

MINUTES

7:30 PM

PRESENT: R. Dodds
C. Ely
D. Haywood
J. Mathieu (7:38 PM)
S. McNicol
L. Riggio
M. Syrnick
L. Voronin
S. Harris, Alt #1
K. Kocsis, Alt #2
W. Ingram, Engineer
D. Pierce, Attorney

ABSENT: L. Frank

CALL TO ORDER

The meeting was called by L. Riggio at 7:30 PM.

NOTIFICATION

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk. Your cooperation is appreciated. Due to continuing COVID19 precautions, the Planning Board meeting is a virtual meetings held online. The meeting is hosted on Zoom at the following URL address:
<https://zoom.us/j/96081450117?pwd=aDlVaEE0TE5YQVFsZUx5SjVwNW00Zz09>.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News on January 21, 2021, and has been posted in the Kingwood Township Municipal Building on January 21, 2021 and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

K. Kocsis recused herself from her position on the Board for the following matter.

Workman Associates – Block 6, Lot 20 – 1131 State Highway 12 – Preliminary and Final Site Plan – Public Hearing

A. Koester, attorney, A. Hajjar, engineer and J. Archipoli, managing member of Workman Associates were present for the matter this evening.

D. Pierce noted the Proof of Publication and Proof of Service satisfy the notice requirements and the Board may exercise jurisdiction and open the public hearing.

It was moved by R. Dodds, seconded by S. McNicol and carried to open the public hearing on Workman Associates – Block 6, Lot 20 – 1131 State Highway 12 – Preliminary and Final Site Plan. All members present voted **AYE**.

A. Koester stated the subject property is Block 6, Lot 20 which is located on Route 12 in Kingwood and contains 5.31 acres. The site has an existing 2 story frame building. The application is for the construction of a 7,200 sq ft warehouse of which 5880 sq ft would be warehouse space and 1320 sq ft would be an office. They will be removing the two sealand trailers. They propose a trash receptacle and a new septic.

D. Pierce swore in A. Hajjar and J. Archipoli.

A. Hajjar reviewed his professional credentials. A. Koester requested the Board consider him an expert witness.

J. Mathieu joined the meeting at 7:38 PM.

A. Koester stated the existing house will serve as an office and the garage behind the house will remain. The ingress and egress to the property will remain as it is configured now. The proposed warehouse will be built in the area toward the back of the site. The warehouse that is being proposed is 7,200 sq ft with the warehouse being 5880 sq ft and the office building 1320 sq ft. The applicant is not seeking any variance relief. This is a very straightforward preliminary and final site plan application.

A. Hajjar requested Rendering #1 be brought up on the screen.

In response to questions from A. Koester, J. Archipoli testified:

The purpose of the application is to relocate to Kingwood. The company sells and distributes PPE. It is not a retail store and not open to the public. There will be four office employees and one warehouse employee. The hours of operation would be 8-5 Monday through Friday. The business traffic consists of his employees entering and existing the property, a scheduled UPS delivery every morning and a scheduled pickup in the late afternoon. There are two to three weekly deliveries using WB50 size tractor trailer. His company does not store hazardous items. It is a family business and has been in business for forty years. It is located currently in Flemington. The attractiveness of this property is that it is closer to his home in Upper Black Eddy. It is a great piece and location. The activities of the business are simple distribution. They ship a lot of small packages. They package customer's orders Monday through Friday. They are shipped out through UPS. Approximately 40-50 packages are shipped daily. They are not open to the public nor a retail operation. There will be 3 loading bay areas for the truck to back up to or to take the product for delivery. No one will drop of tractor trailers that will remain for days. The garage will be used for storage of maintenance equipment to maintain the building and property. The house will be used for administrative purposes. There will be five vehicles parked daily on the property. The existing sign will be set back a little further which will remove it from the line of sight when entering and existing the property. They will use the existing façade of the sign.

L. Riggio asked for questions from the Board members. There were no questions from the Board members.

W. Ingram had a couple of questions. J. Archipoli testified that they would use the garage for storage. The plan indicates a single parking spot in the building. Will the applicant keep the one parking spot in the garage? J. Archipoli testified they intend to leave the one spot in the garage. W. Ingram wanted confirmation that the

application will be compliant to the Township's parking requirements. J. Archipoli testified yes the application would be compliant.

L. Riggio requested any questions from the Board members or public.

R. Dodds stated the Board received the following comments and questions from the Fire Department. A. Koester responds to the comments or questions is italicized.

