

April 9, 2008 planning board notes

Minutes

Amend minutes

Sassman Resolution

Rules and regs.

e-mail from NJPO Deborah Pasquarelli achievement award on Friday 25, 2008 .
Congratulations .

Russo – Bolger explained the process. At this time, no comments or questions.
Michael Selvaggi – presented the proposal. Will generate jobs. Something that helps with taxes.

Richard berger, Robert Michaels, Mr. Russo.

Richard Berger, Russo Development. No need for swearing in.

Senior vice-president of Russo Development. (Berger). Block 36, lots 1,2,3 in the RO zone and RCD zone. Preserve athletic fields. 164 acres of land. Russo development is a company that builds and holds and to stay long term. Known for building the best building. Like the sense of building fine buildings. Those buildings attract the best tenants. Provide top of the line buildings. These type of buildings get rented even when the market is low.

Ed Russo – potential to be a great ratable for the town. Gave brief history of company. 40 years in business. Private company. Developed in the northern part of new jersey. Want feed back on the plan so we can adjust the plan as necessary. This property is one of the last large tracts in the township.

Potential of a conflict (Marchetta).

The handout was reviewed. Located in zones that office.

A-2 overlay of sewer service area. This property does have sewer capacity.

A-3 . highlands overlay.

This property is the largest, most visible site in the township. Need to plan this project in a positive way.

A-5. western part lifestyle retail (more of a boutique) . try and develop a different type. On the industrial side of the project, warehousing is proposed. Up to 4 tenants and lay out the buildings to minimize the car traffic from the residential areas. Voorhees road would connect into their driveway. There is a loop road that runs along the rear of the propertyl all trucks that come into the site would come into the main drive. No trucks drive in front of the building. No truck traffic along beatty's road. No truck traffic on that road. Just car traffic. Beatty's road is a scenic codridor.

A-7. Doug Bartels, licensed engineer. Beatty's road is to the southeast. 173 is to the southwest. Residential to the south and southeast. Balance of the area is farmland. 285,000 sw. ft. of retail. 1.5 million sq. ft. warehousing buildings. Closest building is 45 feet more than required by the ordinance (setback). Parking for both facilities stalls are

10 x 20. parking ordinance met. Warehouse 1 space per 975 sq. ft. No tenants lined up for the buildings. FAR for the whole tract 26%. 3 driveways on Route 173. driveway to the east is a full access driveway for cars only. Trucks would enter the main driveway in the center. (A-6) Road improvements (A-6) no traffic study done as of yet. Route 173. lighted intersection. Additional improvements are shown on A7. exit ramp from 78 onto route 173. all subject to DOT access permit. The exit ramps allows for truck traffic to exit to route 173, leave the site and get right back onto Route 78.

Refuse from the project will be trash compactors and collected by a private hauler.

Signage –

Grading and drainage. Work with the natural contour of the land. Finelli's letter.

This development will be revised with the retail area to accommodate drainage. Drainage goes to culverts in the area and will be designed to meet township ordinances.

Utilities – site is in Aqua N.J. 6 inch main on route 173. 62,000 gallons a day. Swerer Site is in the sewer service area. Allowed 75,000 gallons a day. This is sufficient for the proposed development. They only will use 55,000 gallons a day.

Site lighting – 25 foot height and will meet ordinance requirements.

Landscaping – project will have it throughout and along the perimeter of the project.

Scenic corridor. That is one reason why the buildings are set back so far. Gives more landscaping along the perimeter.

Robert Michaels, licensed planner. Need an amendment to the zoning. The use is not permitted in the zone. Subject project is ideally suitable for the uses and provide substantial taxes to the township. Has frontage good along route 173. site is in the highlands planning area. The site can be adequately buffered from the residential area. Direct access from route 78. the retail portion of the tract is on the western side of the tract and is compatible with uses in the general area. Only RO zone is in the township. Warehousing is allowed in conjunction with office use.

Reviewed goals of the master plan. this proposal helps to address some of the imbalance. Reviewed comments from Finelli and Hintz's letter.

This type of development will have a positive impact on the community. Will help cover the costs that would be involved. All traffic will be addressed by a traffic engineer.

Road E – road e is not necessary anymore. Road e was an extension of Beatty's Road. COAH impacts would be substantial. Generate 176 affordable housing units under the COAH regs.

Mr. Russo – potential ratable for the project. Tried to get. Total assessed 50 to 60 million dollar range. Total ratable of 1.5 million per year. Based on an investigation of other project in town. 3 times the assessment of Home Depot project. Total tax amount 2000 census. Project has the potential to .

Mr. Russo – letter submitted to the board. Projection of permanent and construction jobs that it would promote. 800 jobs – pretty conservation number.

Selvaggi – hearing the COAH number. Important to look at this and don't tie it with COAH. Drill – rules are going to be adopted in June. Selvaggi – generate 176 units.

Drill –

Carl Hintz look at Pohatcong township. Reviewed his letter.

Finelli – reviewed his letter.

Bolger – explained conforming and non-conforming. This is not a conforming plan.

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Doris – each plan on its own basis. Have not heard a compelling answer how it will enhance her life.

