

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8367

Planning Board Minutes

July 28, 2022

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:30 p.m., followed by the salute to the flag.

Roll Call: Daria D'Agostino, Secretary

In attendance at the meeting: Barry Fisher, Daria D'Agostino, Todd Brown, John Castronovo, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Steve Kastell, Brian Shorr

Absent from meeting: Richard Hogan

Also present: Ronald D. Cucchiaro, Planning Board Attorney
Brian Boccanfuso, Planning Board Engineer
Christine Bell, Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer and Christine Bell, Professional Planner.

Minutes:

A Motion was made by Mr. Fisher, Seconded by Mr. Castronovo to approve the Minutes of June 9, 2022 as written.

Yes: Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell, Shorr

No: None

Absent: Hogan

Abstain: None

Not Eligible: None

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of July 14, 2022 as written.

Yes: Fisher, Brown, Castronovo, Kwaak, McNaboe, Jacobson,
Kastell, Shorr
No: None
Absent: None
Abstain: None
Not Eligible: D'Agostino, Hogan

Resolutions:

**PMS1909 ~ Elton Point Partnership
Route 537 ~ Block 84.01 / Lot 9.03
Preliminary Major Subdivision -
Approved June 9, 2022**

A Motion was made by Mr. Fisher, Seconded by Mr. Castronovo to approve the Preliminary Major Subdivision Resolution for PMS1909, Elton Point Partnership, as written.

Yes: Brown, Fisher, Castronovo, D'Agostino, Kwaak, McNaboe,
Jacobson
No: None
Absent: Hogan
Abstain: None
Not Eligible: Kastell, Shorr

**PMS1745EXT ~ RWF 33, LLC Successor in interest to
Joseph Skeba, Deceased~ Skeba Warehouse
Hwy 33 ~ Block 74/ Lot 23.02
Extension of Time - Preliminary Site Plan Approval
Approved February 10, 2022**

A Motion was made by Mr. Castronovo, Seconded by Ms. D'Agostino to approve the Extension of Time Approval Resolution for PMS1745EXT, RWF33, LLC-Successor in Interest to Joseph Skeba, Deceased~Skeba Warehouse.

Yes: Brown, Fisher, Castronovo, D'Agostino, Kwaak, McNaboe,
Jacobson
No: None
Absent: Hogan
Abstain: None
Not Eligible: Kastell, Shorr

**PMS2201 ~ Mary Sulikowski
360 Pine Brook Road ~ Block 4.04 / Lot 12.02
Final Major Subdivision
Approved July 14, 2022**

A Motion was made by Mr. Brown, Seconded by Mr. Fisher to approve the Final Approval Resolution for PMS2201, Mary Sulikowski.

Yes: Brown, Fisher, Castronovo, Kwaak, McNaboe, Jacobson, Kastell, Shorr
No: None
Absent: None
Abstain: None
Not Eligible: Hogan, D'Agostino

**Public Hearing: Hearing to Consider Adopting a Report Entitled
"Farmland Preservation Plan" to Amend the Master
Plan of the Township of Manalapan**

Ms. Bell stated that a copy of the draft Farmland Preservation Plan was distributed for the Planning Board's review. This Plan must be updated at least every ten years to qualify for Planning Incentive Grant ("PIG") funding through the NJ SADC, which is funding that allows Manalapan Township to preserve farms. Manalapan adopted its first Farmland Preservation Plan in 2001, which was approved under the State's PIG program. The revised Farmland Preservation Plan was adopted in 2009. This 2022 update allows for Manalapan to be eligible for the 2023 round of PIG funding. The SADC established this program to provide grants of approximately 60% to eligible municipalities to purchase agricultural easements. The Township and the County cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for Farmland Preservation which is why we have to update this Farmland Preservation Plan. Its goal is to protect concentrations of farmland identified in project areas and the SADC prioritizes areas that are located outside of sewer service areas and contain agricultural soils of statewide significance. The prioritization is part of the SADC's strategic targeting project and its detailed in our Farmland Preservation Plan.