1. Sheet 3 indicates a 60'X 120' warehouse to be built with office space occupying the first 22x60 space when looking at the building from Route 12. The eastern side represents a 120' long building with 53' of distance between the property line and the building itself. There is no fire suppression access to the proposed building from the eastern and northern sides of the building. This will present fire suppression challenges.

A. Koester stated there is no ordinance requirement for fire suppression access.

2. Sheet 4 indicates a pond on the adjoining property to the west will be used for fire suppression purposes. There's no equipment located at that site, no agreement with the property owner to use the pond for a water source other than to fight fires on their own property and there's been no testing/drill for fire suppression activities to the knowledge of the past 3 chiefs. A survey of the pond should be performed to determine the estimated gallons of water that could be extracted from the pond at one time.

A. Koester stated there is a notation on page 4 of the plan that refers to an verbal agreement that if water is needed it can be used from the pond located on the adjacent property.

3. We'd strongly recommend a sprinkler in the building with either a dry pipe system that can be charged upon our arrival or ideally a wet system that is piped and tied into the pond in the adjoining property.

A. Koester stated he was not aware of a requirement for a sprinkler. It is not being proposed.

4. A knox box should be placed at the front of the building for fire department access.

A. Koester stated it will be provided.

5. A fire alarm system detailed plan shall be provided to indicate the location of every detector and how it's coded on the alarm panel. All detectors should be clearly labeled to match the alarm panel designation.

A. Koester stated J. Archipoli will meet with the Fire Chief.

6. All loading dock safety measures must be documented and shared with us.

A. Koester stated there are no loading docks proposed.

7. Any solar panels that are installed on the roof shall follow existing ordinances providing the necessary access to be able to ventilate should a fire occur.

A. Koester stated there are no solar panels proposed.

8. Detailed layout of the interior of the structure should be provided.

A. Koester stated a detailed layout of the structure will be provided prior to any permit application.

9. If shelving is being installed, how is it being anchored, how tall, tipping hazards, weight that each rack may hold, how close to the ceiling, etc.

A. Koester stated details will be provided and J. Archipoli will meet with the Fire Chief.

10. What type of products will be stored in the warehouse? This impacts fire protection measures and fire load. It would be good to hear at least a general overview of what will be stored here. If there are hazardous liquids being stored, are there retention areas to contain the hazard or will it run out the warehouse, down the driveway and eventually in the streams and the Delaware?

J. Archipoli reviewed what was being stored in the warehouse. He testified they sell protective equipment, head to toe, steel toed boots to helmets. They sell anything that has to do with worker's safety. There are no hazardous substances only dry goods.

11. I thought there was a requirement for storage tank to be onsite for fire suppression use. I couldn't locate it in the code. Galleria recently approached us about one off of Hampton Road. I'm not sure what triggers this requirement.

A. Koester responded they were not aware of any performance or design standard that requires a tank. Access to a pond is a water source.

12. I presume there will be sufficient emergency lighting throughout the building.

A. Koester stated emergency lighting will be provided as part of the construction permitting.

13. Owner should work to build a pre plan fire response in conjunction with us and the NJ State Division of Fire Safety or Raritan Township Fire Marshal's office, whoever is in charge at that point.

A. Koester stated that they will comply and J. Archipoli will meet with the Fire Marshall or Fire Department for a pre-planned fire response.

F. Floyd, Chief Kingwood Fire Department, stated he will defer to W. Ingram to what is required inside a structure for fire protection. He stated since the building is larger than 5,000 sq ft it should be sprinkled. His concern is safety. There are no hydrants in the area and no water source. They either have to bring the water with them or steal from the neighbors, the Department of Public Works, the River or Raritan Township. There is limited capability of water in the Township. If they have a sprinkler hooked up to a feed it is a lot easier to take care of any issue within the warehouse. He stated due to the length of the building, the fire department would not be able to operate on the north and east side of the building. It is a bit of a concern as for most of their larger buildings they have access to three different sides. He inquired if it is was possible to add a fire access road on the north side of the building.

A. Hajjar testified that the Fire Department would probably use the driveway or access easement to access the warehouse. There is a driveway right next to the property that goes to the back of the property. The Fire Department has their driveway to use for access.

F. Floyd responded there is a 60' different between the driveway and building.

W. Ingram suggested that the applicant could create a grass paved system on the north side of the building.

F. Floyd stated if the Fire Department could get to the north side of the building, it would allow him to extend 60-70 feet to the middle of the building and from the front he should be able to get to the other side. He doesn't know what kind of exits there are on that side of the building.

