

Township of Hillsborough – PLANNING BOARD

Public Meeting Minutes

September 7, 2023

Chairman Carl Suraci called the Planning Board Regular Public Meeting of September 7, 2023, to order at approximately 7:06 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Chairman Suraci announced the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”). Notice of the 2023 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the Township’s website and available at the Hillsborough Township Municipal Complex.

Application documents have been made available on the Township’s web site <https://hillsboroughnj.civicclerk.com/>. Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Present - Robert Wagner, Jr

Present - **Robert Peason, Secretary**

Absent - Frank DelCore

Absent - Ron Skobo

*Present - Bruce Radowitz (Alt #1)

Present - Patricia Smith

Present - Committeeman John Ciccarelli

Absent - Mayor Shawn Lipani

Present - **Neil Julian, Vice Chairman**

Present - **Carl Suraci, Chairman**

Vacant (Alt #2)

*Recused at 8:50 PM

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Eric Bernstein, Esq., *Board Attorney (Eric M. Bernstein & Associates)*; Mark Mayhew, PE, CME, *Board Engineer (Pennoni Associates)*; Michael Lombardozzi, CSR, CCR, *Board Court Reporter.*; Dylan Tollefson, *Township Videographer (Fuerza Strategy Group)*

CONSIDERATION OF MEETING MINUTES

- None

CONSIDERATION OF RESOLUTIONS

- None

PLANNING BOARD BUSINESS

- None

CONSIDERATION OF ORDINANCES

- None

BUSINESS FROM THE FLOOR (public comment for matters not on the agenda)

Chairman Suraci opens comments from the public. He requests no comments pertaining to warehouses directly or indirectly, asks the public to state their name and address and reminds them there is a five-minute limit per person.

None

APPLICATIONS – PUBLIC HEARING

- Homestead Road, LLC – File 21-PB-25-MS/MSP(V) – (TOD: 09-30-23 w/Ext.) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined a minor subdivision); preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to consolidate the two lots and then subdivide into two reconfigured lots; and demolish all existing structures to construct two warehouse/office buildings, with associated stormwater, parking, and site improvements, on Property in the TECD, Transitional Economic Development District. (EC Review: 03-28-22) *Revised plans/report submitted 04-21-22 and 04-28-22/ Additional plans/exhibits/documents submitted 06-24-22 / Additional submission 11-28-22. **Applicant, no longer seeking ‘c’ bulk variances per revised plans/reports/documents submitted 02-17-23.** Copy of NJDEP application received 03-31-23. (PB agendas: 05-12-22; 07-07-22; 10-06-22 adjourned; 12-08-22; 01-12-23 – no testimony – for scheduling only; 03-02-23; 04-06-23 – canceled, rescheduled to 04-13-23; 04-13-23; 05-25-23; 06-22-23). **Application continued from June 22, 2023 without further notice.***

1. The hearing began at 7:08 PM. Chairman Suraci states new testimony will not be permitted after 9:30 pm and the meeting will end at 10:00 pm and he suggests there be a discussion regarding TOD prior to the end of the meeting.
2. Craig Gianetti introduces himself, summarizes the application and states their witnesses.
3. Mr. Bernstein requests the objectors state their name for record of their presence.
4. Brain Tarantino, representative of SWAT, introduces himself.
5. John Lanahan introduces himself.
6. Scott Gross introduces himself.
7. Mike Pisauo of The Watershed Institute introduces himself.
8. Mr. Bernstein states he has a Certification by Absent Board Member Examination of Record Eligibility to Vote for Vice Chairman Julian for the May 25 and June 22, 2023, meetings therefore he is eligible to vote this evening.
9. Mr. Gianetti calls his first witness.
10. Larry Valenza is sworn in and states his education and professional background and licenses in the area of architecture.
11. Mr. Valenza presents Exhibit A-4, elevations of building 1, stating he is the author of the document dated February 14, 2023. He is focusing on this building as it has more design features and is located closer to the road. This building is located on lot 33. He describes the buildings.
12. Mr. Valenza presents Exhibit A-5, rendering of the office corner of the building. He describes the building.
13. Mr. Gianetti asks if there is any area dedicated to maintenance or servicing of trucks and/or comfort facilities for drivers to sleep/stay over in the facility.
14. Mr. Valenza states maintenance is not done on these sites and drivers will not be able to sleep/stay overnight at the facility. He states there will be a shipping office which will have a trucker’s lounge with vending machines and a restaurant to allow the trucker’s an area to relax and wait inside while their truck is unloaded/loaded.
15. Mr. Gianetti presents Exhibit A-6 Proposed Operations Description and asks Mr. Valenza to discuss.
16. Mr. Valenza explains various details included but not limited to the definition of storage hazard classifications; the operations shifts which they would like approval for three shifts of 24/7 operation to keep the maximum number of tenants in play; maximum occupant load; proposed loading bays; type of warehouse and trailer parking.

