

**BOROUGH OF ALPHA LAND USE BOARD -**

May 18, 2022 - Regular Meeting

Municipal Building 1001 East Blvd., Alpha, New Jersey

The regular meeting of the Borough of Alpha Land Use Board was called to order at 7:21 p.m., by Chairman Fey.

NOTICE

Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice of this meeting has been provided by mail to the Star Ledger and the Hunterdon County Democrat; a notice of this meeting and all other regular meeting of the Land Use Board of the Borough of Alpha, which notice sets forth the time, date and location of this meeting by posting said notice on the bulletin board outside the municipal clerk's office.

Roll Call:

Present: Mr. Cartabona, Mr. Dragotta, Ms. Dalrymple, Mayor Dunwell, Mr. Fey, Mr. Fritts, Mr. Gable, Mr. Schwar. Absent: Mr. Plimpton.

Approval of Minutes:

Motion made by Mr. Schwar to approve the Special Meeting Minutes of 3/9/22. Motion seconded by Mayor Dunwell. All were in favor.

Completeness:

Sterner Outdoor Advertising – Application #2022-01, Block 200, Lot 1.

Bill Edleston, Attorney for the applicant was present and deferred to the engineer's review report. Attorney Edleston believes the application is now complete and to move forward on a public hearing. The request is for a use variance to allow a billboard to be erected on Rt. 78. The Board did grant the variance several years ago; however too much time had lapsed and that is why they are here again. Engineer, Stan Schreck, concurs with his statement.

Attorney Gruenberg stated that the Board can entertain a motion to grant the waivers for completeness purposes only as stated in Mr. Schreck's April 14, 2022, correspondence and deem the application complete.

Motion to grant the waivers and deem the application complete made by Mayor Dunwell.

Motion seconded by Mr. Schwar.

Roll call: Ayes: Dragotta, Dalrymple, Fey, Fritts, Gable, and Schwar. Nays: None. Absent: Plimpton. Not eligible to vote: Mayor Dunwell and Mr. Cartabona.

Completeness:

Williams Minor Subdivision – Application #2022-02, Block 65.01, Lot 12.

Bill Edleston, Attorney for the applicant was present and described the application to the Board. There are several variances that this applicant is requesting. The engineer's report recommends several temporary variance waivers and, in the Attorney, Edleston's opinion he believes the application is complete. Mr. Schreck reviewed his correspondence of April 14, 2022. Mr. Schreck recommends that the Board move forward based on the items outlined in the April 14, 2022, letter.

Attorney Gruenberg stated that the Board can entertain a motion to grant the waivers as set forth in Mr. Schreck's April 14, 2022, report and deem the application complete. This is a minor subdivision with no 'd' variance relief.

Motion to grant the waivers and deem the application complete made by Mr. Schwar. Motion seconded by Mr. Dragotta.

Roll call: Ayes: Cartabona, Dragotta, Dalrymple, Dunwell, Fey, Fritts, Gable, and Schwar. Nays: None. Absent: Plimpton.

Public hearing for Sterner Outdoor Advertising and Williams Minor Subdivision will be set for June 15, 2022.

Completeness and Public Hearing:

Woodhill Alpha, LLC – Application #2022-03, Block 100.02, Lots 1, 1.08 & 1.09.

Mark Peck, an attorney with Florio & Perrucci and is representing Woodhill Alpha, LLC.

Attorney Gruenberg swore in Richard Roseberry at this time.

General Submission Checklist:

§315-4 In the case of a site plan for a development which proposes construction over a period of years, the developer shall plan proposed stages so as to protect the interests of the public and of the residents, occupants and owners of the proposed development during the total completion of the development.

Testimony Required – Applicant shall provide testimony to address requirement, for these types of projects there is generally 2 phases of which the first phase is the construction of the shell and then end user fit out phase.

Mr. Roseberry stated that this project requires no staging. It will be built in one phase. This is complete.

a. §315-5.A Proof from the Alpha Borough Tax Collector or other designated official that no taxes or assessments for local improvements are due or delinquent on the property for which the site plan application is made.

Verification Required – The Board should not the certifications provided indicate the next tax bills are due May 1, 2022.

The Land Use Board Secretary will confirm if they were submitted. This will be considered a temporary waiver.

c. §315-5.B Ownership Disclosure

Verification Required – Board shall confirm with Board Attorney the format of ownership disclosure is acceptable.

Attorney Gruenberg reviewed the ownership disclosure the certification and although there was no certification attached to it there was a certification that everything set forth in the application was true and accurate. This is acceptable. Attorney Gruenberg did note that Mr. Lang, one of the owners having more than 10% ownership interest. He stated he had represented Mr. Lang once over five years ago on a different matter in a different town and in a different county and doesn't feel this represents a conflict of interest.

d. §315-7.B Hearing. The Planning Board shall set the time and date of a public hearing on the preliminary application. The applicant shall cause notice of the hearing to be published in the official newspaper of the municipality or in a newspaper of general circulation in the municipality at least 10 days prior to the hearing. The cost of said notice shall be paid by the applicant. The applicant shall also mail notice of the hearing at least 10 days prior thereto, addressed to the owners, as the names appear on the municipal tax record, of all property within 200 feet of the extreme limits of the subdivision. The notice of hearing shall contain a brief description of the property involved, a statement as to its location, a list of the maps and other documents to be considered and a summary statement of the matters to be heard. Copies of the maps and other documents to be considered at the hearing shall be filed in the office of the Borough Clerk. Such copies shall be made available at such office for public inspection. Adequate proof of compliance with this subsection shall be furnished by the applicant prior to the hearing. Verification Required by the Board.

This was deemed complete.

e. §334-23.A Any application to the Planning Board of the Borough of Alpha for subdivision or site plan approval for the construction of multifamily dwellings of three or more units, single-family developments of 50 or more

units or any commercial, institutional, or industrial development for the utilization of 1,000 square feet or more of land, must include a recycling plan. *Incomplete – Applicant shall provide a recycling plan as required.*

Requesting a waiver since they don't know who the end-user will be. They will be providing adequate trash and recycling facilities but not knowing who the end user will be, they can't provide specifics for that at this time.

Preliminary Site Plan Submission Checklist:

- a. §315-7.C County Planning Board review. The applicant shall submit an application to the Warren County Planning Board concurrent with the application to the Borough.*  
*Temporary Waiver Required – Applicant has not provided approval from Warren County.*

The application has been submitted and they have received conditional approval. Stan stated this will stay open depending on the county approval.

- b. §315-7.E(2) - Prior to granting tentative approval to a preliminary plan, the applicant shall furnish the Planning Board with the following certifications: Where water or sewage service is to be obtained from a municipally owned system, certification from the appropriate agency that it has consented to supply such service.*

*Incomplete – Applicant did not provide certification for water or sewage service for project.*

The applicant is proposing to connect with Aqua depending on the status of the Borough's extension efforts in that area and whether the Borough can provide the water. Mayor Dunwell weighed in stating that we did extend the water main on Industrial Dr. within the limits of the project. They want to tie into this. The applicant is requesting a temporary waiver.