W. Ingram responded, in regard to fire sprinklers, the applicant would have to comply with the building code requirements that govern those.

A. Koester stated that the applicant will comply with the building code requirements. He doesn't believe that it is a requirement in the ordinances.

D. Pierce stated any approval this evening would be conditioned on the applicant being in compliance with the Fire and Construction Code.

S. McNicol stated she is representing the Environmental Commission. The Environmental Commission reviewed the application. They think the applicant has done a very good job. She stated the Environmental Commission made suggestions on the type of plantings the applicant should use for the project. The Environmental Commission suggested Inkberry Holly, American Holly and Viburnum Blackhaw as a replacement to the Viburnum and Hemlock. She inquired if the detention basin would be incorporating green infrastructure.

A. Hajjar testified it is an extended detention basin and the applicant will comply with the NJDEP requirements.

S. McNicol inquired if it will be vegetated. A. Hajjar testified that the applicant is letting the loading area sheet flow to the grass area and then get into the basin. The manufactured treatment device has been approved by the DEP. S. McNicol inquired how many acres will be left after the development has been completed. A. Hajjar testified about three acres.

K. Kocsis, speaking as a member of the public, stated she had spoken with J. Archipoli about the use of the pond. She has verbally permitted the Fire Company to use it. She stated she farms the field and will continue to farm the field after the construction of the warehouse. She stated there is sufficient room to access to field after construction.

F. Floyd asked if the Fire Department could have a written agreement to use the pond. K. Kocsis responded she would have no opposition looking at one.

A. Koester stated the next witness is A. Hajjar. He stated Rendering dated April 4, 2021 is marked as Exhibit 1. It is a colorized rendering of the preliminary and final site plan dated January 15, 2021.

A. Hajjar testified that the Rendering is the same as what is shown on Sheet 3 or 9 of the plat submission with additional landscaping shown on it.

A. Hajjar testified the property consists of a 2 story frame 1590 sq ft office building. To the northeast the property has an existing garage, which is also 2 stories. The first floor of the garage will contain one parking stall and landscaping equipment. The second floor of the garage will be used for storage. On the easterly side of the property, there is a 1 story metal building and two sealand container trailers. He testified that the two sealand containers have been relocated behind the garage and out of site. The back of the property is being cultivated currently. He testified that the proposed conditions are to construct a 7,200 sq ft warehouse which will contain 1,320 of office space and 5,880 of warehouse space. The applicant is proposing three loading spaces and some employee/visitor parking. The applicant is also proposing a generator on the easterly side of the building and some curbing. He testified ingress and egress will continue as it currently exists. The property will be entered from the easterly portion of the property. Employees will enter to the parking area for small vehicles. Trucks or deliveries will go along the driveway on the westerly side and to the back of the warehouse. The drainage will be handled through the storm sewer and collect the water off the roof and parking lot. It will go to the extended detention basin by way of a bypass swale. Any run off from the field will bypass through the easterly side through the swale. Anything from the field will be using the same drainage pattern. He testified that the existing well seems to be working properly. They have designed a new septic, which has received Hunterdon County Health Department approval. W. Ingram had requested the applicant shift the trash enclosure to the westerly side. The applicant is in agreement. The trash truck will come in from the easterly side of Route 12, using the truck driveway to the back of the property. The trash truck will pick up the trash and turn around and exit on the westerly side of the driveway. He testified that he had missed four of the evergreen trees on the westerly side of the basin on the property line. There will be twenty one as a buffer north of the building and on the easterly side, between the driveway and the building. He testified that the trees will be moved a little bit northerly to provide for access for the fire truck on the northern end of the building. He testified that the applicant will make the substitutions suggested by the Environmental Commission.

A. Koester stated the A. Hajjar will provide testimony in response to W. Ingram's review. A. Hajjar's response is in italicized text.