Ms. Bell continued and said no farms have been preserved in Manalapan in the last two years. Now by being eligible for this funding, Manalapan will be able to preserve some additional farmland. The Plan itself is broken up into sections. First there is a discussion of the agricultural land base in Manalapan, location of the agricultural uses, the size of farms, the types of soils, etc. The next section is the agricultural industry, so market trends in Manalapan and throughout the region. We talk about the most popular

farmed crops, and industries that are beneficial to the farming industry. We talk about farming and farmland in Manalapan in a land use planning context, then there is an overview of the Farmland Preservation Program. Since 2001, approximately 1,481 acres of farmland have been preserved in Manalapan. When you add in Green Acres land, it goes up to approximately 2,994 acres. There are currently 22 preserved farms and three open space parcels that are used for farms. We also talk about future Farmland Preservation goals, including one year, five year and ten year targets. We talk about agricultural economic development in Manalapan and the greater region, natural resource conservation and then the agricultural industry sustainability, retention and promotion.

Mr. McNaboe wanted to acknowledge that Manalapan's Assistant Administrator, Renee Garrigana, is present this evening. She heads up the Municipal Agricultural Committee and he thanked her for attending tonight.

Mr. Cucchiaro said this is an amendment to the Master Plan and it has to be opened to the public.

Renee Garrigana approached the Board and wanted to thank everyone for their participation in the Amendment to the Preservation Element Plan, to the Municipal Ag Committee and for the State and County Ag support in helping Manalapan continue to preserve farms.

Mr. Brown noted a typo on page 2 and requested that the word "Boro" staff being changed to "Township" staff.

Mr. Brown made a Motion to accept the Preservation Plan Amendment to the Master Plan, and Mr. Brown Seconded the Motion.

Yes:	Brown, Fisher, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell, Shorr
No:	None
Absent:	Hogan
Abstain:	None
Not Eligible:	None

Application: PPM2104 ~ Stavola Asphalt Company
Manalapan Landing
Stavola Woodward Road-Office
Stavola Woodward Road-Retail
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Preliminary and Final Major Site Plan
Carried from June 9, 2022

Peter Wolfson, Esq. of Day, Pitney represented the applicant this evening. Mr. Wolfson explained that this is a continuation of the public hearing which began August 26, 2021 and October 14, 2021, at which time the Board approved the overall Subdivision application and the inclusionary residential Site Plan. The applicant has been working with the Township professionals to develop this portion of Route 33 and Woodward Road dating back to early 2018. As testified to in previous hearings, the Township Committee adopted the rezoning ordinance for this property on August 22, 2018, and subsequent amendments to the rezoning ordinance were adopted November 13, 2019 and December 9, 2020. All the uses proposed as part of tonight's application are permitted under that rezoning ordinance. The development that the rezoning envision began with the Board's approval of the assisted living facility on Lot 1.05. The Preliminary approval was memorialized on May 9, 2019, and Final approval memorialized on January 9, 2020. That project is currently being developed. Mr. Wolfson said with the Board's approval of the residential development, we hope to have that project underway soon as well.

Since the last meeting in October, the applicant has appeared at two TRC meetings with the Township professionals and has made a few tweaks to the plans for the retail development. The professionals discussed improving the design for a left turn out of the retail lot on to Woodward Road. Tonight the applicant respectfully requests that we start on the testimony on the medical office site and then turn to testimony on the retail. Following the testimony on the medical site, we would request that the Board take a vote on that plan, and then we will proceed to testimony on the retail portion of the project.

Mr. Cucchiaro said to the Board has to make a decision regarding the request of Mr. Wolfson to bifurcate the retail and medical portions of the application. Chair Kwaak said she was fine to break up the application as mentioned. Mr. McNaboe said a lot of the road improvements have been deferred and wanted confirmation that these matters are going to be addressed. Mr. Boccanfuso said as far as the off-site roadway improvements, if the Board is inclined to consider to bifurcate the medical office portion of the application and consider it as a separate application, he believes that the questions relative to the off-site improvements are valid. The applicant's traffic engineer would have to answer any questions that the Board may have relative to the timing to those off-site improvements, such as, will they be constructed as part of the office building development, etc. That is an open-ended question and he's not aware if Mr. Wolfson has any input on that at this stage, or if it is something that needs to be discussed prior. Mr. Cucchiaro said let's see what the applicant has to say.

Mr. Wolfson said you may recall that our traffic engineer provided testimony on the overall development and he available this evening to answer your

questions. He will discuss that the impact of traffic from the office building alone do not precipitate the demand level for those improvements, so they are tied to the amount of traffic that would generated by the retail. Mr. Cucchiaro said his recommendation if the Board wanted to proceed in a bifurcated fashion is that the Board gets to determine what is relevant to each phase. If the Board feels that the issues that Mr. Boccanfuso just raised are relevant to one or both of the proposed bifurcated portions, you can ask them, and we can address them. Mr. McNaboe said from his standpoint he doesn't have a problem with it, but in an economy that is turning, he just doesn't know if the project isn't finished for a period of time, he just needs to know that we can still get our improvements and then the applicant is free to build or not build at their speed.