17. Mr. Gianetti presents Exhibit A-3 and asks how they decided on the size of the buildings and to discuss the prohibited uses.
18. Mr. Valenza states it is driven by the site constraints with the civil engineer and architect working together closely. He explains it is general warehousing, not a fulfillment center and not a last-mile facility, with no outside storage.
19. Mr. Gianetti ask if he has worked on or designed truck terminals, if he would describe these buildings as such and if not what are the differences.
20. Mr. Valenza states he has designed truck terminals and would not describe these as truck terminals. He states a truck terminal is usually a very narrow building with cross-docking and this is not what these buildings are.
21. Mr. Mayhew asks how tall the roof-top units will be and how tall the parapet wall will be.
22. Mr. Valenza states it varies by manufacturer but typically approximately five feet tall plus they sit on a one-foot curb and the parapet wall will be roughly one foot though it will vary due to the sloping roof.
23. Mr. Mayhew asks how far the roof-top units will be set back from the building edge.
24. Mr. Valenza states it will be about 54 feet from the end of the building and 50 from the front.
25. Mr. Mayhew asks what separates this warehouse from an architectural standpoint from those are fulfillment centers and last-mile facilities.
26. Mr. Valenza states last-mile facilities have huge parking lots, outdoor loading and a canopy or ability to pull into the building. This building does not have any of those features.
27. Mr. Mayhew asks what would prevent the site from being turned into a last mile facility in the future.
28. Mr. Valenza states all the paving would need to be redone and expanded. He states he is not sure there is enough room on the site for this sort of expansion.
29. Mr. Mayhew asks if trucks will be park-loaded.
30. Mr. Valenza states potentially, yes.
31. Mr. Kois asks Mr. Valenza to address their disagreement regarding how to calculate the building height and explain why he believes it should be measured from the center of the road.
32. Mr. Valenza reads from the Township Code, "when a building faces on more than one street the height shall be measured from the average of the grades at the center of each street front." He states, building has two faces that can be seen from the street and is an exact condition of what is written in the ordinance. He states on building one only one side faces the road but does not know why this ordinance would not also apply to it.
33. Mr. Kois asks the difference between a general warehouse and a distribution center and if he considers the use of a distribution center.
34. Mr. Valenza states he is unsure how to define a distribution center, but they do call it a distribution building. He believes there is confusion with what they refer to as a fulfillment center and this is not large enough to be a fulfillment center.
35. Mr. Kois asks how long goods will be stored.
36. Mr. Valenza states most operators want to move inventory quickly, but it will vary between operators. He assumes the product is stored short-term, nothing beyond six months.
37. Mr. Kois agrees there is confusion regarding terms being used to describe warehouses. He asks if some in his profession would say the difference between a general warehouse and a distribution center is how long the product stays within the warehouse; through-put i.e. a distribution center would have a higher through-put than a general warehouse.

