

**DELRAN TOWNSHIP
PLANNING BOARD
MUNICIPAL BUILDING
REGULAR MEETING MINUTES
DECEMBER 3, 2020 – 7:00 PM**

OPEN PUBLIC MEETINGS ACT

Delran Township Planning Board regular meeting of Thursday, December 3, 2020 was called to order by Mr. Chinnici at 7 pm in the Township Municipal Building.

The Open Public Meetings Act announcement was read by Mr. Chinnici and the Pledge of Allegiance was performed.

ROLL CALL

Present: Mr. Chinnici, Mr. Macey, Mr. Hermansky, Mr. Parento & Greg Boehmke

Absent: Mrs. Pomeranz, Mr. Catrambone, Mr. Mullen, Mr. Paris, Mrs. Procida & Mr. Khinkis

Professionals: Mr. Gleaner, Board Attorney, Mr. Raday, Engineer & Mr. Luste, Planner

APPLICATION

**Judith Gangemi
359 Creek Road
Block 119, Lot 2.01
PN 2020-03
Minor Subdivision**

Mr. Gangemi was sworn in by Mr. Gleaner and is the husband of Mrs. Gangemi and is representing her in the application.

Mr. Gangemi gave a brief overview of the application. He is proposing to subdivide lot 2.01, block 119 into 2 lots (proposed lots 2.01, 2 acres and 2.02, 4 acres). The portion to be subdivided includes an existing 1 story/singe family dwelling, wooden deck, gravel driveway, and shed. Proposed lot 2.01 will be approximately 87,122 square feet and will retain the existing single-family home. Proposed lot 2.02 will be approximately 174,212 square feet.

Mr. Raday reviewed his letter dated October 28, 2020. Here are the items needed.

Item #1 - He stated that he needs to have the signature block for Municipal Engineer changed to say Planning Board Engineer.

Item #2 – Needs application from the Burlington County Planning Board since it is on a County road. The letter needs to be forwarded to Mr. Raday.

Item # 3 – Written verification from the Tax Assessor stating the information on the 2 lots.

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Item #4 – Mr. Raday stated that Mr. Gangemi needs to clarify if the Minor Subdivision is to be filed with the County’s Clerk office by plat or deed.

For the utilities, checklist item #34 - the plan does not show any existing or proposed utilities for the existing lot 2.01 or proposed lot 2.02. Existing and proposed utilities (sanitary sewer, water, stormwater, cable, electric) must be denoted on the plan. The applicant’s engineer must clarify if the lots will have public or private sewer and water.

For the environmental, checklist item #31 can be waived since he is not building on that second lot.

A storage shed is located in the yard of lot 2.01. Mr. Raday asked what the contents were in the shed. Mr. Gangemi stated lawn equipment and some holiday decorations.

Lead paint & Asbestos testing are not required as previously stated in his letter. Mr. Raday wasn’t aware that the house is remaining. Mr. Raday stated there was nothing further for his letter.

Mr. Luste asked the Applicant If he had any plans on putting anything on the 2nd parcel that he had split. Mr. Gangemi stated no. Some day he hopes that it sells in the future.

Mr. Hermansky asked the professionals about flag lots. He was concerned because of the size. He meets all the setbacks for the divided property to someday sell & as long as it has the required frontage & depth in the A-1 zone, there will be no flag lot for a house to be build.

OPEN TO THE PUBLIC

There were no public comments at this time.

CLOSE TO THE PUBLIC

Mr. Hermansky made a motion to approve the Minor Subdivision subject to the comments in the Engineer’s letter for the requirements and that the Applicant complies with the stipulation that nothing is going to change on the premises as per the testimony of the Mr. Gangemi. Mr. Parento second the motion. The results are as follows:

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AYE: Mr. Chinnici, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. Boehmke

Absent: Mrs. Pomeranz, Mr. Catrambone, Mr. Mullen, Mr. Paris, Mrs. Procida & Mr. Khinkis

APPLICATION

**LBA RVI Company XXVI, LLC
400 Delran Parkway
Block 9, Lot 47.06
PP 2020-01
Preliminary & Final Major Site Plan with Variances**

Mr. Paul Schultz, Attorney from Leonard, Sciolla, Leonard & Tinari, LLP representing the Applicant LBA RVI-Company XXVO, LLC. Gave a brief overview of what the Applicant is proposing at the site along with all the Applicants Professionals providing testimony.