Mr. McNaboe made a Motion to bifurcate the application, and was Seconded by Mr. Fisher.

Yes:	Brown, Fisher, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell
No:	None
Absent:	Hogan
Abstain:	None
Not Eligible:	Shorr

Mr. Wolfson wanted to give an update on the outside agency approvals. They have received approval from Freehold Soil Conservation District. They have pending applications to the Monmouth County Planning Board, WMUA and New Jersey Department of Transportation and they've received permits from New Jersey Department of Environmental Protection.

Mr. Cucchiaro swore in Christopher Szalay, PE from Menlo Engineering and the Board accepted his credentials. Mr. Cucchiaro asked that the new exhibits be entered into evidence. Mr. Szalay entered in Exhibit A13, an aerial exhibit depicting the existing conditions of the site, dated July 28, 2022. It depicts the boundary of the property. Mr. Szalay said the property consists of 5.84 acres and is designated as Block 7323 Lot 1.06. The property has approximately 570' of frontage along the westerly side of Woodward Road and is located approximately 900' north of the intersection with State Highway Route 33. The site is located within the SEDA zone. There is an existing assisted living facility that has since been constructed and to the east side is wooded land, as well as Sportika. The site is currently undeveloped. There is a 150' riparian buffer wetlands transition area and associated flood hazard area.

Mr. Szalay continued with Exhibit A14, colorized rendering of the submitted site plan over the same aerial background with the landscaping shown. Development is located mainly within the eastern half of the site. The project proposes a

20,250 sq ft single story medical office building. The associated parking includes 135 parking spaces, including 7 handicap spaces that are evenly distributed throughout the parking areas. The spaces are sized at 9' x 19', where 10' x 20' is required, therefore this requires a design waiver. The drive aisles are 24' in width meeting the Township requirements. The applicant also provided a concrete sidewalk along the entire frontage of Woodward Road which also interconnects with the sidewalk within the site running along the frontage on the east side of the building, as well as the south side of the building to connect the roadway and access for pedestrians from the roadway to the building. Access to this site is provided via two full movement driveways; one at northern end of the building and one at the southern end of the building. The northern entrance is 24' wide, while the southern entrance is 30' wide. There is a dumpster enclosure located off the western end of the southern parking area to be serviced via the larger entrance at the southern end. There is a 12' grass emergency access loop road that loops around the west side of the building connecting the southern and northern portions of the parking areas. The applicant is also proposing one free standing sign, it is located on the north side of the southern entrance. The sign is set back 20' from the proposed ROW line. There are a few variances associated with this proposed application. Firstly we do not have a designated loading area. There is a retaining wall located along the southern property that is within the side yard setback. We are proposing four façade signs where one is permitted. The one waiver we are proposing is for parking stall size.

Mr. Szalay spoke about Stormwater Management since this is a major development triggered by an acre of disturbance as well as increasing impervious coverage by more than a ¼ acre, Stormwater Management is required. The applicant is proposing to service the site via connection underground stormwater system, collecting run-off with catch basin, manholes conveying it to an infiltration basin that is located behind the building at the west side of the site. The infiltration basin will treat run-off for water quality, water quantity, and ground water recharge in conjunction with two additional infiltration trenches that will infiltrate roof run-off back into the ground. The Stormwater design meets all municipal DEP outside agency requirements and maintains the existing drainage pattern as is required. Sewer, gas, electric, water will all be fed to the site via existing infrastructure within and along Woodward Road.

Mr. Szalay said landscaping will be substantial and disbursed throughout the site along the frontage of the site and within the interior of the site. Additionally, we have maintained as much wooded area as practicable by keeping the development along the eastern half of the site. There will be 50 shade trees, 53 evergreens, 8 ornamental trees, 193 shrubs within the parking area and 304 ground covers and this meets all requirements. We have designed the site using LED fixtures, there are five pole mounted LED fixtures mounted at 24 ½', 7 wall mounted fixtures at 12 ½' high and the lighting has been designed to be safe and adequate and meet the Township ordinance requirements.