38. Mr. Valenza states he has not heard that distinction.
39. Mr. Kois asks how he would distinguish between a distribution center and a general warehouse.
40. Mr. Valenza states they are the same, just different terminology.
41. Committeeman Ciccarelli expresses concern with the one-foot roof parapet and asks if it meets OSHA standards and if there will be a railing on top of it.
42. Mr. Valenza states a railing would only be required if the roof access hatch is within 10-feet of the parapet wall. He states people are only ever on the roof for repairs or maintenance on rooftop units which they do not place near the edges. He also states they are trying to reduce cost and an extra foot around the buildings is of considerable cost.
43. Committeeman Ciccarelli asks how many pre-cast or tilt-up panels will be used in the construction of the building.
44. Mr. Valenza states he does not know the totals. He gives specifics of panel sizes.
45. Committeeman Ciccarelli asks for clarification of the number of employees and asks what the operations in the parking area will look like.
46. Mr. Valenza explains how trailers will rotate through loading and unloading.
47. Mr. Mayhew asks what the height would be of the photovoltaic panels.
48. Mr. Valenza explains they are angled and estimates them to be at 20-something-degree angle and a foot-and-a-half off the roof at their highest point. He states they would keep them away from the edge of the roof and they must be a certain distance away from the roof-top units.
49. Secretary Peason asks how much noise the rooftop HVAC will emit and asks if there are any efforts being made to position them in a way to aim noise away from areas of concern.
50. Mr. Valenza states they typically are not heard from the ground, he explains why the sound does not carry down to the ground and states in his experience when standing next to them they are not very loud.
51. Chairman Suraci asks him to explain his use of the term 'consumer orders' in his Proposed Operations memo.
52. Mr. Valenza states sometimes they do direct to consumer orders.
53. Chairman Suraci asks if it can be a fulfillment center then.
54. Mr. Valenza states they may do that but if they do it is usually in combination with bulk distribution as well.
55. There are no further questions from the Board. Chairman Suraci turns it over the Objectors.
56. Brian Tarantino, Objector #3 representative of SWAT, introduces himself.
57. Mr. Tarantino reads TECD-F-5D requirement into the record and asks how they will meet the requirement.
58. Mr. Valenza states the building walls do have a change in texture and color, the landscaping was covered by the civil engineer, there is little change in height and the office does have some projections at the doorways and canopies.
59. Mr. Tarantino asks what the lengths are of the sections and explains why he believes the drawing does not meet the TECD-F-5D requirement.
60. Mr. Gianetti points out Ordinance section 188-107.2 title is Decorative Walls and Fences and Screen Design.
61. Mr. Valenza states he believes the requirements Mr. Tarantino is referring to is for decorative walls.
62. Mr. Tarantino reads a section of the requirements.

63. Mr. Gianetti objects to the characterization.
64. Mr. Tarantino reads into the record TECD requirement F-4E and asks who they will be meeting this requirement.
65. Mr. Gianetti objects, as Mr. Valenza's testimony was to the building and building design, not as to pedestrian circulation which was addressed by the civil engineer.
66. Mr. Bernstein instructs Mr. Valenza to answer the question.
67. Mr. Valenza states he did not design the site so he cannot answer the question.
68. Mr. Tarantino states when he asked this question of the civil engineer he deferred to the architect.
69. Chairman Suraci tells Mr. Gianetti, their planner will answer this question.
70. Mr. Tarantino asks for the exact number of employees expected to be employed at the site.
71. Mr. Valenza states without a tenant, he cannot give an exact number so they work in "rules of thumb". They are based on the number of parking spaces.
72. Mr. Tarantino asks if the calculation of one person per 2,500 sq.ft. is per shift or for three shifts.
73. Mr. Valenza states that is the number of people in the building at any time.
74. Mr. Tarantino reviews Mr. Valenza's numbers. He asks which number the traffic engineer, who is due as a witness, should use.
75. Mr. Valenza states he will have to ask the traffic engineer what number he uses in his calculations.
76. Mr. Tarantino states the traffic engineer's report says they will base their number based on operations, so he is looking for Mr. Valenza to set a number.
77. Mr. Gianetti states the traffic engineer is testifying next and can answer the question.
78. Chairman Suraci tells him Mr. Valenza needs to answer the question as the traffic engineer will be basing his information off what operations says and Mr. Gianetti presented this witness as an operations expert.
79. Mr. Valenza states there is a certain number of parking places and that is the number of people the site will support at any one time. That is the best he can do right now.
80. Chairman Suraci asks for the number.
81. Mr. Valenza states it is 185 at building one and 96 at building two and those numbers will be lower if it is a multiple-shift operation as there will need to be extra parking for shift changes. He explains he designs for occupant load which is the number of people in a building at a time, not in a day.
82. Mr. Tarantino asks what the time is it takes to unload and load a truck.
83. Mr. Valenza states it can vary and explains how a truck could be unloaded and loaded, stating I could take about an hour for unloading and another hour for loading.
84. Mr. Tarantino asks if it is possible for a truck to pull up, unload, reload and then pull away in two hours.
85. Mr. Valenza states it is possible.
86. Mr. Tarantino asks if in an 8-hour shift one truck dock could have four trucks.
87. Mr. Valenza agrees.
88. Mr. Tarantino reviews the math of how many trucks this would be in a day for all the docks.
89. Mr. Valenza states in reality there will not be the full amount of trucks in a day due to the fact the docks are not in continuous use; all docks are not being staged, load & unloaded simultaneously.
90. Mr. Tarantino asks if it is possible to reach that total number.

