

**TOWNSHIP OF EASTAMPTON
 LAND USE PLANNING BOARD MINUTES
 Wednesday May 19, 2021
 7:30PM**

The meeting was called to order at 7:34pm.

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., as amended by A-3850 to permit meetings to be conducted electronically, and in consideration of Executive Orders issued by Governor Murphy directing that actions be taken to protect the public during the emergency caused by COVID-19, the Township of Eastampton Planning Board will conduct its May 19, 2021 meeting telephonically, commencing at 7:30 P.M. The agenda and supporting documents are posted on the Township of Eastampton's website. Members of the public are welcome to participate in the meeting by calling **1-646-558-8656** and then entering conference identification number **391 736 2386** or you may join by way of Zoom <https://us02web.zoom.us/j/3917362386>. The agenda will be posted on our website www.eastampton.com

Roll Call:	PRESENT	ABSENT
Mr. Santillo, Class I	<u> X </u>	<u> </u>
Mr. Blair, Class II	<u> X </u>	<u> </u>
Mr. Springer, Class III	<u> X </u>	<u> </u>
Mr. Bayles, Class IV	<u> X </u>	<u> </u>
Mr. Chieco, Class IV	<u> X </u>	<u> </u>
Mr. Johnstone, Class IV	<u> X </u>	<u> </u>
Mr. Taylor, Class IV	<u> X </u>	<u> </u>
Mr. Maluchnik, Class IV	<u> </u>	<u> X </u>
Mr. Rodriguez, Class IV	<u> X </u>	<u> </u>
Mr. Flower, Alt I	<u> X </u>	<u> </u>
Mr. Adams, Alt II	<u> X </u>	<u> </u>
Solicitor, David Serlin	<u> X </u>	<u> </u>
Engineer, Stacey Arcari	<u> X </u>	<u> </u>
Secretary, Jill C. Torpey	<u> X </u>	<u> </u>

1. OPEN PUBLIC MEETINGS ANNOUNCEMENT BY SECRETARY:

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by Eastampton Township Land Use Planning Board on January 14, 2021 filed with the Township Clerk and posted on the official bulletin board at the Township’s Municipal Building, filed with members of this body and mailed to each person who has requested copies of the regular meeting schedule and who has pre-paid any charges fixed for such services. All mailings, postings and filings have been accomplished on February 25, 2021

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME TO GUESTS**

4. **APPLICATIONS**

2021-2	Rockefeller Group Development Corporation	Block 800 Lot 9.03
	92 Headquarters Plaza North Tower, 9th Floor	Route 206
	Morristown, NJ 07960	BP Zone

The applicant is requesting Preliminary and Final Major Site Plan Approval for a warehouse/distributing building at approximately 345,000 square feet, 445 parking spaces, 52 loading docks, landscaping, lighting and related land improvements.

Michael Floyd is the attorney for the applicant. Six witnesses will be sworn in. Serlin stated that this use is a permitted use in the zone. They are here for site plan and other variances.

Mr. Zach states that they own Rockefeller Center in New York City and have properties in New Jersey and eastern Pennsylvania. They have hotels and corporate campuses but 75% of the properties have been industrial in the last 10 years.

This is going to be a speculative development project. There is no user at this time. They will partner with a brokerage firm when they start construction. It will take one year to about 1 year 2 months to build. During construction is usually when the building becomes leased. In the past Rockefeller Group has leased to Fortune 500 companies.

There will be 70 to 100 employees and they will work in shifts of: 6am to 2pm shift; a 2pm to 11pm shift; and a 11pm to 6am shift. The 3rd shift will mostly be the cleaning shift so truck traffic will decrease greatly at that time.

The applicant requested 384 parking spaces. This is based off the number of employees the warehouse tenant is expected to have.

The board had a discussion with the applicant and their professionals about the truck traffic. It is expected that the trucks will go to the shipping ports in Elizabeth and Newark, and will use U.S. Route 206 to get to the New Jersey Turnpike.

