

GREENWICH TOWNSHIP LAND USE BOARD

MINUTES

October 12, 2023

7:30 p.m.

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the “Express Times” and “Star Ledger” newspapers. Notice was posted on the municipal bulletin board in the Township Administration Building in Greenwich Township, New Jersey, and notice was filed with the Township Clerk.

1. CALL TO ORDER:

Vice Chairman Mark Scuderi called the meeting to order at 7:30 p.m. and Secretary Amy Fleming read the public notice into the record.

2. ROLL CALL:

Members Present:

Vice Chairman Mr. Mark Scuderi, Mr. Paul Beam, Mr. Joseph Cicchiello, Mr. Brian Baylor (arrived to meeting at 8:36 p.m.), Ms. Cathie Cullen, Mr. Gary Hill, Mr. Joseph Fiamma, Ms. Andrea Sherlaw, Mr. George Bradlau

Members Absent:

Chairman Mr. Bruce Williams, Mr. Jeremy Blunt, Mr. Rocky Stine, Ms. Dana Parker

Also Present:

Jonathan Drill, Esq., Board Attorney

Kendra Lelie, Board Planner

Mike Finelli, Board Engineer

Amy Fleming, Board Secretary

Vice Chairman Scuderi asked for a motion to excuse Mr. Williams and Mr. Blunt.

A motion was made by Mr. Hill to excuse the absent board members, seconded by Mr. Bradlau.

(On roll call, all eligible members voted in the affirmative.)

3. FLAG SALUTE

4. MINUTES:

The minutes of August 10, 2023:

A motion was made by Mr. Hill to approve the minutes from August 10, 2023, seconded by Mr. Cicchiello.

(On roll call, all eligible members voted in the affirmative. Williams and Parker were absent. Baylor arrived to the meeting after this vote was called.)

5. PUBLIC HEARING:

- a. D4 Properties LLC – LUB-2023-05
block 31 lot 12 – 717 State Route 173

Concept Review for Proposed Light-Industrial Development

Board Attorney Drill gave an overview of the purpose of a concept review and noted that it is not a public hearing nor is it noticed. It is intended to be an informal review of a concept plan for a permitted use at the request of a developer.

Attorney Joshua Gorsky of Mandelbaum Barrett appeared on behalf of D4 Properties LLC and advised that the applicant is seeking a concept review for a light-industrial building which is a permitted use in the ROM zone. He introduced Jeffrey Martell of Stonefield Engineering.

Mr. Martell gave a brief overview of the proposed 283,000 square-foot light-industrial building with 216 tractor trailer stalls, 70 loading docks and 344 parking spaces. He distributed an 11x17 overall concept plan rendering dated 10/11/2023 and prepared by Stonefield Engineering. He explained that this would be the maximum proposal and the applicant could choose to scale back the proposed development if they proceed with an application and public hearing. Attorney Drill asked if the proposal is “flex space” or light-industrial and Mr. Martell said that he would classify it as light-industrial as it will not be as flexible as “flex space” and will most likely have fewer tenants. They addressed an email chain between Melissa McIntyre from Stonefield Engineering and the Board Professionals which lists fifteen potential light-industrial uses for the site. Nick DePaolera of D4 Properties LLC clarified the email and explained that the potential uses listed in the email were broad and the applicant would ultimately leave the final decision up to the board members.

Mr. DePaolera described how trucks would access the site from Route 78 East and from Route 78 West. Mr. Martell noted the presence of a sign limiting truck traffic to “local deliveries only” on Bloomsbury Road and stated they would abide by local ordinances. Board member Hill asked if there is a noise restriction for light-industrial uses and the applicant stated that the subject

property and surrounding properties are zoned ROM and 65 decibels is the restriction. If any noise from hitching or unloading of the trailers exceeds that limit, they will appropriately mitigate. A discussion ensued regarding the existing home located on the property. The applicant stated that they may remove the structure and several board members questioned whether it is a historic house. Attorney Drill stated that if the house remains on the property, then it would constitute two principal uses on one lot and would require a D-1 use variance or a subdivision. Board member Cullen asked if there were any truck restrictions on that area of Route 173 and the applicant stated that there was a “Local Deliveries Only” sign on Bloomsbury Road.

The concept review will be continued at the board’s November 9th meeting. The board asked the applicant to research the truck restrictions in that area of Route 173 and County Road 632 (Bloomsbury Road) and for the newly renovated bridge over the Musconetcong River prior to the next meeting. The board also asked the applicant to research the existing residential structure on the property and determine if it is registered as a historical home.

The board took a break from 8:35 to 8:40 and board member Brian Baylor arrived to the meeting.

6. DISCUSSIONS & RECOMMENDATIONS:

a. Ordinance #113-2023 – Chapter 16-3 of the Township Code to revise certain definitions and permitted uses in the ROM 16-18A District – Master Plan Consistency

Kendra Lelie gave a brief overview of the proposed ordinance. In her opinion, the ordinance is not inconsistent with the Township’s Master Plan.

A motion was made by Mr. Hill to direct Secretary Fleming to send a letter to the Township Clerk stating that the Land Use Board found Ordinance #113-2023 not inconsistent with the Master Plan, seconded by Mr. Fiamma.

(On roll call, all eligible members voted in the affirmative.)

Ms. Lelie pointed out a typo on the second page of the ordinance. There was a missing word and a double negative. The typo was grammatical in nature and did not change the intent of the ordinance. Attorney Drill also recommended that the pages be numbered.

A motion was made by Mr. Cicchiello to recommend the correction of the typos and the numbering of the pages to the Township Clerk, seconded by Mr. Bradlau.

(On roll call, all eligible members voted in the affirmative.)

7. MANAGEMENT OF ESCROWS:

a. Review of Current Escrow Balances

The board members and Professionals received current escrow balances for all active applications.

8. AFFORDABLE HOUSING:

a. COAH Update

Engineer Finelli provided an update that a pre-construction meeting was held with the Ingerman / Dumont Road and he anticipates that site work should begin in October. Planner Kendra Lelie reported that the applicant approached her with a reduced landscaping plan and she advised them that if the landscaping plan was revised, they would need to return before the board for an amended site plan.

Attorney Drill indicated that the town is close to filing imminent domain action to take the sewer lines at the Fuhrman site. An agreement was reached related to relocating the stormwater system.

9. SCHEDULE OF MEETINGS:

The next meeting is scheduled for November 9, 2023.

10. ADJOURNMENT:

A motion was made by Mr. Hill to adjourn the meeting, seconded by Mr. Cicchiello. All members were in favor.

The meeting was adjourned at 8:57 p.m.

Amy Fleming
Land Use Board Secretary