91. Mr. Valenza states the math may work but the practicality does not work. He cannot express what is practical.
92. Mr. Tarantino asks if he knows the cost to outfit a truck dock.
93. Mr. Valenza does not know as there are a lot of variables and does not have the information available.
94. Mr. Tarantino asks, given the substantial investment the owner would be making in the truck docks, does he expect the docks will have low or full utilization.
95. Mr. Valenza states every owner approaches how they handle the docks differently, some require the tenant to handle the cost of the docks.
96. Mr. Tarantino asks if it would be possible to use this facility as a cross-dock facility and/or transshipment.
97. Mr. Valenza states cross-dock means there are dock doors on both sides of the building which this building does not have. He does not believe anyone would lease this building for transshipment as using only the speed-bay and not all the storage seems impractical.
98. Mr. Tarantino asks about emergency plans for the facility including if they expect local fire departments and rescue squads to handle fires and emergencies inside the building.
99. Mr. Valenza says emergency and safety plans are tenant driven. They design the buildings to be code compliant.
100. Mr. Tarantino asks what security measures are planned for the building, i.e. a security fence and access control.
101. Mr. Valenza states they are not showing a security fence, if a tenant wants one, they will have to appear before the Planning Board asking for it to be added; there will be no access control.
102. Mr. Tarantino asks if there will be guards.
103. Mr. Valenza states potentially, it depends on the user; sometimes have guard houses with varying features to control truck traffic in and out of the facility, others do not.
104. Mr. Tarantino asks how the truck traffic going in/out of and within the facility will be managed and if trucks will be parked on the street waiting to enter.
105. Mr. Valenza states he has seen a facility where trucks are parked outside the facility. He states this usually happens when there is not enough staging area, off street stocking area, or short driveway.
106. Mr. Bernstein asks Mr. Valenza to show where on Exhibit A-4 the staging area is located and how long and wide it is.
107. Mr. Valenza points out the driveway areas and states they are wide enough for two trucks to pass each other and he does not know the length off-hand.
108. Mr. Bernstein asks where the truck stacking would occur in relation to employee parking.
109. Mr. Valenza explains how truck stacking functions.
110. Chairman Suraci asks if there are designated fire lanes on both sides of these buildings.
111. Mr. Valenza states yes.
112. Chairman Suraci asks Mr. Mayhew to look into if it is allowable by fire code to have stacking of trucks in the designated fire lanes.
113. Mr. Gianetti reiterates stacking trucks, getting in to queues will only happen in certain instances and is not part of the daily operation.
114. Chairman Suraci calls for a 10-minute recess.
115. At approximately 8:50 pm Chairman Suraci calls the meeting back into session.
116. Mr. Bernstein states for the record that Mr. Radowitz left the meeting for the evening.
117. Mr. Tarantino thanks Mr. Valenza for his patience and answers.
118. Mr. Tarantino asks if it is possible that a future tenant could use the truck parking spaces as a place to dispatch trucks to other off-site locations.