Bolger – this was in Pohatcong township. Have you looked at Phillipsburg Ingersol Rand.

Russo - Greenwich property. This property is very unique because of where it is located from the New York area and Philadelphia area. Route 78 corridor is an ideal location for warehousing. Zoning does not want residential zoning. Office use (currently zoned) vacancy rates. Left with retail or industrial. Retail development would be very beneficial. Propose something that will do well. Retail and warehousing is the best use for the property. Want to develop both sites (Greenwich and Pohatcong). Ingersol Rand property . (very familiar with site. Have looked at that site. That community is looking for development. Most of the site is already developed. For additional development the land is smaller than what we are proposing for Greenwich. Not planning on constructing the typical type of building. The front of the buildings do look like an office buildings. Not a big box center. More of a retail/entertainment center. This is a lifestyle feel.

Stillman – not strictly warehousing. Do have offices. Retail is beyond what the zoning would require. Lifestyle is a nice concept. COAH – more jobs that are created the higher the numbers are. Not a tax advantage.

Russo – has to submit a full fiscal impact to the township if we go forward.

Helio – very attractive project, but not his vision for the township.

Gale – interchange to 78 – will it get built. Russo jughandle was designed with the original plan. have to be paid by DOT or Russo development. That improvement will have to be done. (Russo). There is adequate space to provide the jughandle.

Joe Schiller – traffic backup exit 4. see a nightmare. Russo – understand all of the traffic that would be coming to the site would not have to go through the route 122 new Brunswick , if the new jughandle would be built. This improvement is very feasible. The issue is how is it going to be funded. Do't think that interchange will be a funding problem. Russo needs the interchange for the project. DOT will submit some funds. Couldnot propose the project in its current form if the interchange can't be built.

Russo – have to get a variance from DOT for lights. Bolger – trucks could not make the turn. Coming off of Beatty’s Road it is a challenge to make a right or left.

Helio – exit coming from Pa off

Michael Black – concern of trucks. Quality of life – trucks on both sides.

Jim Adams – something will be built on that property. Spent years on making the master plan. specifically zoned these areas to RO. Intent of the master plan was looking at the quality of ratables. Have the master plan in place. Our vision was more of a higher scale ratable to go there. Has an issue with trip generation and overall density. .

Russo – can have a high quality development.

Elaine – issues is two components concerns when that designed interchange. Not designed well. Highest intersections been fatalities. Route 173 is becomes our alternate route . project are (buildings) are very attractive. Retail will be the biggest nightmare.

Deborah Pasquarelli – difference of zoning. FAR is 10% (RO Zone).

Finelli – status with property owners. Do not have the Voorhees property under contract. Hold off on the acquisition of his property. having the Dowel tract under contract .

Finelli – based on all 5 properties. 716,000 sq. ft. under existing zoning.

Deb

Bolger – based on the entire property,

Drill – zone change to allow warehousing to look like offices. Interesting in seeing what that would look like. Sounds like no one wants.

Russo - that would be not economically feasible. Something that can be evaluated.

Doris

Deb – general comments. To understand the historical. What is being proposed is totally out of sync. 176 times 4 (total units that have to be built). Highlands – this is in the planning area.

Jim Adams –

Selvaggi – does the idea of warehousing, maybe less square footage, is that something that you want to embrace.

Jim Adams – 10% conditional use.

Joe – you still are looking at trucks.

Elaine – no not at that location.

Deb – no

Tim – no warehousing

Helio – no

Stillman – no

Bolger – no . to make it smaller, it would not be feasible.

Russo – regarding the retail use – asked board for their comments.

Not the warehousing – just retail.

Adams –no

Emiliani – no

Black – concern with traffic

Pasquarelli – no

Schiller – no enough issue with crime. More of the same.

Gale – traffic

Helio

Stillman – wish current retail was like this.

Rayna – no see a conforming plan. spent too much time on master plan.

Bolger – would like to see a conforming plan.

Russo – will work and digest all comments.

Sign ordinance – how are we going to enforce this> enforced . Zoning officer to enforce.

Motion – not inconsistent with master plan (ordinances). Sign ordinance.

Bolger – website.

Elaine – website will be upgraded.

Drill – crib sheets – need links to websites. Crib sheets are informational.

Straw poll – adams –

Elaine – yes

All yes. Crib sheets on websites.

Matzel and Mumford

Tom read March 20 letter from M and M.

Have asked letter to discuss it.

Drill – might go back to the t.c. and the planning board wouldn't talk to us.

Frank, Mike – let them come.

Tom – these items need to be handled by the planning board. This needs to be handled by the planning board. We are not under any obligation if they come in for an information discussion.

We want to see what the zoning is.

We listen to what they have to say.

Hear 15 minute presentation. Board will have to digest this and get back to you (Drill).

Bolger - if board has questions, they respond and we take notes and listen. They might ask for a straw poll. Need to discuss this as a board

Drill – it is not a concept plan. this is a listening exercise. \

Motion – come for 15 information discussion . elva end inviting 15 minutes discussion
may meeting Drill

Helio will abstain from voting.

Motion Elaine second im

Adjourn 10:25 .