

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
May 12, 2020

Zoom Meeting ID: 923 868 6246

Password: 203375

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MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 19, 2020, and in the Courier Post on January 18, 2020. and by advertising this Regular Meeting in the Burlington County Times on Friday, April 24, 2020 and in the Courier Post on Tuesday, April 28, 2020. In addition, notice was filed with the Municipal Clerk.

This meeting is a quasi-judicial proceeding. Any questions or comments should be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to such a proceeding must be maintained at all times.

Members Present: – Mr. Bednarek, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Ms. O’Malley, Mr. Rau and Mr. Segrest.

Also Present: Mrs. Rucci, Board Secretary and Douglas Heinold, Board Attorney

MR. BEDNAREK: OATH OF ALLEGIANCE – Rory Maradonna – Alternate #1 – Mr. Maradonna did not attend the Zoom Meeting tonight.

MR. BEDNAREK: Request for Second Extension of Approval –Case # 1901 - Richard Greco – Hilton Road, Block 1713, Lots 1 and 1.01.

MR. EHRHARDT: Attorney for Richard Greco. He submitted a letter dated May 7, 2020 to Patricia Rucci and John Marshall requesting an extension of approval granted under Resolution 2019-9 and 2020-6. The requested extension was for 120 days. Everything came to a halt in early mid-March. They are ready to circulate the mylars to the Clerk’s Office. The Clerk’s Office is closed. They have the mylars, but can’t record them because the County building is closed. He asked for a long extension. Hopefully he will not need this long extension.

The Board had no questions for Mr. Ehrhardt.

MR. HEINOLD: You are asking for an additional 120 days from April 16, 2020. He suggested that the Board may consider granting more than 120 days and advised that the decision was up to the Board.

The letter request was 120 days and Mr. Heinold had no issue with granting the extension for a longer period of time.

A MOTION IS MADE BY MS. O'MALLEY, seconded by Ms. Lamon to grant the extension for 180 days. ROLL CALL VOTE, AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Ms. O'Malley, Mr. Rau and Mr. Segrest, no opposed, motion passes.

MR. BEDNAREK: Discussion of Industrial Zone Redevelopment Plan – Box Park, A Gated Industrial Park – Phase 1 – River Road, Taylors Lane and Union Landing Road, Cinnaminson Township, Burlington County, New Jersey.

MS. FEGLEY: Planner – Environmental Resolutions Inc. Ms. Fegley reviewed her Report dated April 27, 2020. The properties are on Union Landing Road, Taylors Lane and River Road. They are Block 610, Lots 2.02 and 2.03 and Block 702, Lot 39.

There were some subdivisions in there.

The Township Committee adopted a Resolution authorizing and directing the Planning Board to conduct an investigation of an area in Condemnation Redevelopment or Rehabilitation.

The second Resolution was put forth is what we are considering tonight.

First Page of Report. Block 610 – Lot 2.02 - 50.59 – Sea Box Property. The property has PODS on site. Block 610, Lot 3 – 1001 Taylors Lane – This property included the 96.12 Acres - Hoegnaes Facility. Block 610, Lot 3 – In 2019 this property was subdivided and includes Block 610 Lot 3.01. That property is situated at 985 Taylors and contains 82.15 acres of land. This Redevelopment plan proposes that this property will be further subdivided and contain 72.42 acres.

Last page of Report is the rendering plan that shows where the lot is.

Block 610 lot 3.02 that is situated within the Box Park. It is the interior lot with no street frontage. In 2019, it was given the address of 1001 Taylors Lane. It has 13 acres of land and includes the Hoegnaes Research and Development site. The property will be further subdivided to contain 10.78 acres of land and access to that property will be through Taylors Lane through easements from adjacent sites.

Block 610, Lot 3.03 – that is the red building along Broad Street or River Road and Light Rail Line – this contains 12.55 acres of land. That property would not be further subdivided. The proposed tenant would be a POD Manufacturing and Storage Facility.