Preliminary & Final Site Plan

Cover Sheet, Page 1 of 9

1. Applicant shall list all outside agencies and seeking approvals. *Applicant will provide.*
2. Applicant shall revise the sheet index as the Landscaping and Lighting plans are out of order. *Applicant will provide.*

Existing Conditions & Demolition Plan, Page 2 of 9

3. Applicant shall indicate the trees to remain and designate them with tree protection fencing. *Applicant will provide.*

Site Plan, Page 3 of 9

4. Applicant shall verify all tie-in areas of the proposed asphalt by adding the callout, "Meet at existing pavement" at both the entrance and the exit. *Applicant will provide.*

5. Applicant shall provide clarification for any proposed freestanding signs or building mounted signs other than the existing free-standing sign to be refaced. *Applicant will be shifting the sign 15' to the north to stay out of the ROW.*
6. Applicant shall provide clarification on proposed locations of standard and heavy-duty pavement. *Applicant will provide.*
7. Applicant should consider stop bar and stop sign for the proposed passenger car parking lot at the intersection with the main access driveway. *Applicant will provide.*
8. Applicant shall provide clarification for pedestrian movements and travel paths for the 2-story frame office building from the 5 proposed parking stalls just west of this building. *A. Hajjar testified that the door is actually on the pavement. There will not be a lot of vehicles entering or existing the site. It will be safe for the pedestrian to walk from the 2 story building to the parking spaces. No sidewalk is being proposed. It is a small area and only for employees.*
9. Applicant shall add dimensions to the aforementioned parking stalls to ensure the proper angled dimensions. *Applicant will comply.*
10. Applicant shall add concrete wheel stops or some sort of barrier at all parking stalls adjacent to landscaped areas with no curbing. *Applicant will comply.*
11. Applicant shall consider some sort of barrier or other rectifying method for the parking spaces adjacent to the building to protect from the proposed overhang columns. The applicant could add concrete wheel stops, use 20-ft long parking stalls and extending the parking lot or add bollards before columns. *Applicant will comply.*
12. Applicant shall add a stop bar and stop sign at the exit driveway of the facility at the intersection with Route 12. *Applicant will comply.*
13. Applicant shall add a "Do Not Enter" sign facing Route 12 at the exit of the facility. *Applicant will comply.*
14. The water treatment device has the wrong callout. Please revise. *Applicant will comply.*
15. Call out the flush curb at the handicap ramp. *Applicant will comply.*
16. Provide a minimum 12' wide access path to the basin for maintenance requirements. *Applicant will comply.*
17. The basin should be shown to be entirely fenced in. *Applicant will comply.*
18. Applicant shall add cross hatch to all areas that are not a loading entrance on the west side of the proposed warehouse. *Applicant will comply.*
19. The trash enclosure gate should be depicted on the plan. *Applicant will comply.*
20. Applicant shall specify the distance of the proposed generator and propane tank, concrete pads are from the proposed warehouse and to the property line. *Applicant will comply.*
21. Applicant shall provide information on the noise generated from the proposed generator and any noise control measures that will be used on-site. *The applicant is proposing a 20-24 kw generator, similar to a home generator and will comply with the NJDEP noise regulations. Noise should not be a problem.*
22. Applicant should consider adding curb along the driveway leading to the western side of the proposed warehouse building to limit damage during winter months to landscaped areas. *The applicant has designed the lot so it drains from the spaces to the grass area to the basin. The applicant would like to keep it green with less piping and allow for sheet flow.*
23. Applicant shall provide guiderail or similar protection between curb line and the proposed stormwater management basin to add additional safety provision for the trucks. *Applicant will comply.*

24. Applicant shall show the dimension from the edge of the 60-ft long stall to the curb face on the western side of the road. *Applicant will comply.*
25. Applicant should consider possible relocation of the trash enclosure and proposed dumpster location. This location may be in conflict with a WB-50 vehicle in the stall closest to the trash enclosure. *The applicant will shift it about 20' to the west to allow for proper loading space.*
26. Applicant should consider modifying the proposed layout to obtain more pervious areas. The following areas should be considered:
 - a. Adding a radius in the northwestern corner of the proposed passenger car parking lot;
 - b. Around 'B' Inlet #4 and the crosshatch area surrounding it; and*The applicant would prefer to not realign the curbing or island for snow removal purposes. It is 300 sq. ft of impervious coverage if it remains as planned.*
27. Applicant shall add the building height requirement to zoning data based on Township of Kingwood's ordinance Section 132-34(E). *Applicant will comply.*