119. Mr. Valenza states that is not what those spots are used for in these types of facilities but supposes anything could be possible.
120. There is a discussion about the use of a mule truck; how they work, how the are refueled, if they are street legal etc.
121. Mr. Gianetti objects to any further questions pertaining to a mule truck. The questions were asked and answered.
122. Mr. Tarantino asks if there will be a cafeteria.
123. Mr. Valenza states currently there is no fit-out for a cafeteria, but it will depend on what a tenant needs.
124. Mr. Tarantino asks if the presence of a cafeteria will impact the number of car trips in a given shift, i.e. employees leaving on their lunch break if there was no cafeteria.
125. Mr. Valenza states he does not think so, in his experience employees do not go off-site during lunch break, they utilize the break room with vending machines, refrigerators and microwaves. Breaks do not tend to be a full hour; they typically do not come and go during a shift.
126. Mr. Tarantino asks about possible materials that may be stored at the site; is waste storage prohibited; will compressed gasses and/or aerosols be stored.
127. Mr. Valenza states he does not think anyone would use these facilities to store waste, but waste is permitted as long as it is not hazardous. He states most compressed and/or flammable gasses are an H-Use group which this facility is not designed for; there are NJ building code specifications for storing aerosols.
128. Mr. Tarantino asks if it is possible the building will store plastic pellets.
129. Mr. Valenza states he has not seen plastic pellets stored in these types of buildings and would have to view the MSDS sheet on the material to better understand if it was allowable or not.
130. Mr. Tarantino asks if the facility will manage shock sensitive materials or lithium batteries.
131. Mr. Valenza states he does not know.
132. Mr. Gianetti objects stating the storage items are governed by the building code.
133. Mr. Tarantino asks if it is possible there will be any type of product assembly in the building and/or cleaning, disinfecting, sterilization, degreasing, acid washing etc.
134. Mr. Valenza states product assembly is possible.
135. Mr. Tarantino asks if it is possible there will be any type of cleaning, disinfecting, sterilization, degreasing, acid washing processes in the building.
136. Mr. Valenza states he does not design those types of facilities.
137. Mr. Gianetti objects to Mr. Tarantino continued questions of what could be stored or take place in the facility, he reminds it is a permitted use.
138. Mr. Tarantino asks if it is possible there will be shipping containers from overseas and if so are they typically inspected by government agencies prior to them being opened at the facility.
139. Mr. Valenza states yes it is possible and he believes they are inspected but he does not know for sure.
140. Mr. Tarantino asks if he would characterize the break room facilities as comfort facilities.
141. Mr. Valenza states no, it is a place to sit while your truck is being unloaded.
142. Mr. Tarantino asks for clarification on what constitutes a comfort facility.
143. Mr. Valenza states he does not know because he has not heard the terminology before this Ordinance.
144. Mr. Tarantino has no further questions.
145. **John Lanahan**, Objector #5 and resident of 43 Winding Way, introduces himself.

146. Mr. Lanahan asks if the units on the roof are HVAC and if there are any other kinds of units on the roof.
147. Mr. Valenza states yes, they are HVACC and sometimes there are exhaust. He explains that sometimes exhaust is built into the heat units and other times it is a separate unit.
148. Mr. Lanahan asks how many units will go on the roof of each building.
149. Mr. Valenza estimates six on building one and four on building two.
150. Mr. Lanahan asks if he knows the decibel level for each unit.
151. Mr. Valenza states he does not.
152. Mr. Lanahan asks for his estimate of how long the average truck will be idling in the facility and about how many trucks will be idling at a time.
153. Mr. Valenza states he will defer the estimate of the number of trucks to the traffic engineer. He explains there are areas of the facility that do not allow idling trucks and there are areas that do and often in these areas they are permitted to idle for the duration of the visit if it is cold out.
154. Mr. Lanahan asks if he knows the decibel levels of trucks, mule trucks and if there will be backup sirens on the trucks.
155. Mr. Valenza states he does not know decibel levels and he believes many trucks have the backup sirens and that they are able to turn them off so that is something the tenant can post.
156. Mr. Lanahan has no further questions.
157. Chairman Suraci asks if there were designs for on-site emergency generators.
158. Mr. Valenza states no but it is something a tenant can request and would have to come back before the Board for approval.
159. Scott Gross, Objecter #2, introduces himself.
160. Mr. Gross asks if it is proposed that the entire warehouse will be air conditioned and if not, how will they keep it cool in the summer.
161. Mr. Valenza states no, it will be heated and ventilated. He explains how air will be pulled in during the evening and "locked it down" during the day which is done operationally by not leaving dock doors open. He states it is not like an office, it will get warm inside but it is a standard of the industry to be heated and ventilated only. He states
162. Mr. Gross asks how it will be heated.
163. Mr. Valenza states usually gas is the source and explains it is considered a semi-heated building; typical design parameters are 55 degrees inside when its zero degrees outside. He states the gas would most likely be run on the rooftop outside the building envelope.
164. Mr. Gross asks if any sound attenuation panels or devices anticipated around the rooftop units.
165. Mr. Valenza states no.
166. Mr. Gross asks with regard to solar panels, if a ballasted system or a mechanical system will be utilized to prevent wind uplift.
167. Mr. Valenza states it will either be mechanically fastened or fully adhered but there will be no ballast on the roof.
168. Mr. Gianetti objects by stating there has been no testimony that solar is being proposed, and clarifies the roof is designed to accommodate solar. He acknowledges that if someone wanted to utilize solar, they would have to come back before the Board.
169. Mr. Gross asks how many more parking spaces could be accommodated without going past impervious coverage requirements.
170. Mr. Valenza states he believes there would not be many other spaces available due to easements, slopes, and stormwater detention requirements using up the usable areas.
171. Mr. Gross has no further questions.