Block 702, lot 39 – It is a small, thin, narrow and l-shaped property that was used a number of years ago as a road with access to the landfill.

This Redevelopment Plan is approximately 225,000 square foot addition to the Sea Box Facility.

Approximately 1,500,000 square feet of proposed warehouse which is 6 facilities or facilities in one or more buildings on Block 610, Lot 3.01. Maintaining the Hoegnaes Research and Development Facility on Block 610, Lot 3.02 and approximately 250,000 square feet of the proposed POD Manufacturing and Storage Facility on block 610, Lot 3.03

The final square footages are not exactly known at this point. This is what is anticipated.

The Planning Board is charged with is determining as to whether or not this Redevelopment Plan is consistent with the Master Plan. The last Master Plan Re-examination was approved by the Planning Board on December 10, 2019 and the Resolution was memorialized on January 14, 2020. That Master Plan indicates that the Township has taken a lot of positive steps to encourage redevelopment of vacant and underutilized industrial sites.

The Master Plan Reexamination recognizes the Sea Box/Hoegnaes site was subject to an Investigation of an Area in Need of Redevelopment and Rehabilitation.

Hoeganaes site currently being remediated.

MS. FEGLEY: She spoke about the Permitted Uses. One that may be somewhat new to a lot of Municipalities is Medical Marijuana Cultivation Manufacturing and Distribution. This would only be permitted on Block 610, Lot 3.01

Ms. Fegley continued to read her Report.

Block 610, Lot 2.02 – Expansion will likely be First Phase

Item #F - There are sidewalks along one side of Taylors Lane so we felt there would be no requirement for additional sidewalk.

Signs – can be directional signs within the facility.

There can be two lighted signs for each facility.

She spoke about the Rain Tex.

No relocation and no property to be acquired

Burlington County doesn't have a Master Plan.

There are 10 parts of MLUL. Affordable Housing Obligation as required by applicable law.

Long Term financial agreements are permitted and Township should try to provide them. All property is in the Industrial Zone. She referred to the various Resolutions.

MS. O'MALLEY: The Redevelopment Plan is supposed to be our recommendation as the Planning Board to the Township Committee of these as being the proposed zoning regulations for this particular area. Is that correct?

MS. FEGLEY: It is whether or not the Redevelopment Plan is consistent with the Master Plan.

MR. HEINOLD: He Referred to the Redevelopment Law.

MS. O'MALLEY: How were these standards developed?

MS. FEGLEY: There is the Master Plan and the Zoning Ordinance. The Zoning Ordinance is a lot older.

MS. O'MALLEY: Are these standards that are being proposed consistent with other Towns?

MS. FEGLEY: She referred to some other Towns and Professionals who are familiar with the standards.

MR. HEINOLD: We don't have bulk standards in our Master Plan.

MS. O'MALLEY: She expressed concern about the 95 percent impervious surface.

MR. HEINOLD: He swears in Mr. Stout.

MR. STOUT: 95 percent impervious they vary. They are required to reduce the amount of runoff. At this point, we have not done a site plan.

The Board reviewed the Report page by page.

Page #1 of Report

MR. MARSHALL: Page #1 last sentence it was Hoegnaes site not Seabox site that received approvals. to store vehicles on the site.

MS. O'MALLEY: She referred to representation that stated that the Board gave Sea Box permission to stack units as high as the building. She doesn't believe this was the approval that we gave. I believe the approval was for 3 high and some specific color restrictions. That was when Sea Box came before us for their original approval. We had originally approved no higher than three boxes.

MS. FEGLEY: It is in the proposed.

MR. MARSHALL: We may have said four boxes high internally on the site and and three boxes on exterior by railroad tracks visible to River Road.

MS. O'MALLEY: She found the rest of the history to be basically accurate.

Page #4 – Contents of Redevelopment Plan

MRS. RUCCI: She displayed the Redevelopment Plan so the Board could refer to it.