Grading, Drainage & Utility Plan, Page 4 of 9

28. Applicant shall clarify discrepancies between top of the grate on the outlet control structure detail and the plan callouts. *Applicant will comply.*
29. Applicant shall show the connection for the proposed gas line to existing gas line. The applicant should provide clarification for if the gas line is within the highway and need New Jersey Department of Transportation or any road opening permits. *The applicant is planning to connect to the natural gas line if possible. If not, the applicant will utilize propane.*
30. Applicant shall revise the proposed 417 contour to tie in with the existing 417 contour near the existing well on site. *Applicant will comply.*
31. Applicant shall add more detail to the proposed septic tank system (rims, volumes, inverts, bottom of tanks, size of fields etc.) or add a note to refer to septic plans for more septic information. *Applicant will comply.*
32. Applicant shall clarify the spot shot north of 'B' Inlet #4 along the striped area has a BC and TC call out but there is no curb. *Applicant will comply.*
33. Applicant shall clarify discrepancies between the elevation in the emergency spillway with grass cover detail and the plan. *Applicant will comply.*
34. Applicant shall provide clarification on the contours 418 and 419 along the curb line north of 'B' Inlet # 1. It appears that this curb line and area has been graded for flush curb but the flush curb has not been called out. Please verify this area is being contained within the inlet and going through the water treatment device. *Applicant will comply.*
35. The proposed electric and telecom service should be relocated so the connection is not within the adjacent property. This location may remain should the applicant have written authorization from the property owner. *The connection will depend on the utility company and their easement.*

Lighting Plan, Page 5 of 9

36. Applicant shall remove the extra 'A' light label just north of the stormwater basin. *Applicant will comply.*
37. Applicant shall provide clarification as if the existing lights for the buildings to remain have been model with the proposed lighting to ensure compliance with the lighting ordinance is met. *Applicant proposes household lights on the 2 story frame building and it will not affect the lighting pattern. The lighting complies with the Township's ordinances.*

38. Applicant shall revise the light pole mounting detail to note the different the mounting heights of Light 'A' and 'B'. *Applicant will comply.*

Landscaping Plan, Page 6 of 9

39. Applicant shall revise all discrepancies (overwrites and crowded plan) to illustrate clearly all of the proposed landscaping callouts. *Applicant will comply.*
40. Applicant shall provide landscape buffer/screening to the generator and propane tank. *Applicant agrees to provide additional trees to screen the generator and propane tank.*

Soil Erosion & Sediment Control Plan, Page 7 of 9

41. The silt fence callout just north of the proposed warehouse building is not pointing to a silt fence. Please revise. *Applicant will comply.*
42. 'B' inlet #1 is missing inlet protection. *Applicant will comply.*
43. The Limit of Disturbance omits portions of the proposed grading of contours 412 and 413 just west of the facility entrance. *Applicant will comply.*
44. Please add the gas connection within the Limit of Disturbance. *If applicant is able to connect to the natural gas, they will comply.*
45. The applicant should consider another stabilized construction entrance at the exit of the facility. *The applicant has submitted to the Soil Conservation District and they did not request a second stabilized construction entrance. He recommended keeping the pavement within the State ROW intact and offer a tracking pad right behind the 100 foot setback and on the driveway going back to the warehouse. The plan will be revised.*

Constructions Details, Page 8 of 9

46. Please add the following details:
- Concrete wheel stop;
 - Directional arrows;
 - Stop Bar; and
 - Existing free standing sign refacing. *Applicant will comply.*

Truck Turning Movement, Page 9 of 9

47. Applicant shall provide garbage truck movements to access the proposed trash enclosure while a WB vehicle is parked in the stall in front of the closure. The applicant should consider revising the location of the trash enclosure to accommodate this vehicle movement. *Applicant is moving the trash enclosure 20' west.*
48. Applicant shall provide the following truck movements for the largest truck to be used on site:
- Left turn in from Route 12.
 - Right turn out to Route 12
 - Left turn out to Route 12. *Applicant will comply.*

Architectural Floor Plan and Elevations

49. Applicant shall add appropriate dimensions to the elevation views. Building height shall adhere to the Township of Kingwood's ordinance Section 132-34(E). *Applicant will comply. The building height is 27.6' elevation and complies with the ordinance.*

Threatened and Endangered Species Report

50. Applicant shall provide testimony to ensure the fact there will be no effect to the endangered species within the surrounding area. *Applicant has stated there is no indication of any threatened or endangered species on the site. W. Ingram concurred.*

Stormwater Management Summary

51. Drainage Area Maps Comments:

On page 70 and 71 of the stormwater summary report, the drainage area maps for existing and proposed conditions are shown.