172. There are no further questions from Objectors.
173. Ms. Smith states in regard to the earlier questions about truck idling, it is her understanding there is NJ EPA legislation restricting truck idling to three minutes unless it is below 15 degrees or refrigeration is required.
174. Mr. Gianetti states this is correct.
175. There is a motion, with second, to open to public question; all were in favor, none opposed. Motion carries.
176. Chairman Suraci opens public questions.
177. Nancy Mattei - 6 Cornell Trail, asks if there is one large egress area.
178. Mr. Valenza states there are four driveways off of Homestead Road into the site.
179. Ms. Mattei asks if any one of these driveways is larger in size and if not has safety been addressed for when there is increased traffic during a shift change.
180. Mr. Valenza states the site driveways are designed by the civil engineer and he is unable to answer the question.
181. Ms. Mattei asks the size and location of the lounge.
182. Mr. Valenza states he does not know as it depends on what a tenant's needs are. The trucker's lounge is not part of the shell building but will be part of the tenant improvement package.
183. Ms. Mattei asks the maximum number of tenants that could be accommodated at the larger site.
184. Mr. Valenza states he estimates the max for the larger building to be four.
185. Ms. Mattei asks if there are any minimum subdivision areas built into the building.
186. Mr. Valenza states no, it is flexible.
187. Ms. Mattei commends the chosen fire suppression system. She asks if it is an all-water-based system and if so what is the source of the water.
188. Mr. Valenza states yes; the water source has not been fully determined yet as the plan is for city-water but depending on available volume and pressure an interior pump will be added if needed.
189. Ms. Mattei asks if research has been done to confirm there is enough water capacity for a facility of this size.
190. Mr. Valenza was not personally involved but believes flow tests have been done.
191. Ms. Mattei asks if there is any portion of the building that has been designated for battery charging stations.
192. Mr. Valenza states not yet, it is tenant dependent.
193. Ms. Mattei asks whose responsibility it is to supply appropriate suppressant for potential lithium-battery-related fires.
194. Mr. Valenza states any areas that require something different than the water suppression system will be addressed as part of the tenant's needs.
195. Ms. Mattei asks in his experience how often he has seen facilities functioning at near 100% capacity.
196. Mr. Valenza states never.
197. Ms. Mattei asks if it would be possible for the facility to continually run at a near full capacity.
198. Mr. Valenza states he doesn't believe so; capacity will be limited to the workforce inside the facility.
199. Ms. Mattei asks how heavily columned the building is.
200. Mr. Valenza states the column grid is roughly 50 x 54.
201. Ms. Mattei asks if every dock has an overflow or short-term stacking area.
202. Mr. Valenza explains where the staging-bays, or speed-bays, are located.

203. Ms. Mattei asks if all docks are equipped with load levelers and unloading doors that will only go up-and-down when a truck is coming in/going out.
204. Mr. Valenza states not necessarily but it is an option.
205. Ms. Mattei asks if the mule is driven by a person or electronically operated from a central location or programmed.
206. Mr. Valenza states he believes it is driven by a person.
207. Ms. Mattei has no further questions.
208. Keith Sherman – 16 Walnut Grove Rd, asks if the widening of Homestead Road at the entrance ways will be addressed as part of the development or is it the responsibility of the municipality.
209. Mr. Valenza states that is a question for the civil engineer.
210. Mr. Sherman asks if there is space for a truck turnaround.
211. Mr. Valenza states the trucks will traverse the property as a means to turn around. He states there is a turnaround area for the smaller building.
212. Mr. Sherman asks if truck drivers would be allowed to overnight in their rigs.
213. Mr. Valenza states he does not think so especially if there is no idling.
214. Mr. Sherman asks where the propane storage is located.
215. Mr. Valenza states there are exempt small amounts within the building. He states there are storage requirements.
216. Mr. Sherman asks the estimate of how long construction would take upon approval, barring any unusual circumstances.
217. Mr. Valenza states he would estimate at least a year.
218. Jo O'Connell - 20 White Meadow Road, asks things like stacking will take place on the taller side of the building located away from Homestead Rd but closer to the residents.
219. Mr. Valenza states it would be on the backside of the building so as not to be visible from the road. He states the civil engineer previously testified to the amount of vegetation and distance between the back of the facility and residents.
220. Ms. O'Connell asks if there is no tenant yet, is there still potential for 24/7/365 operation.
221. Mr. Valenza states, yes.
222. Ms. O'Connell asks for confirmation that they would be using city water, not well.
223. Mr. Valenza states yes and explains it is not using water all the time, only in the event of an emergency and explains how it works to extinguish in only the necessary area.
224. Ms. O'Connell has no further questions.
225. Craig Berlin – 1 Allshouse St, asks why the decision was made to put the loading docks on the northern side which faces the residential homes.
226. Mr. Valenza explains there are a couple of reasons which included but are not limited to how the short sides of the buildings were not an option; a dock wall determined by the slope of the property.
227. Mr. Berlin asks if, in Mr. Valenza's opinion, the amount of sound the nearby residents are exposed to makes a difference.
228. Mr. Valenza states no, he doesn't believe so.
229. Mr. Gianetti objects to further questions about noise as Mr. Valenza is not a noise expert.
230. Mr. Bernstein asks if there are procedures and conditions that this Board could place depending on the application regarding the establishment of noise levels prior to and after construction.
231. Mr. Gianetti states yes if there is a foundational basis to mitigate noise.
232. Mr. Berlin asks what accommodations were made to this project to make it more acceptable to a residential area as opposed to off a highway where most warehouses are found.

