplated with the original approval. Mr. Peters stated there is a report dated January 1, 2021 and Mr. Klee handled the introduction and this is the highway mixed use zone and is permitted in the zone and is reducing the total building area in the project and there is question on the turning plan on site.

Sal Alfieri- attorney for the applicant- stated this is a request to amend the preliminary final major site plan approval, and there was approval for 3 warehouse buildings and as indicated that plan is being attempted to be reduced to consolidate 2 buildings in 1.

Vito Cardinale- the developer and partner in the project-sworn- Mr. Alfieri asked Mr. Cardinale to remind the Board of the general overview of the vision of this property. Mr. Carindale stated he would like to first address the false statements that have been on social media, this is not a warehouse project, it's a sports project and there have been many modifications done to address the concerns of the neighbors and there is a decrease in parking and there has been an increase in buffering and the sight lighting will be limited and there will be no trucks in front of the children on the fields and there will be no children running in front of vehicles, this is a sports and recreation project with a medical research center to end and cure MS and the hope is to satisfy the town and many families with a great sports project. Mr. Alfieri mentioned that prior to the warehouse approval there was an approval on the Anderson Road access. Mr. Cardinale stated the issue was resolved by the elimination the residential component, and the top golf was taken away as the height of the lighting and the net made residents uncomfortable and it was found that the 3 warehouses is not desired and there is the desire to have 2 and the residential use has been moved from Holly Court. Mr. Alfieri mentioned there are no end users. Mr. Cardinale advised that is correct. Mr. Alfieri asked in terms of phasing, phase 1 has been cleared, and construction will be started. Mr. Cardinale state this will be independent of phase 1, and will share access. Mr. Alfieri asked if there will be no access to Anderson other than for emergency access. Mr. Cardinale stated that is correct, and noted that was recommended by the town. Mr. Alfieri stated there are many technical issues however Mr. Cardinale was called to bring light to the history of the site. Mr. Haring asked if the warehouses are commercial. Mr. Cardinale said that was correct. Mr. Haring asked if trucks will be coming in with goods and it could be one or multiple tenants. Mr. Cardinale stated that based on the area it will be a national warehouse. Mr. Haring asked if it would like Amazon. Mr. Cardinale advised he didn't think they would come here however it could happen. Mr. Haring asked if it would be in the back. Mr. Cardinale stated it would be parallel to Anderson Road where the golf was purposed however the convention center was shifted and there was a large buffer related to Anderson Road, and even on the internal space there was no desire to see the warehouse and the landscaping buffer was created to buffer the warehouses and they will not be seen internally and the people living on that road will not see the warehouses and the distances and angles related will make it so the residents do not see the warehouses nor the people internally. Mr. Haring asked if the access with be restricted from Anderson Road. Mr. Cardinale advised it was critical to keep the warehouses away from the fields and they will come in and out of one entrance, and they are 600' from 195 so they are not going through the town or any communities. Mr. Hudak asked if there are no tenants why was the re design done. Mr. Cardinale stated when this was discussed it was an option of the recreation and having a large warehouse the desire was 2, and the approval was for 3 and the reason for 2 was for a good reason, there was concern of the neighbors and there was one of the roads, and it's given the opportunity to go back and there was a reason to come up with why there shouldn't be 2, and there is a number that can be built right now, and its being reduced for a better opportunity for the market, and it will give enough time to look at the buffering off Holly Court to create a berm for the building not to be seen on Anderson Road and to see the hotel ball fields and the hotel banquet hall, and no one is booking banquet to look at a warehouse, the market wants something like that and there has been some cosmetic solutions, it will be an isolated space on site. Mr. Luisi asked how many residents are affected. Mr. Cardinale mentioned there are 2 facing from Holly Court and

there is more than a dozen people on Anderson Road facing the project.