Mr. Boccanfuso asked Mr. Szalay about the design waiver for the parking stall size, would you have any objection to using hairpin striping? Mr. Szalay said he would not have any objection. Mr. Boccanfuso asked about the access road around the rear of the building. You indicated it was going to be grass, but supporting with some type of structural improvements? Mr. Szalay said that is correct, usually a grass paver or a concrete ring associated with the grass. Mr. Boccanfuso wanted to make sure he reviewed this proposal with Fire Bureau. Mr. Szalay said he believes he did receive comments and they reviewed it. Mr. Cucchiaro asked if that was in a written format that they expressed that? Mr. Wolfson said he had an email. Mr. Boccanfuso asked about the loading activities that would be used and a different expert will answer that shortly.

Ms. Bell wanted to hear more about the loading area. She was able to pull up the Fire Bureau's letter that was part of her file, and they do have a comment that the grass pave emergency access road is a concern, as well as distance to building route. Mr. Wolfson said he will supply the email that addresses that, but Ms. Nosseir had a copy in her file. Ms. Bell said the email stated that 'we will discuss the emergency access road directly'.

Chair Kwaak wanted to make sure the trees are deer resistant and Mr. Boccanfuso said Ms. Spero will recommend the proper trees. Chair Kwaak asked if the lights were going to be on a timer and that was confirmed. She asked if they were going to be proposing a generator, but they said they are not getting a generator.

Mr. Jacobson asked if both driveways are ingress and egress and that was confirmed that they are. He asked if left turns will be permitted out of both of them and that was also confirmed.

Ms. D'Agostino asked about the parking spots being 10' in width, considering it is a medical building. Mr. Wolfson said the traffic engineer will discuss this shortly.

Mr. Fisher asked about the plantings in the basin and he would recommend native plants. Mr. Szalay said within the infiltration basin, they typically don't want to show too much plantings at the bottom since we want it to be sand and not vegetative to allow infiltration. Mr. Fisher asked if they plan on putting solar on the roof and Mr. Wolfson said we are not looking into solar. Mr. Fisher asked about charging stations in the parking lot and Mr. Wolfson said we are not proposing charging stations. Mr. Fisher asked if the HVAC on the roof is going to be shielded. Mr. Szalay said the architect will speak about that shortly. Mr. Fisher asked if there was any fencing proposed and there will not be fencing. Mr. Fisher requesting a sign stating no idling of vehicles with the ordinance on it and the applicant agreed to it.

Mr. Brown asked about the four signs and their location. Mr. Szalay said the architect will testify to that matter.

Mr. Castronovo asked about the trees being removed from this particular plan and what impact that has. Mr. Wolfson said we were proposing that some of the trees that would be removed from the development of the retail site would be planted on this medical office site. Instead, we are going to be pursuant to the provisions of the ordinance making the contribution relative to the trees that will be lost with the development of the retail site.

Mr. Kastell said he was concerned with the size of the parking spaces and explained his concerns. Mr. Szalay said in many locations, parking is 9' x 18' and we are providing that additional foot for the parking space. He does not believe there will be an issue with it. The traffic engineer will also address this matter.

Mr. Schorr asked how many medical offices will be in the building? Mr. Wolfson said we do not know our tenant mix at this time. Mr. Schorr was also in agreement with the 10' x 20' parking spaces.

Mr. Cucchiaro asked if you used 10' x 20' wide, would you lose parking spaces? Mr. Szalay said yes, but couldn't provide an actual number of spaces lost. Ms. Bell said the whole design would have to be reworked. Mr. Cucchiaro added that if you were to utilize the charging stations, you would credit for a certain amount of parking. Would that provide more flexibility? Mr. Wolfson said it would, the double credit would provide flexibility. Mr. Wolfson said he would request a few minutes to speak to his client first. Mr. Cucchiaro asked about the timing of the improvements that we have discussed and Mr. Wolfson said our traffic engineer can go in detail about this.

The Board took a five minute recess to allow Mr. Wolfson to speak to his client.

The meeting was called back to order at 8:35 pm.

Mr. Cucchiaro swore in Justin Taylor, Traffic Engineer and the Board accepted his credentials. Mr. Taylor explained to the Board that typically 9' x 18' parking spaces are sufficient for medical type which is proposed. Most SUVs today are about 16' wide. We did hear there is some concern expressed by the Board and we looked at our ability to lengthen some of these stalls. We can widen the parking module to achieve that 20' length that the Board requested. These spots would be ideal for a pick-up truck or a larger vehicle. Therefore, about half the spaces throughout the entire site plan, or 68 spaces, will be now 9' x 20' to accomplish that additional length. The other spaces that are located on the south side of the building are going to be for employees and lower turnover and we would propose to continue to maintain them at the 9' x 19' size for the remaining 68 spaces. We will not create any additional variances with this shift in plans.