- c. §315-9.C.(3)(e) All existing, proposed and minimum required setback dimensions.*  
*Waiver Request – Applicant requested relief from depicting existing setback requirements; our office has no objection, as they have provided a survey and depicted on their plans setbacks.*

This is complete.

- d. §315-9.C.(3)(g) All existing and proposed signs, utility poles and their size, type of construction and location.*  
*Incomplete – Applicant shall request a waiver from this requirement or revise the plans to include the size and type of construction of signs and utility poles (existing/proposed) or request relief from the requirement.*

This will be granted as a temporary waiver.

- e. §315-9.C.(3)(i) The location of all existing buildings, drainage and parking areas within 200 feet of the lot.

*Temporary Waiver Required – Applicant requested a waiver for providing information for properties with 200’ that are across from the site and indicated they provided an aerial key map; however, this aerial key map was not provided in the actual submission as such a temporary waiver is needed so the applicant may revise their site plan submission to include the omitted aerial map. Our office does not object to a waiver being granted for this information should a current aerial map be provided; however, the tax map key map provides is not an acceptable map to address this requirement that was included on the cover sheet of the site plan.*

They will provide testimony for this.

- f. §315-9.C.(3)(t) Proposed stages or development sections, if any, and the approximate schedule for implementing each stage or section.

*Incomplete – Applicant shall provide testimony to address this requirement.*

This was discussed this prior and will remain as complete.

#### Final Site Plan Submission Checklist:

- a. §315-8.D County Planning Board review. The applicant shall submit an application to the Warren County Planning Board concurrent with the application to the Borough.

*Temporary Waiver Required – Applicant has not provided approval from Warren County.*

This was discussed under the Preliminary Site Plan Submission Checklist ‘a’.

- b. §315-8.F.(1) A letter containing a list of all items to be covered by a performance guaranty (cash or certified check) pursuant to § 57-21, the quantities of each item, the cost of each item and the total amount of all items.

*Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or provide required letter.*

Applicant will provide this when they get to this point in the process.

- c. §315-9.D.(3)(h) An accurate boundary survey prepared and certified by a New Jersey licensed land surveyor. The survey shall be based on a field traverse with an error of closure not less than one part in 10,000.

*Incomplete – Applicant shall request a temporary waiver from this requirement and confirm that the survey is based on a field traverse with an error of closure not less than one part in 10,000 and revise plans to reflect information.*

- d. §315-9.D.(3)(i) The existing and proposed principal building or structures and all accessory buildings or structures, if any, and finished grade elevations of all first floors and roofs, including roof structures.

*Incomplete – Applicant shall request a temporary waiver from this requirement, as the applicant did not include the elevation of roof and roof*

features on the grading plan to enable review of height compliance and fire truck access.

The applicant is prepared to provide testimony on the architectural drawings. Floor plans were submitted, and they have those drawings with them tonight.

- e. §315-9.D.(3)(m) A landscape and planting plan which, as a minimum, shall spot the location of all existing plantings to be retained and all plantings to be established and shall contain a schedule, keyed to the plantings shown, calling out the type (common name and botanical name), size (height, spread and trunk diameter) at time of planting and at maturity and quantity of all plantings shown on the plan.*

*Incomplete – Applicant shall request a temporary waiver from this requirement, as the applicant did not include height, spread and trunk diameter information at time of maturity.*

This has been provided and they will provide testimony as to the extent of the landscaping is going and what trees are being preserved.

- f. §315-9.D.(3)(n) All existing and proposed signs and lighting standards, including design calculation and indications of size, type of construction and location.*

*Incomplete – Applicant shall request a temporary waiver from this requirement, as the applicant did not sufficient detail on the signs depicted on the architectural plans as required.*

A temporary waiver was given on this.

- g. §315-9.D.(3)(aa) The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day.*

*Incomplete – Applicant shall request a waiver from this requirement or provide the required information.*

They are prepared to testify on this topic.

- h. §315-9.D.(3)(ee) A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.*

*Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or provide the required information.*

This stands as a temporary waiver.

- i. §315-9.D.(3)(ff) Copies of all applicable local, state and federal permits that may be required. Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or provide the required information.*

After review, Stan Schreck recommends that that the Board deem the application as complete.

Motion to grant the waivers and deem the application complete made by Mr. Schwar. Motion was seconded by Mr. Cartabona. Roll call: Ayes: Cartabona, Dragotta, Dalrymple, Dunwell, Fey, Fritts, Gable, and Schwar. Nays: None. Absent: Plimpton.

Attorney Gruenberg stated that he reviewed the proof of service and publication of the notice of hearing and find that the board has jurisdiction to proceed with the hearing this evening.

Mr. Peck reintroduced himself as an attorney for the law firm, Florio & Perrucci and is representing Woodhill Alpha, LLC, and will be seeking preliminary and final site plan approval along with some bulk variances. They are looking to construct a 137,300 ft. warehouse building on the site located in an area of permitted use. They are seeking variances for the following:

| <b>Variance Requested</b>  | Requirement  | Proposed   |
|--|--|--|
| <b>§410-21-Schedule of Area, Yard and Building Requirements</b>  | Max. Lot Depth of 400'   | Proposed: No change to existing non-conforming lot depth greater than 400' G height of 58.75'  |
| <b>§410-43.A-Off-street parking</b>  | Minimum 135 required parking spaces  | Proposed: 81 parking spaces proposed with 55 'banked' spaces provided for future construction, if required. Total required spaces provided as banked parking. Variance requested for banking option due to anticipated lack of client need for all spaces.                                     |
| <b>§410-51.B-Freestanding Signs Max. Quantity</b>  | One (1) sign   | Proposed: Two (2) signs (1 sign at Edge and Industrial Road driveways). Variance requested due to uniqueness of three frontage lot. Signage proposed in the vicinity of each entrance for clarity and wayfinding.  |
| <b>§410-51.B(1)-Max. Area: 2 SF per linear foot of setback of the sign or 250 SF whichever is less</b> | 10 SF (5' setback from property lines)   | Proposed: Edge Road: 50 SF<br>Industrial Road: 50 SF<br>Additional SF per sign as related to setback is requested due to uniqueness of three frontage lot and the need for adequate visibility from the main roadway, New Brunswick Ave, which the site does not have an active driveway upon. |
| <b>§410-51.B(3)-Sign setback from property line</b>  | 50' from property line   | Proposed: Edge Road: 5' setback<br>Industrial Road: 5' setback<br>Reduced setback is requested due to uniqueness of three frontage lot and the need for adequate visibility from the main roadway, New Brunswick Ave, which the site does not have an active driveway upon.                    |
| <b>Waiver Requested</b>  |  |  |
| <b>§109.6.D.2-</b>   | Required: Max Commercial/Industrial driveway grade shall not exceed 6% or 4% within 100' of sideline intersection. | Proposed: Max. driveway slope at Edge Road intersection of 8%. Waiver requested due to significant existing slope of Edge Road and the need to locate the  |