The existing property is approximately 700,930 SF/16.09 acres and consists of an existing warehouse structure and parking facilities. The property is in the General Industrial & Commercial Zone (M-2). While it is currently vacant, the property was most recently utilized as a warehouse with office space. The applicant proposes to redevelop the site into an E-commerce last mile delivery station consisting of 30 van loading spaces, 30 van queuing spaces, 147 car space parking lot, 308 delivery van parking space lot, a 30' sound is proposed to buffer sound generated from the loading dock area. The 147-car space parking lot consists of employee parking, 4 visitor parking spaces, 4 associate of the month parking spaces and 4 customer parking spaces. The Applicant is proposing to modify the previously existing 177,053 SF building to accommodate the Company's operations. The building will consist of 14,760 SF office space and 162,293 SF warehouse space. The building footprint will remain the same but interior and exterior improvements are proposed.

List of exhibits discussed throughout the testimony.

- A-1: Application filed on October 6, 2020
- A-2: Preliminary & Final Site Plan prepared by Bohler Engineering; LLC dated October 1, 2020 and revised November 18, 2020
- A-3: Traffic Impact Study prepared by John R. Wichner, PE, PTOR of McMahan Associates, Inc.
- A-4: ALTA-NSPS Land Title Survey dated May 21, 2020, Prepared by Donald P. Sweeney, PLS of Control Point Associates, Inc.

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- A-5: Architectural Plans (Floor Plans and Elevations) dated September 24, 2020 prepared by Architect Mark Dorman of Stantec Architecture, Inc.
- A-6: Environmental Impact Statement, September 2020, Prepared by Michelle Measday, PWS, CFM, Senior Environmental Specialist at Bohler Engineer NJ, LLC
- A-7: Evaluation of Site Sound Emissions, dated September 21, 2020, prepared by Benjamin C. Mueller, PE, Ostergaard Acoustical Associates.
- A-8: Report of Geotechnical Investigation dated July 28, 2020 prepared by Mudar Khantamr, PE of Whitestone Associates, Inc.
- A-9: Stormwater Management Report dated September 2020, prepared by Brad A. Bohler, PE of Bohler Engineering NJ, LLC

Ms. Samantha Mazo, the Mid-Atlantic Entitlements Manager of Amazon appeared thru Zoom and was sworn in by Mr. Gleaner. She gave a brief overview on how this operation for Amazon will work on a daily basis. This warehouse in Delran along with many others throughout the country will serve as a distribution center. The trucks will make deliveries from the fulfillment centers to the warehouse overnight where that will be unloaded & packages will be sorted into the baker's rack to allow for easy loading into the vans. The vans will then be loaded and be waiting for the driver which usually will arrive around 9am. Between 10am and noon, the delivery vans will be departing the facility, that way they are not leaving during peak morning hours. There are other drivers that use their own vehicles for packages that might have missed being on the vans or if a special package has to be delivered. When they leave with those packages, they go home after they are done delivering what they were supposed to. Then the whole process starts over after that.

Mr. Dave Poquette, Vice President, Industrial Development for LBA Logistics was sworn in by Mr. Gleaner. Mr. Poquette stated that they acquired the building at the end of 2018 and brought it up to market. Low and behold Amazon decided to partner with them and take the building for there use for a warehouse distribution site.

Mr. Bryan Ehnes, PE for Bohler Engineering, LLC who appeared by zoom stated that he has a Master Degree in Civil Engineering from NJIT in 2010. He has been with Bohler for approximately 10 years and practiced in NJ for the last 5 years. Mr. Gleaner accepted his credentials and swore him in.

Mr. Ehnes described the existing site which has over 177,000 SF with 9 loading docks, 7 internal loading docks, currently with one ingress & one egress on Carriage lane which are currently gated. There is one full movement from Delran Parkway for trucks and access into the loading area.

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There is an existing basin on the north side of the property within an existing drainage easement.

Testimony was given concerning the proposed site improvements and changes including details concerning the parking areas, traffic flow and installation of a sound wall to limit noise emanating from the warehouse, consistent with the submitted plans.

A description of the delivery and pick up plan was given including the fact that there will be approximately 12 overnight deliveries and therefore, the manner in which pickups would be accomplished in the morning when drivers come to the property to receive and load the packages.

They are proposing 2 free standing signs and 39 directional and informational signs with locations, purpose and descriptions identified.

A description was provided for proposed landscaping buffers and types of trees with locations of existing vegetation and proposed installation of new landscaping.

A description was provided for the lighting on the property; the height and foot candle reduce potential spillage onto adjacent properties.