Mr. Taylor said the driveways are going to operate at a level of service "C" or better, based upon the full development of the project, inclusive of the retail. Mr. Taylor said we are requesting a variance for not providing a load space for the medical office. Medical office do not really get large scale deliveries, they receive their supplies by small box trucks/vans. Medical waste is typically picked up by a van. We anticipate the largest trucks would be typical UPS/FedEx.

Mr. Taylor said we looked at the traffic impact at the intersection based on the traffic generated by this specific portion of the application, inclusive of the other two approvals which have already been granted by the Board for the assisted living and the residential component. What we find is that with minor signal timing modifications, we can meet DOT criteria at the intersection of Route 33 and Woodward Road with the proposed medical office building. It is Mr. Taylor's opinion that the traffic associated with the medical office building does not necessitate, or generate, the need for improvements other than minor timing modifications at that intersection.

Mr. Boccanfuso spoke about the parking spaces, and wanted to confirm that Mr. Taylor would be able to reconfigure 68 of them to have a 20' length, correct? Mr. Taylor said that it correct. Mr. Boccanfuso said are you still requesting the 9' width? Mr. Taylor said you'd be loosing between 10 and 20 spaces that you would end up loosing to accomplish that width. He agrees with Mr. Boccanfuso that the hairpin striping is beneficial and the 9' width will continue to be sufficient. Mr. Boccanfuso said the ordinance allows spaces designated for employees to be 9' x 18'. Mr. Boccanfuso asked about the Woodward Road improvements? Mr. Taylor said the medical portion will not have an impact on Woodward Road, the retail component will have more of an impact.

Mr. Taylor displayed on the screen the Woodward Road improvements exhibit. Mr. Boccanfuso noted the plan depicts sidewalk, curbing, restriping, a turn lane and center hatching on Woodward Road. Mr. Boccanfuso said these improvements would help those walking to the medical office building. Mr. Taylor said there should be some type of pedestrian access as part of the medical building. The width of the roadway and the center turn lane, again are more of a function of the retail component. The delay for the left turn in conjunction with the medical facility is nominal.

Mr. Boccanfuso asked why are there two separated driveways for the site? Mr. Taylor said the thought process behind that was, we located one driveway at the southern portion of the site, opposite the Sportika driveway. The layout of the site, and the narrow depth of it, allows us that double loaded aisle along the east side of the building face. Instead of creating a dead end aisle, we afford the opportunity to create the second access point at the northern end to allow you an exit point there and also to grab traffic as it comes south down Woodward Road,

giving people the opportunity to turn in prior to getting into the other location. They are separated by almost 200'.

Mr. Boccanfuso said he is struggling with the applicant's proposal to not construct any Woodward Road improvements in connection with the office building alone. Mr. Wolfson said he spoke with the applicant and the applicant is amenable to doing the roadway improvements in front of the office building. Mr. Boccanfuso said good, that is sensible and will benefit the applicant and users of the site.

Mr. Boccanfuso had a question regarding the sidewalk along the frontage. The applicant's proposal is to extend the sidewalk to the north along Woodward, up until the point at which the environmental constraints come into play. The sidewalk payment in lieu is at the Board's discretion. Mr. Wolfson said if the policy behind the opportunity to make a contribution in lieu of constructing the sidewalk, his assumption is that there is where a sidewalk can practically, or legally, be built. There are environmental challenges there. To the extent that the ordinance is in fact discretionary, we think that equity and fairness would indicate that it would not be necessary that there be a contribution for frontage area that is environmentally constrained. Mr. Boccanfuso asked, is it your opinion that the contribution is not required, nor is the construction required - is that correct? Mr. Wolfson said his opinion is that it should not be required in this instance for the reasons that he stated. Mr. Boccanfuso says the ordinance is clear. He said there is a 'shall' which makes it obligatory. It does not speak to environmental constraints. Mr. Wolfson said he spoke to the applicant again - he again agrees to make a contribution for the frontage that is otherwise environmentally constrained.

Ms. Bell said you currently have the parking set back 14' so that gives you the wiggle room to increase the length of the spaces. Will your new parking set back be 12'? Mr. Taylor said yes. Ms. Bell asked if this will impact the landscaping? Mr. Taylor said we will have to rework the landscaping to accommodate the loss of that extra 2', but we can work together with office.