|   |   |   |
|---|---|---|
|   |   | Edge Road driveway away from the Edge Road/New Brunswick Ave intersection.  |
| <b>§315-10(B)(2)- Site Plan Design Standards</b>                            |   |   |
| (a)[1]- Site Lighting   | Required: Average Maintained FC in Parking Area: 0.5-1.0 fc                                       | Proposed minimum: Average Parking Area FC = 1.71 FC<br>Relief requested for higher average due to need to provide appropriate levels within adjacent sidewalks and driveways. |
| (c)[1]- Parking Layout  | Required: Driveways shall be separated from parking stalls and aisles by 5' raised curbed island. | Proposed: No separate driveway and parking aisle due to site constraints.   |
| (f)[1] - Fire aisle   | Required: No parking shall be permitted between fire aisle and building                           | Proposed: Parking is provided between fire aisle and building due to site constraints   |
| (g)[1] - Grading - driveways  | Required: Max. grade of 6% and no greater than 4% within 100' of intersecting street              | Proposed: Driveway intersecting with Edge Road is greater than 6% due to site constraints.  |
| <b>PRELIMINARY SITE PLAN REQUIREMENTS</b>                                   |   |   |
|   | Requirement   | Proposed  |
| <b>§315-9C.(3) - Submission of Plans Preliminary Site Plan Requirements</b> |   |   |
| C.(3)(e)  | All existing, proposed and minimum required setback dimensions                                    | Waiver requested from showing existing set back requirements.   |
| C.(3)(i)  | The location of all existing buildings, drainage and parking areas with 200 feet of the lot.      | Waiver requested from showing existing building on opposite side of road within 200' of property. Aerial key map is provided for context of this item.                        |

Mr. Peck introduced Steve Santola, a representative of the applicant; site engineer, Rich Roseberry; traffic engineer, Jeff Fiore, and architect Roberto Martinez.

Attorney Gruenberg swore in Steve Santola, general counsel, and executive vice president of Woodmont Properties, 100 Passaic Ave., Fairfield, NJ. Mr. Santola provided his credentials, experience, and qualifications. He also described this project as a speculative development with the current market demands. He stated that this facility is not going to utilize the trailer parking as outdoor storage, or overnight idle. It is designed to allow for trailers to be dropped off without a cab on it, so it is ready to be moved into position quickly. They have owned this

property for approximately 12 years. The building will only go to a 32-foot height. The building is designed for multiple tenants; however, it is not believed that will happen. It will most likely be a single tenant use building.

Mayor Dunwell asked if this size/type of building would also accommodate a line of business that would be utilizing delivery vans. Mr. Santola stated that this site is not really designed for that type of business, and they don't anticipate that.

Mr. Dragotta had concerns about the possible light pollution due to the placement of the parking. The traffic professional will be able to speak to this.

Public Comments:

Lisa Cardon, 411 First Ave., Alpha asked if they were going to add traffic lights and the number of trailers that will be parked there. Mr. Santola stated that there were no plans for traffic lights and since they don't have a current tenant, it would also depend on the time of day.

Mr. Peck call the next witness, Mr. Richard Roseberry. Attorney Gruenberg swore in Mr. Richard Roseberry. This expert is accepted as an expert in the field of engineering. Mr. Roseberry also stated he is a professional planner and has been licensed for 20 years.

Exhibit A1:

Mr. Roseberry described the property using Exhibit A1 which is an aerial depicting the property and the surrounding areas of this property identified as Block 100.02, Lots 1, 1.08 & 1.09. The property size is 13 ½ acres. There are three properties that are a part of this application: two residential that front on Rt. 122 and the agricultural property. The intent is to consolidate all three lots into one property. There is a gas line that bisects the property, which is why they are requesting some of the waivers for slopes. The building proposed is a 134,400 sq. ft. building with office space of 3000 sq. ft. There will be 19 loading docks, 35 trailer storage parking areas and one ramp.

Exhibit A2:

The building is in the middle of the property. The loading docks are located on the west side and the trailer storage is in its own isolated lot on the south side. All truck traffic will utilize Industrial Dr.

Because of the gas line, there were some grading considerations that will be addressed. Stan Schrek recommended that we modify the entrance to ensure tractor trailers don't cross over the middle line when exiting. They agree to make that modification.

There were questions regarding parking spaces, including the banked parking. Should it be constructed, it would be up against the retaining wall as opposed to up against the building. Bob Gable would rather see the parking on the building side to adequately position any fire equipment.

Mayor Dunwell asked if the plans provide for a deed of dedication for an additional 8 ½ feet along Edge Rd. to the Borough of Alpha. Mr. Roseberry stated that the plans currently do not show a deed of dedication for the additional 8 ½ feet. He would like to speak to his client about this.

Chris Dragotta asked why they aren't proposing any improvements to Edge Rd due to the additional cars that will be coming on to the road because of this project. They would be willing to do some improvements past the entrance; however, any additional improvements would be extremely costly.

Mr. Roseberry went through Stan's letter and addressed the following items:

Bulk Variances:

Referring to page six in Stan's report – Bulk variances – previously addressed by Mr. Peck were 'a', 'b', 'c' and 'd', which are existing non-conformities to some of the setbacks. They will continue to be requested.

*a. §410-21 Schedule of Area, Yard, and Building Requirements – Maximum Lot Area Variance Required – The Applicant proposes a lot area of 13.54 acres whereas 2 acres is the maximum permitted; therefore a variance is required.*

*This is an existing non-conformity and the applicant proposes no changes to the existing lot area.*

b. §410-21 Schedule of Area, Yard, and Building Requirements – Maximum Depth of Measurement

*Variance Required – The Applicant proposes a depth of measurement greater than the maximum permitted 400 ft.; therefore, a variance is required. This is an existing nonconformity and the applicant proposes no changes to the existing depth of measurement.*

c. §410-21 Schedule of Area, Yard, and Building Requirements – Maximum Street Line Variance Required – *The Applicant proposes a street line greater than the maximum permitted 200 ft.; therefore a variance is required. This is an existing non-conformity, and the applicant proposes no changes to the existing street line.*

d.

e. §410-21 Schedule of Area, Yard, and Building Requirements – Maximum Building Line Variance Required – *The Applicant proposes a building line greater than the maximum permitted 200 ft.; therefore a variance is required. This is an existing non-conformity, and the applicant proposes no changes to the existing building line.*

d. §410-43 Off-street Parking

*Variance Required – The proposed site contains 2,900 SF of office, which shall require 1 space per 200 SF, and 134,400 SF of warehouse space, which shall require 1 space for every 1,000 SF, for a total of 149 required parking spaces. The Applicant provides 81 parking spaces, but demonstrates that the site can be modified to accommodate an additional 55 banked spaces for a total of 136 spaces. A variance is required both with and without the banked spaces.*

Addressing the parking variance, they feel they have met the requirement but will request a variance if required. Should the Board require them to separate the proposed office space parking from the warehouse parking, they will request a variance.

e.

f. §410-51.B Industrial Zones (Signage)

*Variance Required – The proposed monument signs are 5' high and 10' wide for an area of 50 SF whereas only one freestanding sign is permitted. Therefore, a variance is required.*

g. §410-51.B(1) Industrial Zones (Signage)

*Variance Required – The proposed monument signs are each 5' high and 10' wide for a sign area of 50 SF whereas the permitted sign area shall not exceed two square feet for each linear foot of setback of the sign or 250 square feet, whichever is the lesser. The signs each have a 5 ft. setback which requires a maximum sign area of 10 SF. Therefore, a variance is required.*

h. §410-51.B(3) Industrial Zones (Signage)

*Variance Required – The proposed setbacks of both monument signs are 5 ft. whereas a minimum sign setback of 50 ft. is required. Therefore, a variance is required.*

- i. §410-3.B Definitions – Off-street parking space – The off-street parking area for one motor vehicle. Such parking space shall have an area of not less than 200 square feet, exclusive of access drives or aisles, shall be a minimum of 10 feet in width measured perpendicular to the axis of the length and shall have adequate provision for ingress and egress on the property. Variance Required – Applicant proposes parking spaces of 9'x18' whereas, at minimum, 10'x20' is required. Therefore, a variance is required. There is an additional variance which is for the parking space size.