Ian Borden- President with Professional Design Services in Lakewood, NJ graduate from Rutgers university 38 years ago with a bachelor's degree in the Engineer & Planner field- credentials accepted- sworn- Mr. Alfieri asked if Mr. Borden has been involved with this site since the beginning. Mr. Borden advised that was correct, and presented **Exhibit A-1** which is the overall site plan approved in August 2020, and **Exhibit A-2** is overall site plan from the amended plan for the evening and there has been color added and there is architecture for the building elevations. Mr. Borden satiated that phase 2 is on lots 5 ,6, 19 and 20 along the south side of the Monmouth Road and **Exhibit A-1** is the overall approved project and Anderson Road is seen and the top, and the 195 ramp of phase 1 on this map is to the left which isn't shown, and the approved plan which approved 3 warehouse buildings contained 1 million 195SF of warehouse space, and the property is in the highway commercial zone and has been for at least 40 years and has been a key aspect in the master plan as a key destination for the town, and the master plan through the goals and objective has encouraged the destination type development for this site for many years and there was the HCMU zone which is the mixed use zone for various uses. Mr. Borden mentioned that as stated on **Exhibit A-1** there are the 3 warehouse buildings. Mr. Alfieri asked how would the trucks enter the site. Mr. Borden stated the trucks would drive in on the north entrance and that would be limited to Pine drive and Monmouth road, and in phase 1 there are the fields, dome and the recreational uses, and the main access drive would not be permitted to have trucks on it which is a key design item which remains unchanged. Mr. Alfieri asked if the Anderson Road drive is limited to emergency access. Mr. Borden stated that is correct, it's an emergency access only which is a grass street for service vehicles on site, and it would not be permitted to access the site and that emergency access will remain the same. Mr. Borden stated Anderson Road is on the right side of the map and on the right of Anderson is residential, and Holly Tree court is the elbow shaped cul-de-sac and when Anderson Road turns off the map, Perrineville road extends out and Holly Tree, and that has been a key design element to not affect the residents. Mr. Borden stated original project requires has a commercial industrial use for a 50' buffer and the original approval met that and there is a 50' buffer along the entire east portion where that butts to the residential zone. Mr. Borden showed **Exhibit A-2** the purposed amended project and as testified it's to consolidate the 2 buildings into a single building and the total 1,181,000SF which is a 16% reduction, there is also a 28% parking reduction in the approved plan and there are 25 ADA spaces and they are equally spaces around the building, and there is a better layout to scale the site, there are also green areas that show 40 species, and that parking is not purposed, that area will be green banked as its not required, and there is room for more parking however it will remain green for additional planting. Mr. Borden mentioned that each building does have a smaller corner office which was submitted and the number questioned did not include office use in those totals and that is because they are included in the warehouse use and will not be done separately, and the calculations have been run, and the parking design provides for that analysis, and the key function is the buffering as it relates to Holly Tree court and the minimum was 100' which was accomplished and with re orientating the building, the buffer was increased and while its 100' to the rear lot, its 3 times the buffer or more than 150'. Mr. Alfieri asked what are the plantings. Mr. Borden advised there is the 4-season screen and in this case, there were 2 different layers of earth and berms closer to Holly Tree court, and closer to the warehouse, the berm was increased to 5' with a double layer of evergreens and there is additional shrubs and plating's to create the 4-season buffer. Mr. Borden stated this is not changed by the project, and was approved, it's in the highway commercial mixed use overlay and in order to qualify there is certain tract requirements that needed to be done in the original approvals, and there should be 70 acres and there is over 130 and the tract depth and frontage are both met and the building and impervious coverages are under what is required and lastly to the zoning category is the building height which is based on the setback to the nearest roadway, and some things that are not changed by the amendment is the access to Monmouth road, it will connect to an access road near 195 and the project opposed significant insertion to Monmouth road modifying the existing traffic signal, and that has been submitted to the Ocean County Planning Board, and the Monmouth County Planning Board, and Ocean County gives the approval and Monmouth provides recommendations. Mr. Borden mentioned that site lighting which was a key part of the original approval, creates no light glare permitted beyond the property, and there will be shield fixtures, and there will be building cut off fixtures, and going to phase 2, there is no additional signage and there is no signage along Anderson Road with the exception of the free standing sign in the section near 195 which was approved and remains unchanged and is to advertise adventure crossing, and any tenants wall signage will be internal, and there will be wall signage to identify buildings and tenants. Mr. Alfieri asked if there is site identification signs on 537. Mr. Borden advised there are approved project signs approved in phase 1. Mr. Alfieri asked if there will be signs to indicate internally what goes where. Mr. Borden stated there will be internal signs to direct the trucks where they need to go to prohibit trucks from going off route, and the site will be serviced by public water and sewer and there is sewer that will service the buildings. Mr. Alfieri asked for status of JTMUA approvals. Mr. Borden stated there are no public improvements or obligations and that includes phase 1 an 2 aside from the offsite work being done that would remain under the obligation of the county, and there is question of the refuse and this speaks to the learning process about potential warehouse tenants and aside from the shape of the building it's also been advised that the general objective is to manage waste indoors however there is optional refuse enclosures which have adequate room for recyclables and trash and there is a private carter for those. Mr. Borden stated there was storm water basin and there will be a second basin which will testified to by Mr. Macfarlane, and there has been comments reviewed by the planner and engineer and all comments will be addressed, and there will be fencing around the basin, and lastly there is the waiver that was granted as part of the original approval and that waiver is for the curbs and sidewalks along Anderson Road, and it's being asked that the payment be made in Lou of construction. Mr. Borden mentioned there has been a request to provide information to protect wildlife from the environmental commission and it is the obligation to protect the environmentally sensitive piece of property, and on the southern portion of the property and there is wetlands an there is an LOI pending and with way the site there has been no buffer yet, and the 150' buffer is being provided and there is an area being undeveloped and there are wetland permits under review by the DEP, and there was staff met with from the DEP after complaints, and whatever the DEP asks will be done and that is part of phase 1 and there has been no development done on phase 2. Mr. Alfieri noted there is **Exhibit A-3** that was not discussed. Mr. Borden stated that **Exhibit A-3** this is the architectural elevation which shows the various building elevations and primarily this shows the purposed color scheme and the height which is 45' to the top of the flat roof. Mr. Alfieri asked if the technical comments will be addressed. Mr. Borden said that was correct. Mr. Haring asked if the hours of operation for the warehouses will be 24/7. Mr. Alfieri stated that is how it was approved however without any tenants it's unsure. Mr. Haring raised concern for the noise factor that could occur at 2 a.m. and such, and some trucks use engine breaks, and, in that area, there might be a spill of sound to Anderson Road. Mr. Alfieri stated there are other warehouse projects and one thing that be done is to specify there is to be no idling in the lease and the Board can be worked with for those suggestions. Mr. Haring noted there are tenants mentioned such as a commercial bakery. Mr. Borden stated there will only be warehousing, there is no use excluded and there will be no manufacturing or processing. Mr. Haring stated some businesses can generate a lot of waste. Mr. Borden stated this site wouldn't purpose that use. Mr. Gertner advised that would be a condition of approval. Mr. Luisi asked if there are air handlers on the roof. Mr. Borden mentioned for heating and cooling yes. Mr. Luisi asked if those units are included in the building height. Mr. Borden stated the power pit is not included in the height. Mr. Haring stated that Mr. Cardinale mentioned that from a hotel room there will be no warehouse seen and asked if the green area can be showed. Mr. Borden showed the Board where the hotel and fields would be and showed the landscaping with the phase 1 side. Mr. Haring asked if that will be sufficient. Mr. Borden said yes. Mr. Riker asked if the applicant would stipulate that there will be signs for no J brakes to take some the pressure off the applicant. Mr. Borden stated that will be great addition. Mr. Wall stated