Mr. Cucchiaro asked where will trucks be parked when there are deliveries happen on site if there is no loading zone? Mr. Taylor said they would park in the parking lot, or come during off peak hours. They can utilize the side of the building, if necessary. Mr. Cucchiaro asked about medical waste, what kind of a truck comes to take that? Mr. Taylor said they are usually vans. Mr. Taylor said there will not be any tractor trailers delivering products.

Mr. McNaboe asked Mr. Taylor are the curbs going to be done prior to construction so they don't have to be put in twice? Mr. McNaboe said the County will be widening Route 3, the extension of Woodward Road, every one of those culverts are going to be widened. Mr. McNaboe wants to ensure that people can

safely navigate the site. Extending the sidewalks to the end of your property will allow us to have another person to pick them up. Mr. Wolfson said are you talking about the area above? That land is part of the Green Acres dedication that our client is making to the municipality in exchange for the transaction that was approved by Green Acres to get the municipal constrained land on Route 33. Mr. McNaboe said why couldn't we do the improvements, and then make the application. Mr. Wolfson said you can't do improvements on the Green Acres property. Mr. McNaboe asked has this land been dedicated and accepted by Green Acres? Mr. Wolfson said it is a condition of Green Acres approval, and a condition of our arrangement with the municipality, that we convey that property that is depicted above this site as part of the Green Acres transaction. The residential portion cannot get a CO and be occupied until the access is obtained. For the access to be obtained, that parcel has to be transferred to the municipality.

Mr. Cucchiaro said the obligations that you're speaking of, have they been codified in a developers agreement between the developer and the municipality? Mr. Wolfson said there is an agreement that Roger McLaughlin participated in. Mr. Cucchiaro requested that the applicant submit the detail and limitations of the arrangement. He added that in the absence of the applicant proving a prohibition on putting the sidewalk in, they would be required to put the sidewalk in. Mr. Boccanfuso said are you sure there isn't sufficient space between the frontage of that Green Parcel and the physical cartway that you could put a sidewalk in? Mr. Taylor said within the ROW, there are still the constraints of the bridge and the culvert that crosses the creek and the inability given those constraints to be able to construct the sidewalk now. However, we have asked to pay in lieu of the sidewalk. At that point, the municipality has the funds that we have provided, to be able to build the sidewalk and connect that piece.

Chair Kwaak said she'd rather see one larger entrance, than two. How many suites are going in this building? She added she didn't like the driveway directly across from Sportika. Chair Kwaak asked if the sidewalk fund could be broken up, such as half sidewalk and half payment and it was confirmed that it could be handled like this.

Mr. Jacobson said he is glad the roadway improvements will be taken care of.

Mr. Fisher asked what is the intersection classified as by the DOT, what is the rating? Mr. Taylor said it is operating at overall Cs and Ds. Mr. Taylor said the impact shouldn't really change based on the level of traffic we are talking about. The Assisted Living is a low traffic generator, as is a medical office.

Mr. Brown said he is also concerned the sidewalk going as far as possible up to the north. Mr. Brown asked for more details regarding the load zone, and what are off-peak hours for a medical office? Mr. Taylor said most medical is morning from 8:00 - 11:00, and then again in the afternoon. Mr. Brown asked what the

average size of a UPS truck is? Mr. Taylor said about 8 ½' wide. With the hairpin striping, the parking will be sufficient to handle the deliveries.

Mr. Castronovo likes the two driveways. Often delivery trucks may be blocking an easy passage out of the development and two driveways will help eliminate that back up. Mr. Castronovo asked about the costs of curbing and Mr. Boccanfuso said it is a simple calculation based upon unit costs that we see on capital improvement projects. The ordinance is silent on how specifically it is calculated, he believes it just says 'as determined by the Township engineer'. To date, we have just simply calculated the square footage and applied a unit cost to it. Mr. Castronovo said he would like to see the applicant apply for a permit from the DEP, look at the environmental constraints and tell the Planning Board that either it was denied and cannot be constructed, because he is not in favor of the payment in lieu. Mr. Wolfson said because of our understanding as to the inability to extend the sidewalk beyond this site because of the contribution for the parcel above it for the Green Acres transaction, we are looking at a sidewalk that truly will be barred from going anywhere else. Mr. Wolfson said Green Acres rules are not easy to work around.