The applicant is proposing 9X18 ft. parking space size as opposed to the requirement of 10x20 ft. They are providing for 30 ft. aisles and not the typical 20 ft. aisles.

- j. §410-28.A(2) Fences and walls may be erected, altered or reconstructed to a height not to exceed three feet above ground level when located within 25 feet of the street.

Variance Required – Applicant shall provide additional top and bottom of wall elevations along the proposed modular block retaining wall along Edge Road to confirm compliance with this requirement. If the proposed wall height exceeds 4' at any point, a variance will be required.

- k. §410-28.A(3) Fences and walls may be erected, altered or reconstructed to a height not to exceed six feet above ground level when located more than 25 feet from the street line.

Variance Required – Applicant proposes a 13'± high modular block retaining wall along proposed Above-ground Detention Basin 1, whereas a maximum height of 6' is permitted. Therefore, a variance is required.

There are height variances regarding the height of the retaining walls if it is within 25 ft. of the street line. They will be requesting a variance for one of the sections of retaining wall since it will have a height of six ft. The same is true for walls outside of 25 ft. from the street line, which are limited to six ft. tall, and they are requesting a 13 ft. wall along the southside of the retention basin. These retaining walls will have fences on top of them.

#### Design Waivers:

- l. §190-6.D(2) Commercial or industrial driveways shall be constructed at a profile grade not exceeding 6% or 4% within 100 feet of the road right-of-way line.

Waiver Required – Applicant shall provide testimony to address the 8% driveway slope at the proposed Edge Road entrance.

This was addressed earlier by Mr. Peck.

m. §190-8.A(3)(b) Curbing shall be grey concrete, shall have an exposed face of seven inches and shall be air entrained with a twenty-eight-day compressive strength of 4,000 psi. Granite block curbing, when deemed appropriate, may be permitted by the Land Use Board.

*Waiver Required – Applicant shall revise the plans and construction details to indicate an exposed curb face of seven inches or request a waiver.*

The applicant is asking for six inch high curbing. The ordinance requires seven inches. Six inch is the industry standard.

n. §315-10.A(1) Preservation of landscape. Landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed areas. Adequate shade trees shall be provided.

*Waiver Required – Applicant shall provide testimony to address this requirement with preservation of landscaping.*

Applicant stated that they are keeping as much landscaping on the property as possible. They don't believe they need a waiver for this because they feel they have met the intent of the ordinance.

o. §315-10.A(2) Relation of proposed buildings to environment. The proposed structure shall be related harmoniously to the land form (either natural or man-made) and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

*Waiver Required - Testimony required as to the new relationship of the proposed building to the environment.*

The applicant believes they meet the intent of the ordinance, and it is a permitted use, therefore they feel they don't need a variance. Stan brought up his concern about the lighting and the neighboring community. There was a large discussion about the lighting and providing alternatives to reduce the impact of it. They are willing to move the banked parking to have less impacting on the community. Mr. Roseberry also stated that they can move the lighting in the front and provide additional landscaping. Stan is asking them to do whatever they can to eliminate the impact of lighting on New Brunswick Ave. They will come back with some exhibits that can show what the site will look like.

p. §315-10.A(3) Drives, parking and circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of vehicular and pedestrian traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. Streets shall be of sufficient width and suitable grade and suitably located to accommodate prospective traffic and to provide access for fire-fighting and emergency equipment to buildings and coordinated so as to compose a convenient system consistent with the circulation element of the Master Plan.

*Testimony Required – Applicant shall provide testimony as to the project conformance to this requirement.*

It is the testimony of Mr. Roseberry that they do not require a waiver. They will comply with the recommendations in Stan's letter.

- q. §315-10.A(5) Utility service. All electric, telephone, cable television and utility lines shall be underground. Adequate water supply, sewerage facilities and other utilities necessary for essential services to residents and occupants shall be provided.

*Temporary Waiver Required – Applicant shall provide testimony that adequate water supply, sewerage facilities, and other utilities necessary for essential services are being provided or request a temporary design waiver.*

They will ensure that they have all the required utilities.

- r. §315-10.A(6) Advertising features. The size, location, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

*Testimony Required – Applicant shall provide testimony to address this requirement and/or revise the plans to provide details of the material of the proposed signage and associated elements.*

They are also requesting a variance of signage. They believe if they get the variance the waiver would go away but to the extent that they need it they would still request it.

- s. §315-10.B(1)(a) Improvement of the public street upon which the site fronts shall be required for the portion of the site to be developed. These improvements shall be as required by Chapter 350, Subdivision of Land.

*Temporary Waiver Required – Applicant shall revise site plan to include improvements to Edge Road for the portion of the site to be developed.*

This was discussed earlier in the testimony. They would be willing to improve a portion of Edge Rd. from their site to just beyond the entrance of the driveway to tie into the existing curb returns and then they will look at dedication of right of way. If additional variances are needed, they will request those.

- t. §315-10.B(2)(a)[1] Site Lighting: Industrial parking lots shall have average maintained footcandles of 0.5 to 1.0.

*Waiver Requested – Applicant shall provide testimony regarding proposed average maintained 1.68 footcandles for the proposed parking lots.*

They will look at this based on the earlier conversation due to the concerns the Board and professionals had about the lighting. They will come back and present their findings. They will leave this as a waiver at this time.

- u. §315-10.B(2)(b)[1] Inlets in parking areas shall be spaced and sized to prevent a spread of water into the parking aisles during a storm with an intensity of three inches per hour. Inlets in driveways and roadways within parking areas shall be spaced and sized to provide a minimum of an eight-

foot-wide lane for each designed traveled lane during a storm with an intensity of three inches per hour.

*Temporary Waiver Required – Applicant shall verify that inlets are sufficiently spaced or request a temporary waiver.*

- v. §315-10.B(2)(b)[2] Inlets shall be placed at the intersection of all parking lot driveways or roadways with all public roads if the volume of water entering the public roadway will create a violation of the roadway inlet spacing standards set forth in Chapter 350, Subdivision of Land.

*Temporary Waiver Required – Applicant shall provide testimony regarding whether both proposed entrances abide by this requirement.*

They will comply with this.

- w. §315-10.B(2)(c)[1] Driveways shall be separated from parking stalls and aisles by raised curbed islands which shall be a minimum of five feet wide.

*Temporary Waiver Required – Applicant shall provide testimony regarding providing no separate driveway and parking aisles*

Mr. Peck addressed this in his earlier.