Page #5 – No comment

Page #6

MR. MARSHALL: He referred to B1 – Shipping Containers - Can they be stacked this high?

MS. O'MALLEY: She asked about the wind level.

MR. BEGLEY: He is an employee of Sea Box.

MR. HEINOLD: He swears in Mr. Bill Begley.

MR. BEGLEY: Stacking boxes can go 9 to 11 boxes high. The box is 9.6 high. 9 is what they stack if loaded and if they are empty they can go higher because of the weight transfer.

MS. O'MALLEY: Are they safe in the wind?

MR. BEGLEY: When you stack them that high typically you put some sort (inaudible) only on the outer shell because they stack them and they create a larger lock so the winds don't move them like that. If they were going up a straight column of one that high, you would have to put a twist lock. He described how the boxes are held together.

MS. O'MALLEY: She referred to the Medical Marijuana.

MR. HEINOLD: It would be a permitted use.

MS. FEGLEY: My knowledge is that Township Committee was comfortable with the Medical Marijuana cultivation, manufacturing and distribution only for Block 610, Lot 3.01.

MR. SEGREST: Member of the Township Committee. The Township Committee was never against Medical Marijuana. We never wanted retail Marijuana for sale for recreational use. We would have to get approved by the State. We didn't vote on anything at the Committee level. He stated that it would not be in a retail setting and it would only be for medical reasons.

The Board spoke about Medical Marijuana.

MR. GILLESPIE: Our discussions were medical. The only way Sea Box views this application is for medical. If your permitted uses don't include recreational, then we need a use variance or we can't do it. Unless the State preempts it. Your Ordinance will still limit us to medical.

MR. MARSHALL: Will there be any retail component within this facility, for the sale of marijuana? Is there retail here or does distribution mean to send it out to other approved retail places?

MR. GILLESPIE: That is what distribution would mean. The idea would be you could have a very small area allocated for people who came in with the appropriate authorization to buy it on site, but you would have to have all the necessary components of what the State requires. It is limited solely to that one block and lot.

MR. HEINOLD: He suggested that we suggest back to the governing body for clarification if retail was intended to be included we need to know.

MR. BEDNAREK: He referred to the roof mounted solar panels. Do our Fire Marshals have issues?

MR. MARSHALL: There are rather stringent requirements for roof top solar. There are regulations.

MS. O'MALLEY: She referred to the Roof Mounted Solar Panels.

MR. BEGLEY: The solar power that is generated by the solar panels. We have 8,000 solar panels. We run completely on solar.

MS. O'MALLEY: Can we state that it is for solar energy and not for something that we haven't approved? I think we should clarify that it is for solar.

MR. HEINOLD: He noted all of the Board comments and he will include the Board's comments with the Resolution.

MS. O'MALLEY: She asked about the outside storage.

MR. MARSHALL: Maybe there should be some clarification stating with proper screening per Planning Board review.

MS. O'MALLEY: She asked about the 500 square foot sign.

MR. MARSHALL: The size of the sign needs to be clarified.

MR. HEINOLD: He recommended adding the word exceeding cumulative 500 square feet and individual signs of blank square feet.

MR. MARSHALL: The norm is 32 square feet.

The Board discussed the sign size.

MR. GILLESPIE: I don't think we were thinking about it as one sign. We should go back and do some scaling. I think we should revisit in terms of the scope of the site.

MS. O'MALLEY: She referred to the height of the shipping containers. I would defer to Township Committee to make that decision. The gentleman indicated that it was safe. She suggested Fire Marshal to weigh in his opinion too.

Page #8 Page 9

MS. O'MALLEY: She expressed concern to the height of a 75 foot, tall building.

The Board and the applicant's representatives discussed the heights of buildings in the surrounding Townships.

MS. O'MALLEY: Are all the buildings in red going to be 75 feet?