Mr. Schorr also feels that the one driveway would be better. He is concerned that the applicant is putting it right across from the entrance to Sportika and how that traffic backs up, in both directions. He believes the UPS/FedEx trucks are not going to use the 9' wide spots, they just park wherever they want and people are blocked in.

Mr. Wolfson asked Mr. Taylor to speak about the location of their driveway in connection with the Sportika driveway. Mr. Taylor said as part of the widening of the road as part of this project, you'll be able to utilize the two way left turn lane to access this site. You will not be stuck in the Sportika traffic; the addition of the lane will give you the ability to bypass at least for this development, into the site. The alignment of the two allows for the turns out of our facility, or the utilization of the second driveway, which is not opposite of the Sportika driveway if there is conflict going on. Sportika's peak are not the same peaks of the medical office building during the day. Therefore a lot of that conflict is not going to take place at the same time.

Mr. Cucchiaro said that the statement that once a week the medical supply drop off, is just assuming one tenant. If there are multiple tenants, then it would be once a week for each of the tenants, therefore leading to multiple deliveries. Mr. Cucchiaro asked if there were going to be any same day surgery centers are there? Mr. Taylor said there are none proposed. Mr. Wolfson said we would not be having a licensed surgical center as a tenant.

Mr. Cucchiaro swore in Charles P. Dietz, Managing Member of the Dietz Partnership, LLC Architects and the Board accepted his credentials. Mr. Dietz

displayed sheet A7 and A8 out of the architectural package already submitted to the Board. He described the architectural floor plan of the proposed medical building and because the applicant does not have a specific user at this time, and it could range from a single user tenant occupying the entire building. With the design of the building, you can see we have created three pods/sections of the building. Each of these pods are approximately 6,300 sq ft in total. The middle pod can be broken into two. This building works well with the sidewalk connection base to the front parking along the Woodward Road facing side that allows people to get out of their car, get onto the sidewalk and enter any of the three pods along Woodward Road.

Mr. Dietz displayed sheet A8 on the TV screens to show the exterior elevations to the Board. There are three main materials to be used when we designed this building. It has a base, a mid portion and a cap, traditional classical design using contemporary materials. There will be cultured stone on the corners and we have also proposed a decorative wall sconce which will create a minimal light shadow. The cap would be a rain screen, which means it is a simulated wood product, like a siding, that would be clipped to a back system that allows water to drip down and weep out the bottom.

Mr. Dietz said the only variance architecturally are the façade signs. We're not sure how many tenants there are going to be. The ordinance says we are only allowed one sign, but because this is multiple tenants with multiple entrances, what we're proposing is individual signs at each of the four entrances. This is a single story building and most ceilings are going to be 10'. The HVAC units are going to be inside each of the spaces, hung up in the ceiling spaces and one larger unit on the roof that bring in the fresh air in for those spaces. The roofs will not be cluttered with a lot of mechanical equipment.

Mr. Dietz added that the free standing sign is 43.3' and where 30' is allowed. It is 5'4" high, where 4' is permitted. Mr. Dietz said it is proportionate as you see in the rendering; again we're only identifying the name of the building. It will sit in a concrete base, and it will be ground-mounted lit, straight up.

Ms. Bell had a question about the façade signs. If you have one tenant, would you have less façade signs then? Mr. Dietz said we would propose to keep the panel size as in, and if one tenant came in, then you would just get one name on the panel. Ms. Bell said it is an attractive building and the four façade signs make sense if they have different tenants in the pods as discussed.

Mr. Boccanfuso asked about the single user, or two users, in this entire building. Our ordinance has a different and more restrictive parking requirement for building that only have one or two practitioners. If there are only one or two users, they will put themselves into a variance condition.

Mr. Cucchiaro said the proposal tonight does not require a variance, but depending on how the building is tenanted, they may need to return for a variance. Mr. Cucchiaro asked about the compliance with foundation plantings. Mr. Wolfson said the applicant requests a waiver from that requirement.

Mr. McNaboe asked you are asking for waivers on parking, the loading zone, the retaining wall, etc. Do you consider going to a two story building? Mr. Dietz said that was not the direction he was given from the applicant. Two stories is a little more costly when you add in elevators and what not.

Chair Kwaak asked about the ground sign and where it will be placed. It looks like the mounted sign is in the middle of the parking lot, but on your picture, it looks like it is on grass. Mr. Dietz said it should be on an island that projects into the site.