- x. §350-15.J(2)(d) Trees shall be planted at intervals of from 40 to 60 feet apart (depending upon the species) along both sides of the street and at least 1.5 feet from any sidewalk, curb, gutter or other right-of-way improvement as provided for in this regulation, whether such improvement is proposed to be built or not.

*Waiver Required – Applicant shall revise the layout of the proposed street trees along Edge Road and Industrial Drive so that they are spaces 40 to 60 feet apart or request a waiver.*

The applicant will comply with this.

- y. §315-10.B(2)(d)[2] Shade trees on the site shall be provided as required by Chapter 410, Zoning, in parking areas with more than 50 cars. At least 1/2 of these trees shall be planted in landscaped and curbed islands.

*Waiver Required – Applicant shall revise the site/landscaping layout so that at least half of the shade trees are planted in landscaped or curbed islands or request a waiver.*

They will be requesting a waiver.

- z. §410-16.H(3)(a) Shade trees shall be planted along all streets and in common parking areas. Such trees shall be a minimum of two inches in caliper at time of planting, shall be native to the area, and shall be planted a minimum of 50 feet on center along both sides of all streets and common parking areas. The Planning Board shall approve the choice of plantings.

*Waiver Required – Applicant shall revise the layout of the proposed shade trees so that they are planted a minimum of 50 feet on center along both sides of all parking areas or request a waiver.*

The applicant will comply with this.



- aa. §315-10.B(2)(e) Pedestrian access. In parking areas in excess of 100 parking stalls, sidewalks shall be constructed along all driveways and roadways as necessary to accommodate pedestrian travel parallel to the flow of traffic thereon.

*Temporary Waiver Required – Applicant shall propose future sidewalk along the grouping of 12 banked parking spaces or request a waiver.*

Applicant will comply with this.

- bb. §315-10.B(2)(f)[1] On all sites in excess of 10,000 square feet of building area fire aisles shall be provided adjacent to all exposures of buildings. No automobile parking shall be permitted between the fire aisle and the building, except that parcel pickup areas will be permitted, provided that the designated area does not exceed 1/3 of the frontage of an individual business establishment. Pedestrian walkways and truck loading zones will be permitted between the fire aisle and the buildings.

*Waiver Requested – Applicant has not proposed any fire aisles around the building and proposes parking spaces adjacent to two sides of the building. Our office recommends the applicant obtain input from the Fire Official and Fire Department.*

They will comply with the parking aisles but will require a waiver for having the parking spaces adjacent to the building on two sides.

- cc. §315-10.B(2)(f)[2] All fire aisles shall be a minimum of 30 feet in width.

*Temporary Waiver Required – Applicant has not provided any clearly denoted fire aisles. Proposed drive aisles are a minimum of 30 feet wide. Input from the Fire Subcode Official and Fire Department should be required, in addition to a temporary design waiver*

Applicant will comply.

- dd. §315-10.B(2)(f)[3] No portion of a structure shall be more than 600 feet from a fire hydrant where public water is available.

*Temporary Waiver Required – Applicant shall provide fire hydrant exhibit that demonstrates proper coverage. The Applicant shall also be required to ensure hydrants have adequate flow to support fire operations or request a temporary design waiver from this requirement. Input shall be provided by the Fire Department.*

Applicant will comply.

- ee. §315-10.B(2)(g)[1] Driveways. Driveways and roadways shall not exceed a maximum grade of 6% and shall not exceed a grade of 4% within 100 feet at the sideline of an intersecting street.

*Waiver Requested – Applicant proposes grades of 10% within the first 100 feet of the Edge Road driveway entrance whereas 4% is the maximum. Therefore, a design waiver is required.*

They will be requesting that waiver.

This being an extensive list, Attorney Gruenberg asked if there was anything in the remaining review that they can't do. Mr. Roseberry stated that when we get into some of the traffic comments, they do need to address those. Starting with item 15 letter 'm' below:

## V. **Technical Review**

### 1. Survey

- a. *Applicant shall provide error closure on survey.*
- b. *Applicant shall revise survey maps to include a title block for each sheet, the current format results in overwrites with surveyors information.*
- c. *The lot area shall be revised to be consistent between the Zoning Table and the Survey provided.*

### 2. Cover Sheet (1)

- a. *The Zoning Table shall be revised to include measurements for Max. Depth of Measurement, items for Max. Street Line and Max. Building Line and existing measurements for each item.*
- b. *The Parking and Loading calculations shall be revised to include the required parking for the proposed office space.*

### 3. Existing Conditions and Demolition Plans (2-3)

- a. *The plan shall be revised to include notation indicating the area of work shall be fenced off and secured with a chain link fence that is at least 6' in height.*

### Dimension Plans (4-6)

- a. *The Zoning Table shall be revised to include measurements for Max. Depth of Measurement, items for Max. Street Line and Max. Building Line and existing measurements for each item.*
- b. *Directional arrows within drive aisles should be labeled as traffic markings.*
- c. *The Parking and Loading calculations shall be revised to include the required parking for the proposed office space.*
- d. *The lot area shall be revised to be consistent between the Zoning Table and the Survey provided.*
- e. *The northerly curb radius of the Edge Road driveway entrance shall be revised from 15' to 25' or a design waiver will be required.*

- f. The "Banked Car Parking Layout" inset on Sheets 4 and 5 is inconsistent with the Dimension Plans. The proposed improvements shall be clarified and made consistent between the plans and insets.*
- g. Alignments of the driveways shall be provided which indicate minimum horizontal curve radii of 50' per by §190-6.A.*
- h. The existing road posted speed limit or an indication that there is no speed limit shall be indicated on the plan per §190-10.B.*
- i. Provide a profile of the proposed driveway that clearly shows that there is no grade change outside the maximum permitted values per §190-6.B.*
- j. Parking spaces should be revised to be 10'x20' pending approval of a design waiver.*
- k. The Applicant shall revise the plans to include an emergency access driveway along the easterly side of the building, as the applicant proposes to bank this parking lot and the access road, as such emergency access around the building will be limited in a manner that must be addressed.*
- l. Applicant shall revise Edge Road portion of the site to include a widening of Edge Road to facilitate queuing of turn movements into the site due to the proximity of New Brunswick Avenue.*
- m. Applicant shall revise plan to widen Industrial Drive, to address trucks needing to utilize opposing lane to leave the site (see traffic report comment section for additional detail).*
- n. Applicant shall include provisions for truck cul-de-sac in the truck parking overflow area.  
Applicant states they have provided this.*
- o. No parking/fire lanes shall be depicted on the plans.*
- p. Applicant shall provide testimony as the use of the trailer/truck storage area and if this area will be utilized by rented out individuals at storage for truckers and/or rest area for trucks.*

*. Grading Plans (7-8)*

- a. Coordinate with architectural drawings regarding the drive-in ramp and label accordingly. Please provide detail showing vehicles can successfully make the grade change without bottoming out. Also note, drive-in ramps require grease traps to be installed at the building per building code.*

*They clarified that this for any oil that may leak from the trucks. The applicant agreed that they could work this out.*

- b. Please include the grade in percentage within driveways and sidewalks to provide clarity as to the surface slope.*