often the applicant comes back with the approval seeking to increase parking and decrease a buffer, and this is coming here with a buffer to reduce the parking lot increasing the buffer, it's contrary to many applications, and asked if those key points could be summarized to the application that is in place. Mr. Borden stated this application is reducing building area by 16%, and is reducing parking by 28%. Mr. Borden mentioned that this application is also increasing buffers along Holly Court for a minimum of 100' and 150' maximum. Mr. Wall asked if that is changed from the original 50'. Mr. Borden advised that is correct. Mr. Flemming asked since there is an access of parking has green banking been considered. Mr. Alfieri stated it can be looked at. Mr. Borden mentioned there is green banking being done however there can be some parking taken away in the southeast area. Mr. Flemming asked if the houses on Holly Tree have backyards facing towards Anderson. Mr. Borden stated the houses face Anderson, and Holly Court is a private street. Mr. Wall asked if by consolidation buildings if the circulation element changes. Mr. Borden advised it does because it allows truck movement of building 2 to move more smoothly keeping the trucks further from the residential use. Mr. Hudak asked for the status of outside agency approvals. Mr. Borden mentioned there is site plan approval for the original project, and the county approval was granted last week, there is preliminary approval from the JTMUA for water and sewer, and this site is pending tentative approval as this site is waiting on DEP approvals and soil conservations.

Graham MacFarlane- professional Engineer and Planner, obtained license in 1992, and has been practicing since, has appeared before 60 different Boards and appeared before this Board on many occasions- credentials accepted- sworn- Mr. Alfieri asked if Mr. Borden's testimony to as it relates to planning was accurate. Mr. Macfarlane agreed with the testimony provided. Mr. Alfieri asked as it relates storm water, how is it being handled on site. Mr. Macfarlane presented **Exhibit A-2** and stated there are 2 basins, one on the left and one of the right, and the site will provide storm water in accordance to the state and there will be an infiltration and detention basin which will provide qualitative and quantitative, and there will be run off from the site and there will be an increase in run off and the basins are designed to mitigate run off by promoting run off in the sand bottoms and as Mr. Boren stated there will be inlets and underground parking for run off for the detention basin and there will be outlet control structures. Mr. Alfieri asked if the basins will comply with state regulation, along with the Township requirements. Mr. Macfarlane stated that is correct, and mentioned that the Township will not have ownership of the basins. Mr. Hudak asked if the professional opinion is that this is effectively manages the storm water created on this site and there will be no run of affecting other sites. Mr. Macfarlane advised that was correct and stated there will be no runoff directed to Anderson Road or Holly Tree Court, it will be internal towards phase 1 away from the existing homes on Holly Tree. Mr. Hudak asked if there will be fencing around the basin because there are children going to be on site for recreation. Mr. Macfarlane stated there will be fencing around the basins. Mr. Alfieri stated that concludes the testimony for this hearing. Mr. Gertner stated this amended site plan will be carried to the April 5, 2021 meeting, and the public is directed to the municipal website to view the zoom information.

Motion to adjourn at 10:49 p.m. by HARING/ Riker. Yes: All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,
Planning Board Recording Secretary