Mr. Turner is sworn in by Mr. Serlin and is accepted as an expert civil engineer.

Mr. Turner briefly went over the site of the property which has an irregular shape and sits on about 27 acres along U.S. Route 206. At the back of the property is Powell Run and behind that is the Venue at Smithville Green. There will be 96 trailer spaces with a 6 foot chain link fence. There is parking for cars with the included ADA space(s).

Mr. Turner stated that the warehouse will be 360 feet wide and 960 feet deep.

The trucks will park on the north side of the property and propose 96 tractor trailer spaces. The site will also accommodate the change of 23 trailer parking spaces to 58 vehicle parking spaces if needed.

Mr. Turner stated there will be a six foot fence on the property and a sound barrier that is eight foot high in the area of the truck loading area.

Mr. Turner stated that all of the storm water requirements will be designed to meet or exceed NJ DEP standards.

The applicant is in discussions with Lennar concerning water and sewer services.

Mr. Turner stated that all signs on the property will comply with township ordinances.

There will be a bike/pedestrian way that will not connect to the adjacent properties, and proposed that it is not constructed until there is pathway to connect it to.

Karl Penke, is a licensed engineer in New Jersey and is sworn in by Mr. Serlin.

Mr. Penke stated the 2 driveways are in compliance of NJDOT standards, and at the peak time of 5pm to 6pm about 56 vehicles will exit the property.

Mr. Penke stated that they will need a variance for the parking spaces. There will be no truck stacking on US Route 206.

Norman Dotti is an acoustical engineer and was sworn in by Mr. Serlin.

My Dottie stated that if the application is built and the structure built, it will comply will noise standards of the State of New Jersey. The sound at the board of the residential property will be about 45dba. They have to meet the noise standards for the State of New Jersey.

David Von Stappenback is a professional architect and was sworn in by Mr. Serlin.

Mr. Von Steppenbeck stated the warehouse will be 47 feet high and the concrete walls will be pre-cast concrete and the roof will be a single ply membrane. The tenant will decide if they want solar panels.

Kenneth Griswold is a professional planner and is sworn in by Mr. Serlin.

Mr. Griswold stated that there will be 410 evergreen plantings and a meadow will be planted next to Lina Lane. The lighting will comply with the municipal ordinances and will less intense than what is used on Lina Lane. The lighting along Route 206 satisfies NJDOT standards.

Mr. Griswold stated the sound barriers will block the headlights of the trucks and the landscaping.

The board questioned how the onsite stacking of trucks on traffic will work.

The board and the applicant agreed to continue the hearing until the June 16, 2021 meeting with no additional notice and a motion was made.

1st-Mr. Santillo, 2nd-Mr. Springer
Roll Call-All were in favor.

5. **ANY OTHER BUSINESS**-None
6. **MATTERS TO BE PRESENTED BY THE PUBLIC**-None
7. **MATTERS TO BE PRESENTED BY THE ENGINEER**-None
8. **MATTERS TO BE PRESENTED BY THE SOLICITOR**-None
9. **MATTERS TO BE PRESENTED BY THE BOARD**-None
10. **ADJOURNMENT**

A motion was made to adjourn the meeting at 10:26pm.

1st-Mr. Santillo, 2nd-Mr. Chieco
At the call of voice vote-All were in favor.

11. **ANY OTHER BUSINESS**
12. **MATTERS TO BE PRESENTED BY THE PUBLIC**
13. **MATTERS TO BE PRESENTED BY THE ENGINEER**
14. **MATTERS TO BE PRESENTED BY THE SOLICITOR**
15. **MATTERS TO BE PRESENTED BY THE BOARD**
16. **ADJOURNMENT**

Jill C. Torpey

Jill C. Torpey

Land Use Planning Board Administrator

Please call Jill C. Torpey if you are unable to attend this meeting at 267-5723 x203.

Please forward your email address to planning@eastampton.com

This Meeting is on Zoom
<https://us02web.zoom.us/j/3917362386>

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Meeting ID: 391 736 2386