- c. Please include the steepness of the slopes along swales, berms, and similar embankments. Note that all earthen slopes must comply with §315:10.B(2)(g)[3].*
- d. Applicant shall provide testimony of parking trailers in area grade/sloped as they propose.*

6. Utility Plans (9-10)

- a. Detailed review of the stormwater conveyance system and its consistency between the plans, profiles and stormwater conveyance calculations will be conducted at a later date in case revisions to the system are made as a result of this review. Additional comments will be provided at that time.*
- b. Revise plan to include a trench drain at the Industrial Drive driveway to prevent excess drainage to the roadway.*
- c. All water and sanitary utilities will require pressure test, mandrel testing and video inspection.*
- d. Applicant shall provide plan note to indicate requirement to obtain permit for water use for construction purposes as indicated by §403-15.B.*
- e. Water meters for site shall comply with §403-16, §403-19 and §403-20 requirements.*
- f. Sanitary sewer treatment plan should be included in accordance with §403-68 for monitoring and reports.*
- g. Water service lines shall comply with §403-23.*
- h. Provide locations of electrical and telecommunication lines on the plans.*
- i. Provide exhibit demonstrating adequate spacing of fire hydrants for fire prevention coverage. Please send exhibit to this office and the Borough of Alpha Fire Department.*
- j. See Stormwater Management Plan Review for additional stormwater comments.*
- k. Fire loop shall be 12". Hydrants should be noted if they are on gravity or a fire pump.*

They will provide this.
- l. Fire Department Connection shall be located per fire chief and construction official.*
- m. Provide hydraulic modeling to show adequate fire flow.*

They will provide this.
- n. The material of the pipes should be noted on the plans.*
- o. Provide pavement repair on plan for all locations where pavement excavation within public roadway is necessary for utility installation.*

7. *Utility Profiles (11-13)*

- p. Profiles shall be provided for all storm sewer pipes.*
  
- q. Detailed review of the stormwater conveyance system and its consistency between the plans, profiles and stormwater conveyance calculations will be conducted at a later date in case revisions to the system are made as a result of this review. Additional comments will be provided at that time.*

8. *Sight Distance Plan & Profile (14)*

- a. The starting point for the Sight Distance Plan for the Edge Road entrance is outside of the limits of the proposed driveway. The plan shall be revised to show the starting point of the sight line at the centerline of the exit lane of the driveway 15' back from the edge of roadway.*
  
- b. Per §190-5.D, Industrial and commercial driveways shall comply with the sight distance requirements in §190-5.B, except that, where truck traffic is anticipated, the Land Use Board engineer may require sight distance beyond that shown above in order to assure safe and suitable ingress and egress in accordance with AASHTO standards and accepted engineering practice.*

9. *Soil Erosion & Sediment Control Plans (15)*

- a. Provide locations of soil de-compaction, wheel wash, street sweeper 24/7, and sediment basin calculations as required by the Warren County Soil Conservation District.*

10. *Soil Erosion & Sediment Control Details (16-17)*

11. *Landscape Plans (18-19)*

- a. Applicant shall note requirement that all planted material be required to be labeled and tagged at time of planting. The plant tags shall remain in place until final inspection of plantings and as-built is submitted for approval.*
  
- b. Plantings within the proposed bio-retention basin shall be included on the plan in accordance with the NJDEP Manual, Chapter 7 "Landscaping".*
  
- c. All seeding and soil mixes within the constructed wetlands and bio retention basins should be in conformance with the NJDEP BMP Manual, Chapter 7 "Landscaping".*

12. *Lighting Plans (20-21)*

- a. Lighting does not appear to be in strict conformance with Section 315:10.B(2)(a), in particular, the proposed lighting within the proposed parking lots exceed the limits denoted. Please revise, pending approval of the associate design waiver.*

*13. Landscape & Lighting Details (22)*

- a. A light pole footing detail shall be provided.*

*14. Construction Details (23-27)*

- a. Monument Sign Detail notes that the sign shall be no closer than 10 ft. to any property line which is inconsistent with the 5' setback line proposed for both monument signs. This note on the detail shall be revised.*
- b. The Standard Asphalt Pavement Detail shall be revised to indicate 2 inches of surface course per §190-8.A(3)a.*
- c. Curbing shall have a 7" curb reveal and 4,000 psi 28 day compressive strength for the driveway in accordance with §190-8.A.3.b. Also curbing should be at least 9" in width in accordance with §346-3.A.*
- d. Any manholes with inside drops shall be 5' diameter manhole. Applicant shall review proposed utilities design and include details to address need for manhole structures larger than 4' diameter.*
- e. HDPE Storm Pipe Bedding Detail shall be revised to indicate trench width is at pipe diameter plus 12" to either side of pipe to enable compaction around pipe.*
- f. The Small Scale Bioretention & Rain Garden Basin Cross Section Detail shall be revised to remove any references to an infiltration basin as underdrains are proposed and infiltration is not.*
- g. In addition to details requested above, please provide details for the following:*
  - i. Pavement and curb within the Township ROW*
  - ii. Drive-up ramps*
  - iii. Driveway opening details*
  - iv. Concrete headwalls*

*15. General Comments*

- a. Applicant shall indicate stake out shall be submitted to Borough of Engineer for review and approval.*
- b. Applicant shall include requirement to submit shop drawings and submittals to the Borough Engineer for approval prior to installation/construction of improvements.*
- c. Garbage removal plan and recycling program should be included.*
- d. All site plans should clearly show the municipal boundary between the Borough of Alpha and Pohatcong Township.*
- e. All site improvements shall meet NJDOT standards and requirements.*
- f. Traffic Control plans shall be provided as part of final site plan application.*

- g. *All hydrants when not in service shall be bagged.*
- h. *Applicant shall provide prior to construction a copy all site improvement specifications or documents provided to contractor to the Borough for review for conflicts approved site improvements.*
- i. *Applicant shall submit pre-construction videos of adjacent roadway conditions to establish a baseline to determine construction damage to Borough roads.*
- j. *Applicant per §54-13.2 shall be responsible to pay for any Tax Map of GIS database update fees to be determined by the Borough Engineer.*
- k. *Applicant shall provide electronic copy of all application documents and referenced documents whether application is approved or denied.*
- l. *Applicant shall request Title 39 enforcement on site.*
- m. *Wayfinding shall be provided from I-78 to this site.*

The applicant doesn't feel this is necessary. Stan stated that he'll leave this requirement here and the applicant should treat this as a collaborative between the applicant, the Borough and possibly the County. Applicant agrees to discuss this.