- a. The existing drainage area map shall be revised to show the drainage area boundary matching the proposed limit of disturbance.
- b. The proposed drainage area map shall be revised to show the drainage area boundary of the disturbed bypassed areas.
- c. The Drainage Area Maps shall be revised to show the time of concentration paths used.
- d. The Proposed Drainage Area Map shall be revised to include the additional drainage area that discharges into the proposed bypass swale.
- e. The Drainage Area Labels for both existing and proposed drainage area maps shall be revised to include the pervious and impervious area breakdown, the pervious and impervious curve number breakdown, and the time of concentration paths for both pervious and impervious areas of the site. *Applicant will comply.*

52. Curve Number and Time of Concentration Comments:

- a. On page 28 of the stormwater summary report, the existing drainage area modeling information and peak discharge results are shown. The Stormwater Summary Report shall be revised to include:
 - i. Pervious and Impervious Cover Curve Number worksheets separated. Weighted curve number calculations are not permitted.
 - ii. Time of Concentration calculations for both pervious and impervious cover.
- b. On page 32 of the stormwater summary report, the proposed drainage area modeling information and peak discharge results are shown. The Stormwater Summary Report shall be revised to include:
 - i. Pervious and Impervious Cover Curve Number worksheets separated. Weighted curve number calculations are not permitted.
 - ii. Time of Concentration calculations for both pervious and impervious cover. *Applicant will comply.*

53. Rainfall Depth and Rainfall Distribution Comments:

- a. On September 10, 2012, NRCS issued a note, New Jersey Bulletin No. NJ210-12-1, stating that New Jersey has two new rainfall distribution regions: Region C and Region D. Hunterdon County is within Region C. As stated in NJ210-12-1, when designing BMPs to meet the stormwater runoff quantity control Standards, NOAA_C and NOAA_D distribution must be applied to Region C and Region D, respectively. The hydrologic calculations shall be revised from rainfall distribution Type III to rainfall distribution Region C.

- b. The Rainfall Depth used shall be clarified. The rainfall depths shown for the 2-year, 10-year, and 100-year storm events do not match the NJDEP 24-Hour Rainfall Frequency Data updated in September 2012 of 3.38", 5.00", and 8.03" respectively. *Applicant will comply.*

54. Water Quality / Extended Detention Basin Design Comments:

- a. As stated in the Stormwater Management Summary Report, the proposed extended detention basin is to provide a TSS removal rate of 60%. The applicant shall show the calculations performed to show that the basin detention time is 24 hours in accordance with the methodology used NJBMP Chapter 11.2: Extended Detention Basin.
- b. The Stormwater Management Summary Report shall be revised to include the tabular pond report to ensure compliance with the 24-hour basin detention time needed to qualify for a 60% TSS removal credit. *Applicant will comply.*

55. Water Quantity Control Comments:

- a. Based on the Stormwater Management Summary, the peak flow runoff reduction factors for the 2-, 10-, and 100-year storms were used. However, it appears that peak flow runoff reduction was only applied to the drainage area portion that directly discharges into the extended detention basin. The Stormwater Management Summary shall be revised to:
- b. Show that the combined peak flow of the disturbed bypassed areas and the drainage area titled "Project Area" meets the stormwater runoff reductions required for the 2,10-, and 100-year storms. *Applicant will comply.*

56. Groundwater Recharge Comments:

- a. A waiver from the groundwater recharge requirements is asked for in the Stormwater Management Summary. Applicant shall provide further justification on the waiver request. Applicant shall look into a drywell or other type of system to capture the roof area of proposed building and infiltrate into subsurface. The Stormwater Management Summary shall be revised to include the Annual Groundwater Recharge Analysis worksheet to quantify the post-development annual recharge deficit. *Applicant performed six tests and in everyone there was evidence of a seasonal high water table, therefore, they cannot recharge to the site.*

57. Outlet Control Structure:

- a. The orifice size used in the design is 1.75 inches. The minimum permitted orifice size is 2.5 inches as required by N.J.A.C. 7.8-5.2(i)5.
- b. The 1.25' wide rectangular weir shown in the outlet structure detail is currently modeled as a broad crested weir. The detention basin model shall be revised to model the rectangular weir properly.
- c. The outlet structure model shall be revised to include the riser weir opening. *Applicant stated it was discussed yesterday with the Township Engineer. W. Ingram stated it has been clarified and agrees based on the information provided.*

58. Storm Conveyance System Design Comments:

- a. The proposed extended detention basin is said to be designed to capture, treat, and attenuate the stormwater runoff from the 2,10, and 100-year storms. The stormwater conveyance system shall be designed for the 100-year storm runoff volume. *Applicant will comply.*

59. Diversion Grass Swales Design Comments:

- a. Two proposed diversion grass swales are proposed as part of the proposed grading. The Stormwater Management Summary shall be revised to show the sizing calculations for grass swales in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.
- b. An offsite stability analysis shall be performed to ensure that the proposed concentrated flow does not erode the point of discharge. *Applicant will comply.*