A description was provided for trash and recycling disposal. It will be picked up 4 times a week.

Mr. Ehnes specifically reviewed and discussed each and every variance being requested by the Applicant in his testimony. Below is a list of all the Variances.

1. For impervious coverage of 69.1%, where maximum impervious coverage of 60% is permitted.
2. For a 25' landscaping buffer where 50' landscaping buffer is required.
3. To allow a minimum entrance drive length of 23.8', where a minimum of 60' is required.
4. To allow a right-of-way setback of 23.1', where a minimum of 30' is required.
5. To allow a 43.6' residential parking setback, where a 50' minimum residential parking setback is required.
6. For minimum landscaping within the parking area to permit 2.1% landscaped area and 0% landscaping in the van area, where a minimum of 5% of interior parking area is required, allowing for 25 trees where 31 are required.
7. For average horizontal illumination level of lighting within a parking lot/loading area to be 2.42-foot candle, where an average of between 0.5- and 2.0-foot candle is required.

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8. To allow 2 freestanding signs along Carriage Lane, where a maximum of 1 free standing sign is permitted along each public street frontage.
9. To allow 2 wall signs, where a maximum of 1 wall sign is permitted for each facade along a public street frontage.
10. For total area of wall signs, where Applicant seeks relief to allow 2 wall signs, one at 187 SF and one at 39 SF, where the code permits wall signs to be 15% of building facade up to a maximum of 50 SF.
11. For maximum area of directional signs to allow for 2 directional signs at 6 SF each, and 3 directional signs at 20 SF each, where a maximum of 3 SF is permitted per directional sign.
12. To permit logos on directional signage for the Company, where the code states the directional signage is not permitted to contain company, brand or other logos.
13. To permit the installation of a 30' sound wall/barrier, where the Code permits non-residential fencing at a maximum of 6'.
14. To allow landscaping around and within the car parking lot which is part of the 5%, where 980 SF is required in the car parking area and no landscaping within the proposed van parking lot where 2,054 SF is required.
15. For traffic island width and landscaping for parking area with more than 250 spaces, to permit traffic island of 4 ½ feet, where 6 feet is required, and without landscaping, where landscaping is required.

Mr. John Wichner, PE, PTOE for McMahon Transportation Engineers & Planners. He has a Bachelor of Science Degree in Civil Engineering from Penn State. He has a Master's of Science Degree in Transportation Engineering from Villanova. Registered engineer in NJ since 2005. He has been in the industry for over 25 years. He has testified before other Boards for Traffic Engineering. Mr. Gleaner accepted his credentials & swore him in.

Mr. Wichner stated how they went about doing their traffic study which is in their report which is exhibit A-3. At the request of the Board Professionals, he and his office looked at the off-site intersections north and south of the property on Burlington Pike (Rt. 130) as well as Carriage Lane, Surrey Lane & Delran Parkway. He looked at driving patterns based on appropriate models with necessary adjustments for existing driving patterns to 2020 from 2019. He stated that this project has unique traffic patterns in that the vehicles coming in and out of the site are not occurring at the typical rush hours. They used the typical peak hours for this proposed facility which are 10am – 11am and 8pm -9pm and added it onto the typical rush hours for Route 130 which tends to exacerbate the volume of traffic.

Mr. Schultz asked Mr. Wichner if he has worked on any other delivery sites for Amazon on other projects.

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Mr. Wichner stated yes, that it really is an emerging land use and this is one of the 3 that they worked on in the last 6 months. The other 2 were in Pennsylvania for delivery sites for Amazon.

Mr. Raday asked Mr. Wichner if the trucks can make the required turns to access the site at the intersection of Taylors Lane and Surrey Lane. Mr. Wichner has determined that the trucks have no problem making the turn.

Mr. Raday asked about the proposed trips and how they were generated by the tenant. Mr. Wichner stated that they use the standard ITE and do a break down over a 24-hour period. They take everything into account, the number of employees, the van, the trucks when they are coming and going to the site.

Mr. Parento asked if the study was completed after the Wawa was opened. Yes, they did their study in 2020 and Wawa has been there about 2 years.

Mr. Brian Seidel, PP from John McDonough Associates. He has a Bachelor of Science Degree in Landscape Architecture from Temple. He has been working in the field of Land Use Planning and Land Use Consulting since 1997. He is licensed in NJ. Mr. Gleaner accepted his credentials and swore him in.