#### 16. Stormwater Management Report

*Stormwater Green Infrastructure – The stormwater management system proposed utilizes one above-ground detention basin (1) one bioretention basin (2), and two subsurface detention basins (3B and 4) to mitigate stormwater quantity, and address the stormwater quality. In order to meet the requirements listed in N.J.A.C. 7:8-5.3 “Green Infrastructure Standards”, then the best management practices (BMPs) used to mitigate the on-site stormwater, must be listed in Table 5-1 or Table 5-2 of N.J.A.C. 7:8-5.2 or request a waiver from the NJDEP. The proposed BMPs do not strictly adhere to the requirements in the ordinance, and therefore a waiver must be requested or the BMPs must be revised. Notable deviations from the requirements include, but are not limited to:*

##### Small-Scale Bio retention Basin (NJDEP BMP Manual Chapter 9.7)

- i. *The design mix of the soil should be consistent with the requirements of Chapter 9.7 of the NJDEP BMP Manual.*
- ii. *Provide drain time calculations that demonstrate the basin drains within 72 hours.*
- iii. *Proposed plantings within the bio-retention basin shall be provided on the plans in accordance with Chapter 7: Landscaping of the NJDEP BMP Manual.*
- iv. *The outlet control structure should be designed in accordance with Chapter 9.7 of the NJDEP BMP Manual. Each requirement should be clearly indicated on the plans.*
- v. *An access roadway must be included in the design to facilitate monitoring and maintenance.*

Extended Detention Basins (NJDEP BMP Manual Chapter 11.2)

- i. *Extended detention basins may be used for stormwater runoff quality and stormwater runoff quantity purposes only with a waiver from N.J.A.C. 7:8-5.3. To be granted a waiver, the Applicant must demonstrate that it is technically impractical to meet any one or more of the design and performance standards on-site for engineering, environmental or safety reasons; must demonstrate that the proposed design achieves the maximum possible compliance with the design and performance standards on-site; and must provide a mitigation plan in accordance with N.J.A.C. 7:8-4.6(a).3. Waivers must be obtained for each drainage area/BMP individually.*
- ii. *Provide drain time calculations that demonstrate each basin drains within 72 hours.*
- iii. *The outlet control structure should be designed in accordance with Chapter 9.7 of the NJDEP BMP Manual. Each requirement should be clearly indicated on the plans.*
- iv. *Calculations must be provided that show the water quality design storm (WQDS) at or below the lowest quantity control outlet.*
- v. *Access points for maintenance are required on all extended detention basins; these access points should be clearly identified in the maintenance plan. In addition, any special training required for maintenance personnel to perform specific tasks should be included in the plan.*
- a. *Stormwater Groundwater Recharge – The site is located within the Metropolitan Planning Area (PA 1) which is considered an urban redevelopment area. Since the site was previously developed and within an urban redevelopment area, the project is exempt from the stormwater groundwater recharge requirements. In addition, the Applicant has referenced a report entitled ‘Stormwater Infiltration Evaluation’ prepared by Maser Consulting, P.A., dated April 28, 2017 which determined that the infiltration rates at five test pit locations were less than the required 0.5 in/hr. and therefore, the Applicant designed all BMPs to function with the assumption that no run-off will be infiltrating.*
- b. *Stormwater Quality – All motor vehicle surface runoff is either captured into catch basins or sheet flows into the bio retention basin or extended detention basins. Applicant shall submit design of the bio retention basin in accordance with Chapter 9.7 of the NJDEP BMP Manual to verify that the TSS removal is acceptable and in compliance with NJAC 7:8-5.5 Stormwater Runoff Quality Standards. Filterra Bioscape manufactured treatment devices are also proposed in conjunction with the extended detention basins. In addition, the proposed extended detention basins may address stormwater runoff quality only with a waiver from N.J.A.C. 7:8-5.3. If designed correctly and with a detention time between 12 and 24 hours, they provide only 40-60% TSS removal. Detention times for each extended detention basin shall be provided.*
- c. *Stormwater Quantity – This office requests clarity on the stormwater quantity calculations and has noted the following:*



- i. *The Study Areas section of the Report indicates that all existing drainage areas shall be classified as 'Pasture' for calculation purposes pursuant to Alpha Borough Ordinance. This requirement is for areas that are presently farmed which this site is not. The land use type utilized in the runoff quantity calculations was not Pasture, but Brush. Brush is a more accurate land use type to describe the current overgrown condition of the site. The Study Areas section should be revised to indicate the accurate land use type utilized in the existing runoff quantity calculations.*
  - ii. *The condition of the grass in the proposed condition used in the runoff quantity calculations is 'good'.*
  - iii. *Impervious and pervious areas must be routed separately for each drainage area in the proposed condition.*
  - iv. *The Proposed Drainage Map should include time of concentration labels for each flow path as is shown on the Existing Drainage Map, including type of flow, length, slope and manning's coefficient.*
  - v. *The areas used for CN 80 and CN 61 in the calculations for PDA-2 are switched when comparing the calculations to the Proposed Drainage Map and should be revised.*
- d. *Stormwater Conveyance – The stormwater conveyance calculations shall be revised to include the gutter spread of each inlet to ensure compliance with the Alpha Borough Ordinance. Detailed review of the stormwater conveyance system and its consistency between the plans and stormwater conveyance calculations will be conducted at a later date since revisions to the system are anticipated. Additional comments will be provided at that time.*
- e. *General Stormwater Management Report Comments:*
- i. *Provide full size Drainage Area Maps.*
  - ii. *The full 'Stormwater Infiltration Evaluation' report prepared by Maser Consulting P.A. dated April 28, 2017, referenced in the Stormwater Management Report shall be provided.*
  - iii. *Soil testing in accordance with Chapter 12 of the NJDEP BMP Manual must be provided in the exact location of each proposed basin to determine the seasonal high water table and ensure the minimum separations are met for each.*
  - iv. *The Study Area description for PDA-4A/4B indicates that the trailer staging area will consist primarily of pervious pavement; however, pervious pavement is not indicated on the plans. If pervious pavement is not proposed, it should be removed from this description. If pervious pavement is proposed, it should be indicated on the plans and a detail shall be provided.*

*17. Stormwater Management Operations and Maintenance Manual:*

- a. Our office will provide additional review comments on stormwater O&M at time of Final Site Plan application approval, the final manual must conform to NJDEP requirements/recommendations.*
- b. A Deed notice will be required to address NJDEP Stormwater Operation and Maintenance requirements.*

Applicant agrees to comply with the comments in the Stormwater Management Report. He will give an overview of what the traffic results are and the traffic engineer can give additional testimony. This is not a high traffic generating site. There will be about 40 trucks a day. On the peak hours there will be four in and four out.

*18. Truck Movement Plan*

- a. Applicant shall provide vehicle turning templates for all anticipated vehicles (i.e. delivery trucks, etc.).*
- b. The plan indicates the WB-50 truck is utilized for the last trailer parking space only. Applicant shall provide testimony as to why all spaces were not designed for the industry-standard WB-67 design vehicle.*
- c. Provide a turning movement for the WB-67 truck to the first trailer parking space.*
- d. The width of the apron space for the loading docks including parking area and maneuvering area is noted as 130 feet whereas the turning movement was provided with a WB-50 and clipped the adjacent loading space. The Applicant shall demonstrate at WB-67 is able to park between 2 parked WB-67 with tractor still attached to both parked trucks.*
- e. The radius turn from the loading dock area to the truck storage does not appear to be suffice for trucks to maintain their lane and shall be revised. A truck shall be depicted on the inside lane and outside lane.*
- f. Trucks don't appear to be able to access the site without use of the exit lane to the site, the applicant shall widen Industrial drive and their driveway to keep trucks in their lane, the traffic report should review this matter also.*

*19. Traffic Statement:*

- a. The submitted traffic assessment study is not sufficient for review and is incomplete to assess the impact of the site. The study shall be revised to provide complete analysis of the site impact, analysis of each driveway operation, analysis of truck circulation from destinations outside of Alpha including Route 78 interchange No. 3 and Route 22 Toll Bridge to/from PA/NJ and use of Edge Road. Further, the Applicant shall review the intersection operation of New Brunswick Avenue and Industrial Drive, New Brunswick Avenue and Edge Road, Route 22 and New Brunswick Road. Further the study, should review pedestrian access to the site, public transit access to the site and wayfinding for the site. The anticipated future build conditions should include recent applications at the Alpha LUB including but not limited Alpha Commerce (Standard Street) Development, WIP LLC (Alpha) and the proposed warehouse development in Pohatcong along Edge Road.*

The applicant feels the expanding the traffic study is not warranted.