60. Stormwater Maintenance Report Comments:

- a. A stormwater Maintenance Report and field manuals shall be provided for the proposed extended detention basin in accordance with NJDEP Maintenance Guidance.
 - b. A 12' wide maintenance ramp to the basin shall be provided. *Applicant will comply.*
61. Cost estimates shall be provided and reviewed for the setting of bonds and escrows. Landscaping should be included in the estimate and a maintenance guarantee provided. *Applicant will comply.*
62. As-built plans will be required to be submitted for review of the constructed improvements. *Applicant will comply.*
63. Any approval will be subject to outside approval by all applicable agencies including, but not limited to, County Planning Board, County Soil Conservation, County Health Department, etc. Copies of all approvals shall be forwarded to our office for review. *Applicant will comply.*
64. Revised application materials including plans and reports are subject to further review by this office upon receipt. *Applicant will comply.*

W. Ingram stated the applicant has agreed to provide an easement where the driveway crosses over the other driveway for access. All other items have been discussed with the applicant and the applicant will be submitting revised plans.

S. McNicol inquired about the fencing around the detention basin. A. Hajjar testified that they propose a split rail fence with wire mesh inside. It was one of the comments from W. Ingram and the applicant has agreed to it.

S. McNicol inquired about the access to the driveway for a truck that is travelling east. A. Hajjar testified that the access was part of the engineer's comments and the applicant will be providing truck movement from Route 12 in the easterly direction.

L. Riggio called for comments from the public. No comments were heard.

It was moved by R. Dodds, seconded by J. Mathieu and carried to close the public hearing. All members present voted **AYE**.

D. Pierce inquired if the applicant would be agreeable to having the vote on the application next month after they have had the opportunity to address the Township engineer's and Fire Company's comments.

A. Koester responded the applicant was hoping to move ahead with the plans as soon as possible. They were hopeful of a vote tonight and revision for final submission.

It was moved by R. Dodds, seconded by C. Ely to grant approval for preliminary and final site plan subject to the following conditions:

1. The Applicant shall submit, for review and approval by the Board engineer, revised plans showing:
 - a. The replacement of viburnum with Inkberry Holly, American Holly and viburnum Black Haw
 - b. The replacement of hemlock with American Holly;
 - c. The removal of curbing along the north side of the proposed warehouse and installation of a depressed area along the traveled way to permit emergency vehicle access to the north and east sides of the proposed warehouse;
 - d. The installation of additional landscaping on the west side of the stormwater detention basin and east of the proposed warehouse;
 - e. A note indicating that if natural gas supply is obtained then no generator will be installed;
 - f. A listing of all outside agency approvals sought on the Cover Sheet;
 - g. A revised sheet index;
 - h. Identifying trees to remain and a detail showing tree protection fencing to be used during construction;
 - i. The proposed new location of the existing sign;
 - j. The placement of a knox box at the front of the proposed warehouse for fire company access; and
 - k. Revisions satisfactory to the Board engineer addressing the comments contained in his review letter of April 5, 2021.
2. Prior to obtaining a Certificate of Occupancy, submission to the Board and Fire Company of a detailed plan of the fire alarm system showing the location of every detector and its coding on the alarm panel.
3. Labeling of all fire detectors to correspond to the alarm panel designation.
4. Submission to the Board and Fire Company, prior to obtaining a building permit, of a detailed plan showing the layout of the interior of the proposed warehouse.
5. Removal of the metal shipping containers within thirty (30) days after receipt of a Certificate of Occupancy for the proposed warehouse.
6. There shall be no retail sales made at the Property.
7. Receipt and submission of approvals from the County Planning Board.
8. Receipt and submission of approvals from the Hunterdon County Soil Conservation District.
9. Receipt and submission of road opening permits from the New Jersey Department of Transportation.
10. The normal hours of operations shall be from 8 AM to 5 PM Monday through Friday.
11. As-built plans shall be submitted to the Board upon completion of the construction and issuance of the Certificate of Occupancy.
12. The Township Engineer shall verify the installation of soil erosion and sediment control measures downgrade of the proposed limits of disturbance prior to the commencement of any construction activities.
13. The submission of a cost estimate for all site improvements, including landscaping.