233. Mr. Gianetti objects stating the question is more appropriate for their Planner.
234. Chairman Suraci asks who chose the orientation of the buildings on the lot.
235. Mr. Valenza states the Civil Engineer makes the first estimate then they work together on it.
236. Chairman Suraci asks to the best of his recollection after having consulted with the civil engineer, what did he state were the accommodations he was providing knowing the facility would be alongside a residential neighborhood.
237. Mr. Valenza states it was mostly the grading and landscaping to shield the building and the site.
238. Chairman Suraci asks if it was ever a discussion to have the bays facing Homestead Road.
239. Mr. Valenza states, no.
240. Mr. Berlin asks the legal/fire limit operationally for these buildings for how many people can be in the building at once and does it accommodate the fact people would be working overtime.
241. Mr. Valenza states the building code has a stipulation for occupant load calculation but does not have anything to do with the hours a person works; it's based on egress. He does not know the number off the top of his head.
242. Mr. Berlin asks if they know how many people they can fit into the building at one time for safety reasons.
243. Mr. Valenza states no.
244. Mr. Berlin asks if OSHA permits turning off the back-up noise on trucks like he suggested earlier.
245. Mr. Valenza states he does not know the OSHA rules but has seen it done before.
246. Chairman Suraci states they are approaching 10:00 pm and surveys the public to see how many would still like to ask questions. As a result, he states they will have to continue questioning at the next meeting.
247. Mr. Mayhew asks could the building be turned 90 degrees, perpendicular to Homestead Road thus shifting the direction the loading docks face.
248. Mr. Valenza states potentially but does know without doing some calculations or if the building would even fit. He states he is not sure if you could get the slop of the road down to the docks in that short of a distance.
249. There is a discussion between Mr. Kois, the Board, Mr. Bernstein, Mr. Gianetti and Objectors about scheduling, extension of Time of Decision and Objector witnesses.
250. Secretary Peason motions to continue this hearing to Thursday, September 14, 2023, without notice, seconded by Mr. Wagner.

Roll Call:

Yes - Mr. Wagner

Yes - Mr. Peason

Yes - Ms. Smith (*Alt #2*)

Yes - Committeeman Ciccarelli

Yes - Vice Chairman Julian

Yes - Chairman Suraci

Motion carries

Mr. Bernstein states he has a procedural issue he needs to bring up, a letter from Mr. Gianetti dated yesterday relative to DEP related matters and a letter from council for the watershed institute which was received today. He explains how he has to determine which letter applies and the Board's options. He states these letters will be posted to Civic Clerk.

Mr. Gianetti agrees to provide information to Mr. Bernstein by next Thursday.

The hearing concluded at 10:15 PM.

ADJOURNMENT

A motion to adjourn was made by Mr. Wagner, was seconded by Secretary Peason. Motion carries unanimously.

Approximately 10:16 PM meeting is adjourned.

*Submitted by Robyn Bittle-Abramo
Recording Secretary*