- b. The Applicant is representing that peak hour truck trips will be limited to 8 total trips in both AM and PM, the Applicant shall provide testimony as to verification of trips based on the end user of the facilitate as the ITE does not*

*represent truck trips per hour for all types of end Users. The Board should consider placing condition on the number truck trips per hour and consideration of requiring the occupants obtain board approval for trip generation to ensure roadway improvements are place needed to support trip demand and further provisions when the truck trip generation is found to be higher after the end user is in the building.*

- c. The Study shall include a analysis of traffic queue at Edge Road an Industrial and need for installation dedicated turn lanes on Edge Road onto New Brunswick, Dedicated turn lanes from New Brunswick Avenue onto Edge Road, study of intersection of Industrial drive, warrant analysis for the signalization of Industrial Drive and New Brunswick Avenue and Edge Road and New Brunswick Avenue.*
- d. Clarify whether passenger vehicles are permitted to enter and exit the site via the Industrial Drive driveway. If not, signage shall be added to the plans prohibiting same.*
- e. Clarify whether trucks are permitted to enter and exit the site via the Edge Road driveway. If not, signage shall be added to the plans prohibiting same.*
- f. The Parking Requirements shall be revised to include 2,900 SF of proposed office space which requires 1 space per 200 SF.*
- g. The Applicant shall revise the report include projects that are already approved were not in operation at time of traffic count.*
- h. The applicant shall revise the report to address pedestrian access to the site.*
- i. Applicant shall submit a signed and sealed traffic study.*
- j. Applicant shall demonstrate emergency vehicles can access the site from Edge Road including fire trucks due to mutual aid response which Edge Road access would close access point. The provided diagram does not provide suffice information, in addition the provide figure indicates several parking spaces conflict with fire truck movement and need to be removed.*
- k. Applicant shall demonstrate trucks are able to access the site from Edge Road entrance should errant truck attempt to enter the site and leave the site without impacting adjacent lanes to traffic.*
- l. The study fails to acknowledge the industrial driveway configuration is not sufficient for trucks to exit the site with utilizing the opposing lane, the Applicant shall revise the driveway location and provide a slip lane to exit the site to enable movements without crossing the centerline of the roadway as proposed by the designer.*

20. *Environmental Impact Statement:*

- a. *Applicant shall expand air quality discussion to address how industrial warehouse will have minimal impact and further quantify impact based on state or federal standards.*
- b. *Applicant shall address how noise will be mitigated from industrial/warehouse activities such as limiting hours of operation or other treatments to limit impact to adjacent properties.*
- c. *Applicant shall revise geology section to include soil testing location map, soil testing samples logs, and dates of testing and information on who completed the testing.*

VI. ***Outside Agencies/Department Reviews***

1. *Approval or letter of no interest is required from the following Outside Agencies/Departments:*

- a. *Alpha Borough Fire Department*
- b. *Phillipsburg Police Department*
- c. *Upper Delaware Soil Conservation District*
- d. *Highlands Council*
- e. *New Jersey Department Of Transportation*
- f. *Warren County Planning Board*
- g. *Town of Phillipsburg Sewer Treatment Plant allocation*
- h. *Town of Phillipsburg Sanitary Sewer Engineer acceptance of Sewer flows*
- i. *Borough of Alpha Water*
- j. *Borough of Alpha Sanitary sewer*
- k. *New Jersey Department of Environmental Protection*

Applicant agrees to letters from the agencies that are required, for example, Highlands Council wouldn't be one that they are required to get.

2. *Applicant has received a letter of conditional approval from the Warren County Planning Department with a series of comments that are acknowledged above. This office concurs with the comments made by the Warren County Planning Department and the Applicant shall address them.*

This concluded Mr. Roseberry's testimony.

Mr. Dragotta had concerns about fire hydrants at the southern portion of the building. Mr. Roseberry confirmed that they will have hydrants in the southeast part of the building. Mr. Dragotta also had questions about light pollution, which Mr. Roseberry was able to answer.

Ms. Dalrymple raised concerns about illegal overnight parking. They will be enforcing Title 39; however, there could be a local ordinance that may enforce the same. Attorney Gruenberg suggested that this could be a condition of approval.

Lisa Cardone, 411 First Ave., Alpha – Asked if Mr. Roseberry is aware that New Brunswick Ave. is only one lane going both ways and he stated yes. She also asked how

many handicapped parking places will be provided. Mr. Roseberry stated that there will be five. She also had comments about scaling back the project. The applicant has no intension of scaling back the project.

Mayor Dunwell asked Mr. Roseberry a few questions that addressed Ms. Cardon's concerns.

Mr. Peck called the next witness, Mr. Roberto Martinez, a licensed architect in the State of New Jersey, who was sworn in by Attorney Gruenberg. Mr. Martinez provided everyone with his credentials. He has been practicing architecture for the last 20 years and has been registered in New Jersey for the last eight years. He has also testified in multiple courts. He was accepted as an expert in this field.

Mr. Peck asked Mr. Martinez if he was familiar with this project and its renderings to which he stated yes.

Marked as Exhibit A – Mr. Martinez describes this as a rendering of the building with office space in the front. He also stated that the drawings that were submitted prior have been modified due to some aesthetic concerns. He further describes that the building will be constructed from precast 10 inch concrete panels with insulation in the middle and textured paint. He also describes the roof height both interior and exterior.

Mayor Dunwell asked if a prior applicant did a seven ft. roof structure why can't this building accommodate that. Mr. Martinez stated that this would require a heavy modification in the structure of the building and gradings. This would be a big expense for the client.

Mayor Dunwell asked if the walls could be pushed back further and then not have a parapet wall in the front. Mr. Martinez stated that this could be done.

Chairman Fey asked to see what the building would look like at Industrial Dr. and New Brunswick Ave. with all the landscaping, lighting, etc. Mr. Martinez will get a rendering of that.

Attorney Gruenberg stated that this public hearing will be extended to the June 15, 2022, at 7:00 PM in this room. There will be no further notice of this hearing.

Public Comment:

Lisa Cardon, 411 First Ave., Alpha – had questions about the agenda items and the public pool.

Next Meeting: June 15, 2022.

Adjourn:

There being no other business on the agenda, Mr. Gable moved to adjourn the meeting at 10:00 PM. Mr. Cartabona seconded the motion. The motion carried unanimously,

Respectfully submitted,

Donna L. Messina,

Land Use Board Secretary

Approved: \_\_/\_\_/\_\_