Mr. Seidel had reiterated what the previous Professional's that testify stated. He said that the lot itself is 16 tons larger than what is required and 5 times wider. It is a permitted use. They are looking for primarily bulk variances, "C" variances in nature and believes they can be granted under the flexibility balancing test in that the benefits substantially outweigh any detriments.

Regarding the benefits, this facility is going to be used as the last link in a distribution chain which is the distribution to local businesses and residence in the area. E-commerce has become essential and critical for delivery in the last year with the pandemic.

This unused property will again become a productive use thereby providing a positive benefit that promotes the Master Plan goals for economic development and an increased tax base. It will accommodate the parking. The parking will be in the rear of the building, generally screened from the other properties and the road ways of the area.

There are no significant negative detriments that have been identified that haven't been mitigated or addressed. The property has plenty of buffering with the landscaping package, the sound wall, etc.

Mr. Luste stated that they will be testing the color of the sound wall that will be facing the residential apartments. It is suggested that it is to blend in with the vegetation and will be coordinated with the Board's Professionals.

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Mr. Bauer, Delran Fire Official was sworn in by Mr. Gleaner. He requested that a fire hydrant be put in the corner of the lot, in the area of the ramps for the delivery vans to enter the building, on the 12" main going to Hunters Glen which should be consistent with the drawing.

He also asked that numbering be placed on the doors and windows of the buildings consistent with the requests of the Police Department.

Mr. Raday asked if there was going to be any mechanical equipment on site or is it proposed on top of building. Yes, there is some existing on site. The Southeast portion of the property. Mr. Raday stated that they will need to work the planner if any additional screening will need to be done.

The Applicant shall comply with all commitments made by its own Professionals at the time of the hearing.

Mr. Raday stated that the Applicant will comply with all other requirements and recommendations of the review of both the Planner & Engineer from their review letters dated November 25, 2020.

Where not already approved, the Applicant's plans shall be subject to any further required approval by the following outside agencies.

New Jersey American Water Company
Burlington County Soil Conservation District
Delran Township Sewer Department
Any and all agencies having jurisdiction over this application

A question was asked about how many employees would be in the building at the peak time. There are 149 employee parking spaces and wanted to know if that is enough. It was stated that there could be approximately 70 in the warehouse. That should be an sufficient amount.

OPEN TO THE PUBLIC

There was no public response.

CLOSED TO THE PUBLIC

Mr. Macey made a motion to grant all the variances as indicated in the Planner & Engineers letters dated November 25, 2020 including adding a fire hydrant per Mr. Bauer, Fire Official's letter dated October 13, 2020. Mr. Parento second the motion. The results are as follows:

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AYE: Mr. Chinnici, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. Boehmke

Absent: Mrs. Pomeranz, Mr. Catrambone, Mr. Mullen, Mr. Paris, Mrs. Procida & Mr. Khinkis

Mr. Macey made a motion to grant Preliminary and Final Site Plan approval. Mr. Boehmke second the motion. The results are as follows:

AYE: Mr. Chinnici, Mr. Macey, Mr. Hermansky, Mr. Parento & Mr. Boehmke

Absent: Mrs. Pomeranz, Mr. Catrambone, Mr. Mullen, Mr. Paris, Mrs. Procida & Mr. Khinkis

MINUTES

Regular meeting minutes from October 1, 2020

Mr. Hermansky made the motion to approve the minutes as written from October 1, 2020. Mr. Macey second the motion. The results are as follows:

AYE: Mr. Chinnici, Mr. Macey, Mr. Hermansky & Mr. Boehmke

RESOLUTIONS

Resolution #PP2020-06

Interpretation of Requirement of Amended Site Plan Application for Installation of HVAC & Rooftop Solar Units

Mr. Hermansky made a motion to adopt Resolution #PP2020-06. Mr. Parento second the motion. The results are as follows:

AYE: Mr. Chinnici, Mr. Parento, Mr. Hermansky & Mr. Boehmke

Resolution #PP2020-07

Master Plan Reexamination 2020 Report

Mr. Parento made a motion to adopt Resolution #PP2020-07. Mr. Hermansky second the motion. The results are as follows:

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AYE: Mr. Chinnici, Mr. Parento, Mr. Hermansky & Mr. Boehmke

OPEN TO THE PUBLIC/CLOSE TO THE PUBLIC

No public present.

ADJOURNMENT

Mr. Hermansky made a motion to adjourn the meeting at 10pm. Mr. Parento second the motion. The results are as follows.

Motion passed with a unanimous voice vote.

Respectfully submitted,

Kathy Phillips, Secretary
Planning & Zoning Board