14. The posting of an inspection escrow in the amount determined by the Township Engineer.
15. The posting of a maintenance guarantee for the landscaping.
16. The Township of Kingwood is dedicated to providing affordable housing and has established an affordable housing program with supporting land use ordinances and a housing trust fund based on the Fair Housing Act of 1998. If the applicant is required to pay a development fee to the Kingwood Township Affordable Housing Trust Fund, the applicant shall pay fifty percent (50%) of the estimated developer's fee to Kingwood Township prior to the issuance of building permits based on the Tax Assessor's estimated assessed value and his determination of the appropriate developer's fee. Building plans and as-built building plans for each development subject to payment of the developer's fee must be provided to the Tax Assessor and the remaining portion of the developer's fee shall be paid at the time of issuance of a Certificate of Occupancy for the new development. This paragraph does not constitute any determination by the Board as to whether the applicant is required to pay a developer's fee.
17. Neither the Board nor its employees or professionals will perform any service in furtherance of this approval if there is a deficiency in any escrow or inspection fee account. The applicant shall be under a continuing duty to maintain a positive balance in all accounts until all conditions have been satisfied and all charges have been paid. This memorializing resolution shall not be released to the applicant unless all outstanding escrow fees have been paid and the applicant's escrow account contains sufficient funds to cover anticipated unbilled expenses.
18. Approval of this application by the Planning Board shall not and is not to be considered as an approval of any other requirements or approvals of permits as may be necessary to allow construction.
19. The within approval, and the use of all property subject to the within approval, are conditioned upon and made subject to any and all laws, ordinances, requirements, and/or regulations of and/or by any and all Municipal, County, State and/or Federal governments and their agencies and/or departments having jurisdiction over any aspect of the property and/or use of the property. The within approval and the use of all property subject to the within approval are also conditioned upon and made subject to any and all approvals by and/or required by any and all municipal, county, State and/or Federal governments and their agencies and/or departments having jurisdiction over any aspect of the property and/or the use of the property. In the event of any inconsistency(ies) between the terms and/or condition of the within approval and any approvals(s) required by the above, the terms and conditions of the within approval shall prevail unless and until changed by the Board upon property application.
20. The Kingwood Township Planning Board reserves the right to revoke and withdraw any approval hereby granted in the event that there is any deviation from, or alterations of the plan hereby approved, unless prior written approval for any such deviation or alteration has been obtained from the Planning Board. Minor deviations and field changes may be authorized in writing by the Township Engineer.

21. All improvements shall conform to building standards and other regulations as set forth in Federal, State, County and Municipal Statutes, Regulations, Codes and Ordinances, at the time of installation of the said improvement.
22. The acceptance by the applicant of this approval and reliance thereon by the applicant for the purpose of commencement of construction of improvements within the project in accordance with the approval, shall operate as an acknowledgment and agreement by the application, its successors and assigns, that it accepts the official action herewith memorialized as being subject to the terms and conditions as contained herein and agrees to fully comply with and be bound thereby.

All members voted **AYE** on **ROLL CALL VOTE**.

Proposed Ordinance No. 21-11-2021 – Amendment to Development Checklists – Chapter 132-112

D. Pierce stated the proposed amendment is to revise the numbers of paper copies submitted with applications as discussed last month.

It was moved by J. Mathieu, seconded by R. Dodds and carried to recommend adoption of proposed Ordinance No. 21-11-2021 – Amendment to Development Checklists – Chapter 132-112 to the Township Committee. All members present voted **AYE** on **ROLL CALL VOTE**, except D. Haywood and S. Harris, who **ABSTAINED**.

Block 12, Lot 33 – Delia – County Road 519 – Environmental Commission memo

After a brief discussion, it was requested that the memo be sent to the applicant.

Approval of Minutes

It was moved by R. Dodds, seconded by S. McNicol and carried to adopt the March 11, 2021 minutes. All members present voted **AYE** on **ROLL CALL VOTE**, except D. Haywood, J. Mathieu, S. Harris, and K. Kocsis, who **ABSTAINED**.

CORRESPONDENCE

NJ Planner – January/February 2021;

PRIVILEGE OF THE FLOOR

The Board discussed briefly the need for fire sprinklers and suppression in buildings.

D. Pierce stated that adequate access for equipment and water supply provisions is not part of the building code and the Township can require those items in their ordinances. If sprinklers are required, it is a fire code issue and is under the jurisdiction of the State.

ADJOURNMENT

It was moved by C. Ely, seconded by R. Dodds and carried to adjourn the meeting at 8:55 PM. All members present voted **AYE**.

Respectfully submitted,

Diane Laudенbach, Secretary