MR. STOUT: The Sea Box expansion is just above 50 feet. The PODS Building will be under 50 feet. He referred to the roof pitch. Even though 75 feet may be your height for your total, it won't be the height at the edge of the building, it will be the height at the center.

MR. MARSHALL: He asked about the 10 foot rear yard setback?

MR. STOUT: He referred to the POD Building.

MS. O'MALLEY: She asked about the impervious surface. She has maximum building coverage 60, accessory buildings 10. Is the difference the parking lots?

MR. STOUT: Correct.

MS. O'MALLEY: She asked about the 1,000 square foot office space and one employee parking spot per 1,000 square feet.

MR. STOUT: He referred to Ms. Fegley's comment stating that any developer that is building something is going to build to suffice their needs. Most of these uses would not be a high office intensity use.

MR. MARSHALL: He suggested maybe one every 500 or 600 square feet. (Inaudible) 2 or 3 employees minimum 1,000 square feet and one parking space allocated for that. He suggested Township Committee making a no parking zone along Taylors Lane.

MR. BEDNAREK: He referred to no loading docks. How is that going to work? He referred to the tractor trailers.

MR. STOUT: You do have three access points. He identified on the plan the entrance, exits, parking and the queuing area. We will Put together as part of the Site Plan Application.

MR. MARSHALL: He referred to the parking spaces that Mr. Stout point out. Are they all tractor trailers spaces?

MR. STOUT: That is correct. He advised that they will fit the whole rig.

The Board and Mr. Stout spoke about the tractor trailers parking spaces, queuing, and traffic

MR. MARSHALL: We talked about the ten foot setback. He asked about the zero foot setback with building height of 75 feet.

MR. STOUT: They are trying to make this work as a combined center. Mr. Stout referred to the plan. Hoegnaes will be back in with a site plan as part of all this set up as well, but that is all conditioned (inaudible).

MR. BEDNAREK: All of these standards are solely for this site we are discussing tonight. These standards can't be carried over to any other site in Cinnaminson.

MR. GILLESPIE: Correct.

MS. FEGLEY: This red plan is just for the block and lots shown on the rendering plan.

The Board discussed the rendering and spoke about the tractor trailers.

Page 10

MR. BEDNAREK: He asked what vehicle is 9 feet wide.

MR. MARSHALL: That is for a parking space.

MR. BEDNAREK: He expressed concern about every spot being 9' x 18'.

MS. O'MALLEY: She expressed concern about tractor trailers backing into a 9 by 40, the size of the rigs and size of the space for the rigs.

MR. STOUT: The trailer spaces are 11' x 60.

MR. BEDNAREK: He asked about the tractor trailer spaces and the size of the spaces.

The Board and Mr. Stout spoke about the parking spots for trucks.

MR. BEDNAREK: They will be manufacturing their POD on site.

MR. STOUT: Yes.

MR. MARSHALL: Is it your intent to have set backs of parking lots, right of ways and property lines zero foot setback?

MR. STOUT: On this rendering, we don't show that.

MS. FEGLEY: She was wondering if the interior lot setback, there were some zeros.

MR. MARHALL: Something needs to be looked at.

MR. JONES: He asked if there would be a fence along Taylors Lane.

MR. STOUT: He wasn't sure.

MR. HEINOLD: He will draft language regarding the concern over street frontages.

MR. MARSHALL: Item D - They spoke about outside storage. Should they add with proper screening and Planning Board approval?

MR. BEDNAREK: Item E - What is permitted latitude?

MR. GILLESPIE: I believe it was intended to reflect that it could be tenant determinative.

MS. O'MALLEY: She wanted to make sure we don't end up with an eyesore.

MR. MARSHALL: The Township Committee will have jurisdiction

Page #11

MR. MARSHALL: Page #11 - He referred to the street scape. I am pleased to see it was added in there.

MS. O'MALLEY: She asked about access from the train to this site. Is there walkability? She asked if there was sidewalk.

MR. MARSHALL: He suggested a walkway from the Transit Village into this complex and through the complex.