Mr. Fisher asked how many sq ft of roof area is there, less the equipment that will be installed? Mr. Dietz said he couldn't calculate that until we knew the tenants, but the roof area is the same as the footprint of the building, 20,150 sq ft. Mr. Fisher said solar panels on a flat roof would be an ideal spot. Mr. Wolfson said this building is not big enough to justify the solar. Mr. Fisher asked if the charging stations would be added and Mr. Wolfson said none are proposed.

Mr. Brown said there is one sign that is on the south side. The property to the south of this building is raised in elevation, hence why you have a retaining wall and the variance requested. How visible will that sign be from Woodward Road? Mr. Dietz said it's not meant to be visible from Woodward Road - it's meant to be when you pull into the parking lot. The applicant is agreeable to adding lighting to the signs. Mr. Brown asked if there was anyway the sign could be made conforming? The applicant agreed to make the free standing monument sign conforming.

Mr. Castronovo asked how the parking requirement would change with the different amount of tenants? Mr. Boccanfuso said the requirement is one per 100 sq ft for one or two practitioners. When you get to three, it becomes 1 per 150 sq ft. In any event, the ordinance is what it is. Mr. Castronovo asked to have the four signs pointed out on the plans. Mr. Dietz said they are attached to the building.

Mr. Cucchiaro swore in Paul Phillips, Professional Planner in the State of New Jersey. The Board accepted his credentials. Mr. Phillips discussed the various variances with the Board. None of the relief sought after is significant in nature. The loading space is not necessary for a small, multi-tenant medical office building. The retaining wall is within 8' of the side lot line, where the requirement is a minimum of 15'. We are requesting a variance for signage for identification purposes. We will comply with the height and area for the monument sign. There

is one design waiver for the minimum stall size, which was discussed by the traffic engineer and he is in agreement.

Ms. Bell said the retaining wall is driven by the topography of site, so seeking relief under the C1 criteria hardship is appropriate.

Mr. Boccanfuso spoke about the foundation planting and asked Mr. Phillips to provide some testimony relative to that. Mr. Phillips said the relief from the foundation planting is to accommodate the sidewalk. Mr. Dietz said there is no foundation plantings only where there is a sidewalk coming from the main sidewalk. This is a design waiver, not a variance.

Ms. Bell reminded the applicant that they are going to follow up with the Fire Bureau regarding their June 2021 meeting.

Mr. Cucchiaro swore in Robert Gill, Vice President of Menlo Engineering. He is not a professional engineer. He is being offered as a fact witness. He confirmed that he did meet with the Fire Officials and they discussed the plans and what they wanted to see in terms of fire protection and the emergency access road. In meeting with the Fire Officials, one of the items they came up with is on the north side of the building, there is an emergency access area. That is what the Fire Officials requested for the site so they could park their vehicles if they needed to. They agreed to the road that goes around the building being a grass paver.

Chairwoman Kwaak opened the floor to the public for comments and questions; seeing none, public was closed.

A Motion was made for the Preliminary and Final Site Plan Approval for Application PPM2104 with the ancillary variance and design waiver relief that was placed on the record and subject to all the conditions that were placed on the record for the bi-furcated application addressing only the Medical Office was made by Mr. McNaboe, Seconded by Mr. Fisher.

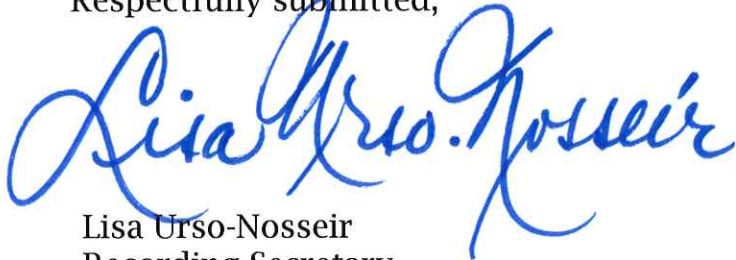
Yes:	Brown, Fisher, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell, Shorr
No:	None
Absent:	Hogan
Abstain:	None
Not Eligible:	None

Chairwoman Kwaak opened the floor to the public for questions or comments. Seeing none, the public section was closed. The next meeting is August 11,

2022 where the Retail Portion of the Stavola Asphalt application will be heard with no further noticing.

Mr. Jacobson made a Motion to end the meeting at 11:05 pm and it was agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lisa Urso-Nosseir". The signature is written in a cursive, flowing style.

Lisa Urso-Nosseir
Recording Secretary