MR. BEDNAREK: Is there sidewalk from River Road up Taylors Lane into the Hoegnaes Site currently?

MR. MARSHALL: No.

Page #13

MR. MARSHALL - Page # 13 - Monument Signs are a foot in from the right of way. He asked about the ingress and egress.

MS. O'MALLEY: She asked about the size of the wall signs. Page #14 c (1)

MR. STOUT: It has to be at 1,500.

MR. MARSHALL: It should be whatever is less not whatever is greater. Page #14 c (1)

MS. FEGLEY: They will look at that again.

The Board and the Professionals discussed the façade signs. It was discussed that each tenant would have their own sign.

Signage - The Board wanted to send it back to Township Committee for their review.

MR. MARSHALL: The plan we are looking at doesn't show the existing conditions. We are concerned about providing adequate light air and open space – Page #16 – 4 c.

MR. MARSHALL: Page 17 - We have asked the DOT to reconsider doing something at Taylors Lane and Route 130. Green arrows turn arrows to eliminate some of the backup of tractor trailers that exists there now. There will be more trucks at the Route 130 intersection. A lot more trucks on Union Landing Road. He suggested to encourage Township Committee to try and pursue something at Route 130 and Taylors Lane to eliminate the congestion and backup that we will have with the tractor trailers that will come in the site. He expressed concern to pursue DOT to do something with that light. We should start pursuing something sooner.

MR. BEDNAREK: He opened the public portion of the meeting.

MR. GOINS: He spoke about Taylors Lane and no sidewalk.

MR. YOUNG: He worked on this project for a long time. He was pleased with what they are trying to do. He spoke about the building having a roadway. He spoke about traffic, the sidewalk, fencing medical marijuana, parking, Rain Tax and storm water runoff. He wanted to confirm that the COAH Fee would apply to this. He referred to the PILOT – He suggested that Any Pilot should be given to address the Fire Company Department’s needs. He spoke about the traffic situation on Route 130.

MR. MINTON: He serves as the Cinnaminson Township Economic Development Director. He appreciated the Planning Board’s time. This is a beginning of a process. He thanked the Planning Board for their efforts and was anxious to have the Planning Board’s thoughts.

MR. BEDNAREK: He closed the public portion for the meeting.

MR. HEINOLD: He would gather the Board’s comments and circulate them.

MS. O’MALLEY: She spoke about the 95 percent impervious coverage.

MR. MARSHALL: In his opinion, it is consistent with the Master Plan.

A MOTION IS MADE BY MR. MCGILL seconded by Ms. O’Malley to adopt the Resolution of the Planning Board of the Township of Cinnaminson recommending the adoption of the Industrial Zone Redevelopment Plan (Box Park, A Gated Industrial Park – Phase I) Pursuant to the local Redevelopment and Housing Law, N.J.S. A. 240A-1. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Ms. O’Malley, Mr. Rau, Mr. Segrest and Chairman Bednarek, no opposed, motion passes.

MR. HEINOLD: Will prepare the listing of the Board’s comments regarding the note on the inconsistency with the Master Plan relative to the impervious coverage and some of the frontage concerns and the list of comments incorporated in the Planning Board Consistency Review and Comment.

A MOTION IS MADE BY Ms. Lamon, seconded by Mr. Jones to approve the Resolution Granting Extension of Minor Subdivision Approval to Fieldstone Partners, LLC, 1203 Garfield Avenue, Block 1608, Lot 4.01, 4.02 and 4.03. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Ms. O’Malley, Mr. Rau, Mr. Segrest and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to approve the Regular Meeting Minutes from February 25, 2020. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Mr. Rau and Mr. Segrest, Abstain Ms. O’Malley and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to approve the Regular Meeting Minutes from March 10, 2020. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau and Mr. Segrest, Abstain Ms. O'Malley, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. Marshall, seconded by Ms. Lamon to adjourn the meeting.
VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci