

BOROUGH OF PALMYRA
LAND USE BOARD HYBRID MEETING
NOVEMBER 18TH, 2020 -7:00 PM

CALL TO ORDER

The Borough of Palmyra Land Use Board meeting was called to order by Chairman Yetter at 7:16 pm.

ROLL CALL

Chairman Yetter requested a roll call.

PRESENT: Mayor Tait, Vice Chairman Beck, Councilwoman Cloud, Mr. Gural, Mr. Robinson, Mr. Rossignol, Mrs. Melvin, Ms. O'Connor, Mrs. Hui, Chairman Yetter

ABSENT: Mr. Keisler, Mr. O'Kane

The pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS ACT

Chairman Yetter read the following into the record:

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, And in Response to Executive Order No. 196 issued by Governor Murphy on November 16, 2020, the Borough of Palmyra does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the meeting of the Land Use Board will continue to conduct a hybrid meeting, however in person attendance will be limited in accordance with executive Order No. 196. Members of the public are encouraged to attend and participate virtually using the Zoom Meeting information published at the end of this Agenda. Those participating virtually may be muted and their video image disabled, however all members of the public attending, either virtually or in person will be able to view and listen to the meeting and will be afforded the opportunity to participate during the public portion of the meeting. Notice of this meeting was published in the Burlington County Times on January 19th, 2020 and notification was sent to the Burlington County Times on October 28th, 2020. Notice was posted on the Municipal Door, Official Bulletin Board and the Borough of Palmyra Website and electronic signs on November 10th, and notice was given to all Land Use Board Members.

APPROVAL OF THE MINUTES

Chairman Yetter asked if there were any questions or comments regarding the October 21st, 2020 Land Use Board minutes. Hearing none, he requested a motion to approve the minutes as written. Mayor Tait made the motion to approve the minutes as written and Vice Chairman Beck second the motion. Chairman Yetter asked for a call of the roll.

At the call of the roll the vote was as follows:

AYES: Mayor Tait, Vice Chairman Beck, Councilwoman Cloud, Mr. Gural, Mr. Robinson, Mr. Rossignol, Mrs. Melvin, Ms. O'Connor, Chairman Yetter

NAY: None

CORRESPONDENCE

Chairman Yetter asked if there was any correspondence.

Board secretary, Ms. Jackson indicated there was no correspondence.

BOROUGH COUNCIL UPDATES

Councilwoman Cloud stated there were no updates to report.

OLD BUSINESS

Chairman Yetter read LUB Resolution 2020-09:

LUB Resolution 2020-09 Resolution of the Borough of Palmyra Land Use Board Recommending that Block 80 Lot 6 within the Borough of Palmyra Be Designated as a Condemnation Area in Need of Redevelopment.

BOROUGH OF PALMYRA LAND USE BOARD RESOLUTION 2020-09

RESOLUTION OF THE BOROUGH OF PALMYRA LAND USE BOARD RECOMMENDING THAT BLOCK 80, LOT 6 WITHIN THE BOROUGH BE DESIGNATED AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Borough Council may direct the Borough of Palmyra Land Use Board (“Board”) to conduct an

investigation and public hearing to determine whether certain areas of the Borough are in need of redevelopment pursuant to the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, the Borough Council on September 16, 2019 adopted Resolution 2019-216 which directed the Borough of Palmyra Land Use Board to conduct a preliminary investigation to determine whether Block 80 Lot 6 meets the criteria set forth in N.J.S.A. 40A:12A-1, et seq. for designation as a condemnation area in need of redevelopment; and

WHEREAS, in furtherance of the referral by the Borough Council, the Board retained Community Grants Planning & Housing (“CGP&H”) to conduct a study and prepare a report as to the proposed redevelopment area, Block 80, Lot 6 (“Study Area”); and

WHEREAS, the Board had a map prepared showing the boundaries of the proposed redevelopment area; and

WHEREAS, on or about June, 2020, David G. Gerkens, AICP, PP of CGP&H conducted an investigation and prepared a report entitled “Redevelopment Study Block 80 Lot 6, 321 East Broad Street” (“Report”); and

WHEREAS, the Report was prepared by analyzing the applicability of the statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which are set forth on a map prepared by CGP&H and contained with the Report; and

WHEREAS, after public notice required by law was published on October 4, 2020 and October 11, 2020 and mailed by regular and certified mail to the owner of property in the Study Area, the Board conducted a hearing on October 21, 2020 to hear the comments of the public regarding the Report and the proposed area designation; and

WHEREAS, on October 21, 2020 David G. Gerkens, AICP, PP presented testimony at the public hearing regarding the findings and conclusions of the Report and concluded that the Study Area met the criteria for a condemnation area in need of redevelopment under N.J.S.A. 40A:12A-5(d); and

WHEREAS, on October 21, 2020 members of the public, the owner of the Study Area and persons interested in the investigation were permitted to present testimony and objections regarding the investigation; and

WHEREAS, the Board considered the Report, which was submitted into the record, and the testimony and comments provided by all witnesses at the public hearing on October 21, 2020; and

WHEREAS, based on the Preliminary Investigation and Mr. Gerkens’ testimony, the Board finds the following facts:

1. The property identified in Resolution 2019-216 was, in fact, studied.
2. The property contains an approximately 4,000 square foot two-story vacant structure and small surface parking lot.
3. The property is approximately one-half acre in size.
4. The property is owned by 321 East Broad Street LLC and has been vacant since 2019.
5. There are gaps between the stucco wall coverings and the windows, and the electrical service meter box is not secured to the exterior wall.
6. The gutter is broken, and the front steps need to be replaced due to settling.
7. There is damage to the guardrail on the steps and rust damage to the fire escape.

WHEREAS, based on all the foregoing, the Board finds that the Study Area qualifies for designation as a condemnation area in need of redevelopment because it satisfies the criteria established by N.J.S.A. 40A:12A-5d; that the designation of the study area as an area in need of redevelopment is consistent with the intent of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., and that the Board's recommendation with respect to the property should be reported to the Mayor and Council for the Borough of Palmyra; and

NOW, THEREFORE, IN RELIANCE UPON THE FOREGOING, BE IT RESOLVED by the Borough of Palmyra Land Use Board that it is recommended that the property designated as Block 80, Lot 6 meets the statutory criteria for designation as a condemnation area in need of redevelopment, pursuant to the provisions of N.J.S.A. 40A:12A-5d; and

AND IT IS FURTHER RESOLVED that the Board's determination be reported to the Mayor and Council for the Borough of Palmyra.

Lewis Yetter, Chairman Land Use Board

Doretha R Jackson, Secretary

Chairman Yetter asked if there were any comments or questions, seeing none

Chairman Yetter asked for a motion to approve LUB Resolution 2020-09. Mr. Gural made a motion to approve LUB Resolution 2020-09. Vice Chairman Beck second the motion.

Chairman Yetter asked for a roll call vote, **at the call of the roll the vote was as follows:**

AYES: Mayor Tait, Vice Chairman Beck, Councilwoman Cloud, Mr. Gural, Mr. Robinson, Mr. Rossignol, Mrs. Melvin, Ms. O'Connor, Chairman Yetter

NAY: None

ABSENT: Mr. Keisler, Mr. O'Kane

Chairman Yetter read LUB Resolution 2020-010:

Memorialization of LUB Resolution 2020-10 Borough of Palmyra Land Use Board Resolution of Memorialization in the Matter of 206 W. Spring Garden Street Application 2020-LUB02.

**BOROUGH OF PALMYRA
LAND USE BOARD
RESOLUTION 2020-10
RESOLUTION OF MEMORIALIZATION
IN THE MATTER OF 206 W. SPRING GARDEN STREET
Application No. 2020-LUB02
Applicant: Critias Klouse
Premises: 206 W Spring Garden Street**

WHEREAS, Critias Klouse (“Applicant”) is the owner of property located at 206 W. Spring Garden Street, Palmyra, New Jersey, more particularly described as Block 34 Lots 1 & 1.01 on the Tax Map of the Borough of Palmyra, (“Subject Property”) which is improved with a single-family one and one-half story structure; and

WHEREAS, the subject property is located in the R-1 Zone; and

WHEREAS, Applicant filed an application for bulk variances to allow for a six (6) foot solid vinyl fence to be located approximately 1.7 feet from the Right of Way of Spring Garden Street whereas 18.7 feet is required; and to allow the fence constructed along Filbert Street frontage to be located eight (8) feet closer to the street Right of Way than the side building line of the dwelling (“Application”); and

WHEREAS, James Winckowski, P.E. the engineer for the Land Use Board provided a review letter dated August 21, 2020 of the Application which was reviewed by the Applicant; and

WHEREAS, the Planning Board held a public hearing on October 21, 2020; and

NOW THEREFORE, the Palmyra Borough Land Use Board makes the following Findings of Fact and Conclusions with respect to the Application:

1. The Application requires a variance from § 158-93 D (R-1 Residential District) which provides that fences for rear yards or corner properties are permitted at the property lines shared with a neighboring property, from the front setback to the rear

property line. Fences shall not project beyond the side building line of the property main structure, on the street side of the corner property.

2. The Applicant submitted and the Board reviewed the following documents in support of the Application:

- a. Development Application
- b. Property Survey dated 7/12/13 by Robins Associates.
- c. Survey with existing fence outlined.
- d. Survey with proposed fence outlined.
- e. Photograph package – 6 photographs of Subject Property.

3. During the Application, testimony was offered on behalf of the Applicant by Ms. Klouse.

4. Ms. Klouse testified about the existing fence, the need to replace with the new proposed fence and the location.

5. During the hearing, Ms. Klouse testified that the need for the variances was due to the location of the existing fence and structure and that the property was a corner lot.

6. The Applicant agreed to a condition to revise the location of the fence in the vicinity of the existing driveway to improve sight lines, with such revision to be reviewed and approved by the Board Engineer.

7. The testimony offered by the Applicant supports the finding and determination that the proposed variances for installation of the fence closer to the street Rights of Way than permitted by Section 158-93 D is compatible with the adjoining and existing uses would not impair the intent and purpose of the zone plan or Master Plan and would not be a substantial detriment to the public good.

NOW, THEREFORE, BE IT RESOLVED, by the Land Use Board of the Borough of Palmyra that the Findings of Fact and Conclusions are hereby adopted as though they were set forth herein at length and made a part of this Resolution; and

BE IT FURTHER RESOLVED that the relief requested by the Applicant for variances from Section 158-93 D of the Palmyra Land Use Ordinance as set forth above herein, be and hereby is **GRANTED**, subject to the following Conditions.

1. The Applicant shall revise the location of the fence in the area of the existing driveway to improve sight lines, with such revision to be reviewed and approved in writing by the Board Engineer prior to the issuance of any building permits.
2. The approvals contained in this Resolution are conditioned upon the Applicant receiving and complying with any and all other municipal, county, state and federal approvals required and shall comply with all other municipal, county, state and federal rules and regulations; and

BE IT FURTHER RESOLVED that the relief requested by the Applicant is subject to all conditions placed on the record during the hearing held on October 21, 2020; and

BE IT FURTHER RESOLVED that the relief requested by the Applicant is subject to the conditions set forth in the review letter of James Winckowski, P.E.

BE IT FURTHER RESOLVED that the Applicant shall pay all outstanding professional fees and bills in connection with this Application within thirty (30) days after receipt of billing. Should the Applicant fail to pay such professional fees and bills within thirty (30) days, then the Applicant's approval hereinbefore set forth shall be deemed null and void and said approvals shall be deemed withdrawn with no further force and effect; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization and Findings of Fact and Conclusions to which it is attached be sent to the Applicant within ten (10) days from the date of adoption, the Borough Clerk, the Borough Construction Official and any other person who may request a copy of the decision; and the Applicant shall publish a brief notice of this in the official newspaper of the Borough of Palmyra.

Chairman Yetter asked if there were any comments or questions, Ms. O'Connor noted in paragraph 3 of the Resolution Mr. needs to be changed to Ms.

Chairman Yetter asked for a motion to approve LUB Resolution 2020-10 with the changes noted. Mr. Gural made a motion to approve LUB Resolution 2020-010 with change noted. Vice Chairman Beck second the motion.

Chairman Yetter asked for a roll call vote, **at the call of the roll the vote was as follows:**

AYES: Mayor Tait, Vice Chairman Beck, Councilwoman Cloud, Mr. Gural, Mr. Robinson, Mr. Rossignol, Mrs. Melvin, Ms. O'Connor, Chairman Yetter

NAY: None

ABSENT: Mr. Keisler, Mr. O'Kane

**It is noted that Mr. O'Kane joined the meeting at 7:25pm before the hearing of Application 2020-LUB03.

NEW BUSINESS

Chairman Yetter stated, we will be hearing new Application 2020-LUB03.

Application 2020-LUB03 201 & 351 Route 73 South, Block 156, Lots 1, 1.01, 1.02, 2, 2.01, 3.01, 4.01, 5.01, 6.01-Subdivision Approval Preliminary and Final - Site Plan Approval Preliminary and Final—Warehouse and Affordable Housing

Mr. Steven Nehmad, Esquire gave an overview of the application as follows:

Mr. Steven Nehmad, indicated he and Mrs. Cheryl Lynn Walters were representing the applicants, Palmyra Urban Renewal Entity, LLC also known as PURE, LLC. Mr. Nehmad indicated the primary principles of PURE, LLC. are Glenn Stock and Jay Wolfkind thru their related and affiliated entities.

Mr. Nehmad stated this is significant land development application. Mr. Nehmad indicated that about 15 years in 2005 ago the municipality adopted a redevelopment plan for the area which is the subject of the application. Mr. Nehmad stated it is about a 165-acre tract which is along Rt. 73 South and is known as the Rt. 73 South Redevelopment area. Mr. Nehmad noted that since 2005 the Municipality has adopted several amendments to the plan noting the most recent amendment to the plan was in September of 2020. Mr. Nehmad indicated his clients have been in negotiations with the Municipality for many months. Mr. Nehmad stated the area concerning this application is the former location of a landfill, the Fillit property and a drive-in movie theater which later become a flea market, the National Amusement property both of which are classic brownfield properties which they want to redevelop thru these various applications, noting the applications are filed pursuant to the most recent amendments to the redevelopment plan done in September of this year. Mr. Nehmad noted that the Borough, by resolution, named his clients as the redeveloper of this property. Mr. Nehmad noted that the plan presented before the Board, is a plan that the governing body required be submitted to them prior to it being submitted

to the land use board to make sure it was in constant with the vision for the redevelopment of this parcel. Mr. Nehmad noted that they are aware in making this presentation that there are other regulatory approvals they will need to obtain. Mr. Nehmad stated, that this board shall condition its approval upon the timely receipt of other approvals PURE, LLC may need to obtain, such as environmental protection agency approvals, NJ Department of Transportation, and other regulatory agencies, to be able to move forward.

Mr. Nehmad stated that part of this application includes an affordable housing component which all municipalities are required to create, noting that is application will be presented to Superior Court which will have fairness and compliance hearings, as mandated by the court, so that a judicial declaration/court order can be presented acknowledging that a real opportunity for the creation of affordable housing exists in the application. Mr. Nehmad noted the application also includes the uses contemplated by the plan and will result in the payment of various obligations to the municipality which are contemplated by the redevelopment agreement including the payment of back taxes, the payment of other funds stipulated in the redevelopment agreement, and the creation of a subdivision which includes four lots, two which will house warehousing and two to house affordable housing components of 102 housing units and over 30 acres of passive recreational improvements which we hope to be added to the Palmyra Nature Cove.

Mr. Nehmad indicated the following would be giving testimony regarding various portions of the application:

Joseph Hanrahan, Civil Engineer, P.E., Hammer Engineering

Larry Valenza, RA - M&H Architects, for Warehouses

Nigel Marsh, AIA – Marsh & Woods Architects, LLC – Architects for Residential Housing

Kerry Pehnke, PE – Langan Engineering – Traffic Engineer

Tiffany Morrissey, PP, AICP – Planner

Glenn Stock and Jay Wolfkind – Representatives of Applicant PURE, LLC.

Mr. Nehmad indicated the following Exhibit List has been submitted to the board Secretary Ms. Jackson:

Exhibit #	Document Description
A-1	Exhibit List
A-2	Witness List
A-3	Redevelopment Exhibit
A-4	Overall Perspective View
A-5	Overall Site Plan Rendering

- A-6 Preliminary and Final Major Subdivision Plan
- A-7 Public Open Space Plan
- A-8 Architectural Rendering – TAL PAL Logistics Center – Rendering Building 2 Entry
- A-9 Architectural Rendering – TAL PAL Logistics Center – Site Plan (A1)
- A-10 Architectural Rendering - TAL PAL Logistics Center -Building 1 Floor Plan & Enlarged Entry (A2)
- A-11 Architectural Rendering – TAL PAL Logistics Center – Building 1 Elevations (A3)
- A-12 Architectural Rendering – TAL PAL Logistics Center – Building 2 Floor Plan (A4)
- A-13 Architectural Rendering – TAL PAL Logistics Center – Building 2 Elevations (A5)
- A-14 The Cove at Palmyra Site Plan Rendering (SR-02)
- A-15 Architectural Rendering – The Cove at Palmyra – Perspective View (PZ-1.5)
- A-16 Architectural Rendering – The Cove at Palmyra – Buildings 2 and % First Floor Plan (PZ-2.1)
- A-17 Architectural Rendering – The Cove at Palmyra – Perspective Views (PZ-1,5)
- A-18 Architectural Rendering – The Cove at Palmyra- Amenity Area Plan and Rear Elevation (PZ-3.3)
- A-19 Multifamily Sign Exhibit (MFS-01)

Mr. Nehmad stated he has supplied the Board Secretary, Ms. Jackson, with the affidavit in proof of service, so that the jurisdictional requirements of the New Jersey Municipal Land Use act have been satisfied, noting the application is properly before the board.

Mr. Brewer noted that notice has been provided he had reviewed it and he found it to be sufficient.

Mr. Brewer then swore in the following:

Joseph Hanrahan, Larry Valenza, Nigel Marsh, Kerry Pehnke, and Tiffany Morrissey, Glenn Stock.

Mr. Nehmad then called Mr. Hanrahan to Testify.

Mr. Joseph Hanrahan stated he was a licensed professional engineer in the state of New Jersey with a Civil Engineering degree from New Jersey Institute of Technology and am licensed in ten other states and he had been working in the field of Land Engineering for over twenty-five years and had appeared before fifty to one hundred boards throughout the State: specializing in civil engineering.

Mr. Nehmad indicated he offers him an expert. Chairman Yetter indicated no objection.

Mr. Hanrahan stated he is involved as the site civil engineer for this applicant and project. Mr. Hanrahan indicated he designed the concept planning; the zoning ordinance and the site plans being reviewed today.

Mr. Harahan indicated exhibit A-3 displays the ariel view of the overall redevelopment limits in addition to the surrounding area and the Phase 1 Redevelopment limits. Mr. Harahan stated the overall redevelopment limits are represented by the bold solid line, approximately 189 acres. The Phase 1 redevelopment limits are represented by the dash lines within that overall development limits which are approximately 162.5 acres. Mr. Harahan stated to orient the board he noted North is straight up, Rt. 73 runs vertically on the right side of the page, the Pennsauken Creek is along the bottom and the Palmyra Cove Nature Park is at the top and to the left of the redevelopment area. Mr. Harahan stated the properties that are the subject of this application are commonly known as the Fillit Landfill and the Taconey Palmyra Flea Market which represent 162.5 acres; they have frontage on Rt. 73 and the abut the Pennsauken Creek to the south and the Cove Nature Park to the north and west. Mr. Harahan stated the two frontage points that the site has are to the north is the driveway of the Cove Nature Park that enters the property, which is private property and is within an easement to the county and is approximately 420 feet of frontage along Rt. 73 and the second frontage point is at the south end based at the extension of the Fillit property towards Rt. 73 which is 159 feet of frontage. Mr. Harahan stated from a land use perspective it is within the Rt 73 South development plan and the project is fully compliant with the plan and no variances are proposed or required.

Mr. Harahan indicated the total Rt. 73 Redevelopment area is approximate 189 acres we are redeveloping the lion's share of the redevelopment area approximately 162.5 acres.

Mr. Nehmad asked Mr. Harahan to walk us thru the redevelopment proposal.

Mr. Harahan explained that Exhibit A-4 is an illustrated perspective, 3d view of the project. Mr. Harahan stated the proposed Phase 1 is comprised of three elements, capping environmentally impacted areas with warehouse distribution development, developing an affordable housing community to allow the Borough to meet its affordable housing obligation, and providing approximately 31 acres of public open space to be added to Cove Nature Park. Mr. Harahan noted that was an overall project summary and indicated he wished to move onto some project details.

Mr. Nehmad asked Mr. Harahan to tell the board about the site plan and then the subdivision.

Mr. Harahan stated Exhibit A-5 is an overall site plan rendering. Mr. Harahan described the proposed warehouse distribution center which would consist of two buildings totaling 1,728,090 square feet with associated parking, loading, trailer parking and stormwater management. Mr. Harahan indicated the two small buildings and asphalt parking lot would be removed on the National Amusements site. He noted

the project would involve raising the grade of the property to get it out of the flood plan and would pervade a permanent long-term cap for the landfill by the two warehouse developments. Warehouse building 1 located at the south end of the property, along the Pennsauken Creek consists of 1,025,640 square feet. It is located on the easterly two thirds of the former Fillit property. Warehouse building 2 is located on the National Amusement property over the existing pavement where the historic ten-acre landfill was located on that property. Mr. Harahan indicated the second element of phase 1 is the affordable housing. Mr. Harahan indicated the housing would be located on the upper left-hand corner of the National Amusements property, he noted it would consist of 102 apartment rental units that would be 100% affordable. Mr. Harahan stated the community would be comprised of five building, two two-story buildings and three three-story buildings, noting each building has about a 11,000 square foot footprint. Mr. Harahan stated the housing community also has amenities of a tot lot, courtyard area, community center area, a fitness center and is connected to the surrounding trails of the Palmyra Cove Nature Park. Mr. Harahan indicated exhibit A-7 shows the western portion of the Fillit Property west of proposed building 1 along the Pennsauken Creek. Mr. Harahan stated it represents 31 acres being proposed for dedication of public open space which is to be annexed to the Palmyra Cove Nature Park. Mr. Harahan noted they would extend the trail so it would connect to the perimeter trail that dead ends from the cove; to provide a full perimeter trail around the nature cove that extends to the cove trail along the Delaware and then extends to an interior trail just north of building 2. Mr. Hanahan stated the trail would allow enhanced passive recreation for visitors. Mr. Hanahan indicated the project also proposes two gazebos to further enhance the passive recreation of the park.

Mr. Harahan asked Clint to display Exhibit A-5 again.

Mr. Harahan indicated he wanted to touch on the subdivision to bring it all together as to how the property is being sub-divided to accommodate the uses that were described.

Mr. Harahan stated, to accommodate the three elements, the project involves consolidating. Mr. Harahan stated there are currently nine lots that make up the 162 acres of this phase. He noted they would be consolidated into four lots; two of the new lots will be the two warehouse buildings, the third would be the affordable housing community and the fourth would be public open space proposed for adaptation into the Palmyra Cove Nature Park. Mr. Harahan noted this is the preliminary and final subdivision plan that was submitted to the Borough. The plan also shows the cross-access easements that allow all the different elements to function from the warehouse. It indicates from a circulation standpoint the two warehouses and the affordable housing community. Mr. Harahan noted they will have full access throughout the internal loop roads to the two access drives to Route 73.

Mr. Nehmad stated, the four lots being proposed are being subdivided to allow each improvement to be independently with traditional institutional mortgage loan financing, correct.

Mr. Harahan stated, that is correct.

Mr. Nehmad state the parking lot does not have frontage on the existing roadway, and we are seeking a variation under Section 37, of the municipal land use law, noting that they are not proposing any true development on it but just to be used for recreational amenities for trails such as exist in the park today.

Mr. Harahan stated, that is right, it would basically be an extension of the park today.

Mr. Nehmad asked if the lots meet the required lot size under the redevelopment plan.

Mr. Harahan stated, yes.

Mr. Harahan then explained the traditional attributes of the site plan. Mr. Harahan stated the project proposes two access points along Route 73 southbound, consistent with what exists today. Mr. Harahan noted the first access point is the existing Palmyra Cove Nature Park driveway at the signalized intersection on Route 73. The existing driveway currently traverses the northeast corner of the site and is located on private property within an easement to the county. He indicated warehouse building 2 and the affordable housing community will primarily use this driveway. He noted the second driveway off Route 73 is at the south side of the site opposite West 5th Street. Mr. Harahan noted this access point will be a right-in, right out driveway and is near building 1. Building 1 also has full access to the Palmyra Nature Cove Park driveway. Mr. Harahan stated all three developments are designed to allow emergency vehicle access and circulation. Mr. Harahan indicated the housing community was designed in accordance with Residential Site Improvement Standards, RSIS, including the number of parking stalls and dimensions. Mr. Harahan stated the warehouse project combined required a total of 987 parking stalls; 1,276 are provided, noting the warehouse development also exceeds the required loading and trailer parking requirements. Mr. Harahan stated the housing community requires 203 parking stalls per RSIS and 265 are provided.

Mr. Harahan stated the project proposes an extensive landscaping package, noting over 900 trees, 2,700 shrubs, and 1,400 ground covers. Mr. Harahan noted that they were going to increase the amount of landscaping substantially in accordance with Mr. Winckowski's review comments.

Mr. Harahan stated a combination of wall pack lighting and 35-foot-high pole mount fixtures will light the warehouse development, which will be LED full cutoff shield fixtures. The housing community will be lit with 17-foot-high acorn-style architectural fixtures, also LED with full cutoff shield fixtures. No light spillage beyond the property limits above one-foot candle and in accordance with the redevelopment ordinance. The project will also light up the Palmyra Cove Nature Park driveway which currently has no lighting.

Mr. Nehmad asked about site circulation, with respect to the warehouses and truck access. He asked if all the turning movements by vehicles that are typically anticipated to utilize the facility can make all appropriate turning maneuvers, within the site safely and efficiently.

Mr. Harahan stated, we have run the largest tractor trailer, the WB-67, wheelbase-67 tractor trailer, through the warehouse development, showing that it can circulate the warehouse buildings accordingly and as it should, as this project is for warehouse distribution and tractor trailers. Mr. Harahan also stated the affordable housing community had been analyzed with the fire truck and emergency service vehicles to also have full access throughout that community.

Mr. Nehmad asked if all the parking noted meets or exceeds the Residential Site Improvement Standards for the housing community and the redevelopment plan for the warehouse.

Mr. Harahan indicated, yes.

Mr. Nehmad asked if the site would be remediated before construction begins.

Mr. Harahan indicated, yes.

Mr. Harahan indicated a Remedial Action Work Plan draft has been submitted to the DEP, noting a cap enclosure plan has been created for the project. It provides a long-term cap to the existing landfills through the use of the warehouse developments.

Mr. Nehmad stated the review and ultimate Remedial Action Work Plan will be approved either by DEP or its designee, a licensed site remediation professional.

Mr. Harahan indicated, "that's right".

Mr. Nehmad asked if the site plan meets the requirements of the redevelopment plan, in your opinion, for the conditional granting of site plan approval.

Mr. Harahan indicated, yes.

Mr. Nehmad asked if Mr. Harahan saw any departures/variations of any kind from the redevelopment plan, that are being proposed.

Mr. Harahan indicated one which was indicated by Ms. Gable regarding the truck courts, noting that only one of the truck courts has a solid fencing around it. Mr. Harahan stated the other two trucks court will also comply with the solid-fencing standard.

Mr. Nehmad stated when you say "truck courts" you mean the areas where trucks are proposed to load and unload.

Mr. Harahan indicated yes, the loading docks and trailer parking areas. Those will be fully streamered with eight-foot-high solid fencing, whether it be slats within the chain-link fencing or solid vinyl fencing.

Mr. Harahan noted; we will also comply with the three deviations Mr. Winckowski brought up in his letter. Mr. Nehmad ask if they had something to do with a crosswalk width and some supplemental landscaping.

Mr. Harahan stated yes.

Mr. Nehmad asked if there were other exhibits which have not been talked about.

Mr. Harahan indicated there were a couple items he would like to touch upon, and he had two more exhibits with regards to signage. Mr. Harahan stated the project has been designed to fully comply with NJDEP's stormwater management regulations. He noted the project proposes one wet pond retention basin and porous pavement for over 490 parking stalls to address water quality requirements, noting the project had been submitted to NJDEP for waterfront development approval, flood hazard area approval and wetlands approval.

Mr. Nehmad asked, have you designed to meet certain storm events as required by the redevelopment plan and DEP regulations regarding two, ten and one-hundred-year storm events.

Mr. Harahan indicated, yes but noted this case is a little different because we are on a tidal water body, so we only must design for the water quality storm. Mr. Harahan stated they would rather have the water leave the site and get it away from the site prior to peak and you can have no impact on the tidal water body.

Mr. Nehmad asked about the surrounding properties. What assurance do we have that in the post-development condition, the rate of runoff does not exceed what exists today in those areas?

Mr. Harahan stated all this water will be discharged directly into the tidal water body; there is no downstream impact, so they will be no impact to the adjoining properties as it goes right into a tidal water body with no downstream properties in play.

Mr. Nehmad asked if it was engineered to assure that it does not flow onto any of the surrounding properties mentioned.

Mr. Harahan stated, correct.

Mr. Harahan indicated; exhibit A-9 represents the warehouse signage. The project proposes two warehouse park monuments signs, one at each entrance on Route 73. He stated they will be 12-foot across and 18-feet high. Mr. Harahan noted there are four building monument signs internal to the site used to identify each of the two buildings at four different driveway locations. There will be seven wayfinding signs, like a flag sign, six-foot high and three-foot box, three-foot flag on the pole, three-foot in each direction, throughout the sites to help tenants identify which building is where. The apartment community will also have a monument sign, located at the first driveway off the Cove Nature Park driveway.

Mr. Nehmad asked if the signs meet the setback requirements in the redevelopment plan.

Mr. Harahan state yes, they do.

Mr. Nehmad asked if Mr. Harahan had assured that the signs so not interfere with any sight visibility for drivers exiting or entering the site.

Mr. Harahan indicated yes, noting they will show those site triangle lines on the site plans for confirmation.

Mr. Nehmad asked if the correct landscape species had been selected internal to the site to assure that once they grow, they do not interfere with the site visibility as one maneuvers throughout the site.

Mr. Harahan stated, correct.

Mr. Nehmad asked if the residential community was surrounded on three sides by parklands, and each of the buildings will have views and vistas from the various apartments of the parklands, the river and ultimately in the distance, the skyline of the metropolis of Philadelphia.

Mr. Harahan stated, that is correct.

Mr. Nehmad asked if there were any other comments that you think are pertinent to the site plan.

Mr. Harahan stated, overall, the project will provide a long-term cap and redevelopment of a contaminated, under-utilized brownfield site. The entire project is well within the impervious coverage and building coverage requirements of the redevelopment zone. The project proposes dedicating 31 acres to public open space to enhance the passive recreation of the Cove Nature Park. The site is ideally located within the adjacent highways systems, the Light Rail train station and the proximity to Philadelphia.

Ms. Walters indicated she was a partner of the law firm, Nehmad, Perillo, Davis and Goldstein.

Ms. Walters asked Mr. Larry Valenza was he previously sworn nothing that he was under oath.,

Mr. Valenza indicated, yes.

Ms. Walters asked Mr. Valenza to provide the board with his professional credentials and to explain his role in this project with respect to the warehousing development.

Mr. Valenza noted he held a Bachelor of Architecture from the University of Kansas, he indicated he had been practicing for 32 years and is a licensed architect in the State of New Jersey, in good standing, as well as sixteen other states. Mr. Valenza indicated his company has done over 30 million square feet of this exact kind of distribution product in the State of New Jersey, of which he has been responsible for about half of. Mr. Valenza indicated he has testified before 12 to 15 board throughout the State of New Jersey however never in Palmyra.

Mr. Valenza stated his company and team designed the warehouse buildings and he was personally in charge of the building designs.

Ms. Walters indicated that we have some exhibits that were pre-marked for presentation tonight, exhibit A-13, sheet A5, the TAC PAL Logistics Center, building 2 elevations, and asked him to explain the designs of the buildings.

Mr. Valenza stated both warehouses are companion buildings, so they share all the same design elements. He indicated he was going to present building 2 as it is a little bit smaller than building 1 and we could draw the elevations at a larger scale, noting that everything he talks about regarding this building applies to both buildings. The building is constructed of concrete wall panels with reveals cast into the panels for rustication and for details. He indicated three different colors were used: a medium gray, a light gray and a dark gray, all neutral colors. Mr. Valenza stated, since there is such a bid scale of such massive buildings, the neutral colors help them blend in with the background better than if they were bright colors on them, also the tenants to these buildings are unknown now so we try to avoid vibrant colors, because when tenants move in and want to put signage on the building, they have a neutral background with their corporate identity. Mr. Valenza noted the color on the buildings is applied in blocks of color, as opposed to horizontal stripes, which tend to extenuate the size of the building; we applied in blocks it created rhythm down the elevation of the building and it helps to kind of compartmentalize and diminish the size of the building by breaking it into smaller pieces. Mr. Valenza stated it is a kind of common way that we use to play a trick on the eyes more or less to appear to reduce the scale of the buildings. Mr. Valenza stated the building has clerestory windows around all sides of the building to create a rhythm and pattern on the walls of the buildings and as well as letting daylight into the warehouse areas to make it nicer work environment. He noted at night if the buildings are operational, those windows also glow to kind of give identity to the building as well.

Mr. Valenza explained exhibit A-8, stating this is the office corner noting each of these buildings have two of these corners. He indicated they used a generous amount of glass to identify the entrance element. He noted the uses of a truss design as a canopy which echoes the design of the TAC PAL Bridge which also starts to tie the buildings in with the surrounding environment and give the park as identity that relates to the area. Mr. Valenza stated the shaded box that's above the glass and above the canopy is not a different color, it is the area that we would propose the tenant use for wall signage. Mr. Valenza noted each of the entrances would have a wall sign compliant with the ordinance, 300 square foot maximum

and would be most likely an internally illuminated sign to keep from having to put light fixtures on the building to illuminate it.

Mr. Valenza indicated the allowable height is 100 feet and both buildings are 52 feet high at the highest point, just barely over half of the allowable height. Mr. Valenza indicated they were single-story buildings.

Ms. Walters called Mr. Nigel Marsh.

Ms. Walters reminded Mr. Marsh that he was under oath, and asked him to indicate his name, his firm and his experience/credentials.

Mr. Marsh indicated his full name is Nigel Paul Marsh and his firm is Marsh and Woods Architects located at 400 Main Street, Stamford, Connecticut. He indicated he was a British-educated architect noting his Bachelor of Arts in architecture in 1981 and a diploma of architecture in 1984. Mr. Marsh indicated he was chartered and registered architect since 1986 noting Marsh and Woods Architects holds licenses throughout the tri-state area and nationally through NCARB within the state of New Jersey, New York and Connecticut for over the last 20 years. Mr. Marsh indicated, he had two projects currently on-site in Wall Township along with another pending project in Old Bridge, New Jersey. Mr. Marsh indicated he prepared the architectural elevation support floor plans that were submitted to the Board for the affordable housing community.

Ms. Walters indicated exhibit A-14, the Cove at Palmyra site plan rendering, your sheet SR-02.

Mr. Marsh stated on the northwest portion of the overall development, it shows that there are five buildings on the site. Running counterclockwise, building number 1 is in the bottom right-hand corner of the site. This is a two-story apartment building which contains 16 apartments. He noted the next two buildings are both three-story buildings. Building number 2 has 24 apartments, building number 3 has 22 apartments because it also contains the amenity spaces: the club room and the fitness and management/leasing offices. Building number 4 is a two-story building with 16 apartments and building number 5 is a three-story building which has 24 units. Mr. Marsh asked Clint to go to exhibit A-15. Mr. Marsh explained that this displayed the first building you would see as you enter the development, it is two-story format of the buildings. Mr. Marsh indicated they have a residential quality to them which is appropriate for this type of housing. Mr. Marsh indicated they intended to use traditional residential-type materials for the exterior material choices, noting there is a brick water table which runs from gray to the underside of the first-floor windows, then horizontal siding which we recommend be a fiber cement siding as opposed to a vinyl siding. The intent is to use three different colors for that siding on the first floor and second floor. On the three-story buildings it would be generally a sandstone beige and earth

tone and the upper story would be arctic white, so there is contrast there which emphasizes the horizontality of the buildings themselves. Each of the apartment entrances is accented by two flanking tower elements, which have contrasting but complimentary colors, which would be a timber bark and another earth tone, which helps to draw the eye to the points of ingress and egress from the buildings. The roofing material would be asphalt shingle, again using an earth tone color. The gable ends would be accented with more of a vertical band and pattern but would be in a complementary color to the story immediately below. Mr. Marsh stated Exhibit 16 shows the floor plan of the building. Mr. Marsh indicated this is the typical floor plan that is seen throughout the development, most of the buildings are virtually identical in the way that they are arranged. Mr. Marsh indicated UHAC, Uniform Affordable Housing Controls were used to establish the mix; there are three-bedrooms, two-bedrooms and one-bedroom apartments, no more than 20 percent of the apartments are one-bedroom units, that amounts to 20 units. Mr. Marsh indicated 25 percent of the units are three-bedroom units and the remainder about 55 percent of the buildings will be two-bedroom apartments, noting that we conform with UHAC requirements. Mr. Marsh indicated the blue shaded areas represent three-bedroom units, approximately 1,290 square feet; the light orange references the two-bedroom units, of which there are two types, on the exterior two-bedrooms, one bath units are about 960 square feet, while the inboard two-bedroom, two bathrooms units are slightly larger about 1,028 square feet. The one-bedroom units, one-bedroom, one bathroom are about 750 square feet. Internally, there's an open-plan kitchen, dining and living area. The bedrooms have a generous walk-in closet, the master bedroom would have an in-suite bathroom. The second and or only bathroom in the apartment would be accessible from both the internal bedroom and the external for visitors, so they don't have to go into a bedroom to get to the bathroom. Mr. Marsh indicated there are two entrances around which all are grouped for apartments, noting the apartments are stacked, meaning the floor on floor two would be the same as the third floor. Mr. Marsh indicated as you enter the apartment, there are mail-drop areas, which are USPS standard and approved ADA mailboxes which would have package boxes as well, noting they meet the USPS development guidelines for the number of packages and the number of mail slots that are required. Above the lobby and mail room area on the second and third floors there are common laundry facilities. HUD requirements state that you should have one washer and one dryer for every 12 apartments. Mr. Marsh indicated we recommend at least two washers and two dryers per floor, so you might get four washers and four dryers for eight and six washers and dryers for 12 apartments, well above the HUD requirements for that. Mr. Marsh stated Exhibit A-a18 shows the amenities that are included in building number 3, which is one of the buildings around the landscape courtyard area, which is kind of like a jug handle kind of configuration. Mr. Marsh indicated there is a fitness room, a club room with a small pantry area and there

is a leasing office and a unisex handicapped-accessible bathroom. The club room itself opens onto an exterior terrace which is within that landscaped area. That area would have picnic tables and perhaps grill areas and would be useful for outdoor events that could be sponsored thru the club rom itself. Adjacent to this building and close to these amenity facilities is the tot lot area, which is just to the northwest of building 3. Mr. Marsh indicated exhibit SR-02 shows the tot lot adjacent to building 3, you can see the outside terrace at the rear of the building, which opens into the central landscaped courtyard which is between building 3,4 and 5. Mr. Marsh indicated there are three trash enclosures within the site which can accommodate the trash and recycling of the apartments.

Mr. Nehmad then called Ms. Pehnke.

Ms. Pehnke stated she indicated she is a registered professional traffic engineer licensed in the State of New Jersey employed with Langan Engineering and Environmental Services. Mr. Pehnke also noted she is a member of the Association of professional transportation engineers stating she has been in practice for over seven years. Ms. Pehnke indicated she prepared the traffic impact study in accordance with industry standards and regulations of the New Jersey State Highway access code. Ms. Pehnke stated the traffic impact study was prepared from data gathered pre-covid pandemic, so are representative of typical of traffic operations. The traffic projections are based on date published by the Institute of Transportation Engineers as well as date used by New Jersey Department of Transportation. Ms. Pehnke stated the study includes a modeling of the access operations as well as the adjacent roadway operations. Ms. Pehnke indicated the key findings in the study are they are no new access points that are proposed along Rt. 73, noting that the analysis shows with an update to the traffic signal operations, meaning timing, the intersections will operate at good levels of service and will be able to manage the side street approach ques with the available storage areas. Ms. Pehnke stated the southern driveway is proposed to be reconstructed in accordance with the current NJDOT design criteria, which will create a channelized right turn in and out turn driveway which safely accommodate the tracking paths of the different types of vehicles expected to use the driveway. Ms. Pehnke indicated traffic to the Palmyra Nature Cove will remain as it is and will not be impacted, cross easements will be provided throughout the project, noting that the internal circulation system has been designed to accommodate the types of trucks and vehicles expected throughout the development. Ms. Pehnke indicated an access permit has been submitted to the NJDOT which is currently under review.

Ms. Pehnke indicated the parking meets the requirements of the redevelopment plan.

Mr. Nehmad then called Ms. Morrisey.

Ms. Morrisey stated she is a licensed planner in the State of New Jersey as well as a member of the American Institute of Certified Planners. Ms. Morrisey indicated she has been licensed and working in the field for over twenty years. Ms. Morrisey indicated has worked for many municipal boards preparing Master Plans, Housing Plans, and Redevelopment Plans. Ms. Morrisey indicated she had reviewed the plan as presented by the expert witnesses earlier and it is consistent with the redevelopment plan adopted in 2005 and amended in September of 2020. Ms. Morrisey indicated the plan meets the goals and objectives of the redevelopment plan by specifically meeting the Borough's affordable housing obligation, remediating the brownfield redevelopment area, and establishing non-residential development that will be financially positive for the municipality. Ms. Morrisey indicated those objectives will be met by the application before the board. Ms. Morrisey indicated they have reviewed the board's professional reviews and have addressed thru testimony many of the comments. Ms. Morrisey indicated there are no variances required, noting that they will conform with the exceptions which we listed noting the crosswalk width and the landscaping requirements indicating the plan is 100% conforming. Ms. Morrisey stated they will meet all the requirements of the affordable housing statues and regulations as applicable in New Jersey and the uniform housing and affordability controls, noting they will conform with all aspects as required by the settlement agreement between the Borough and Fair Shar Housing as required by law.

Mr. Stock stated he is a principal in PURE, LLC. which has the application before the board tonight. Mr. Stock indicated he has been in the New Jersey redevelopment industry since 2004 noting many projects and redevelopment of brownfield properties helping to convert them and turn them back into productive reuse noting that the lion's share of those projects were warehouse distribution facilities much like what is included in the application presented. Mr. Stock indicated he and his associates have been working on this project about one and a half years. Mr. Stock indicated it is a complicated project involving many state, county and local agencies and they have worked with many of those types of agencies in the past noting a good working relationship, in good standing with them. Mr. Stock indicated they are very excited to bring a successful project to completion, for the Borough of Palmyra.

**** Please note a detail transcript of the testimony described above is available upon request. ****

Chairman Yetter noted our task is to determine if this project complies with the requirements of the redevelopment plan.

Chairman Yetter asked for questions, comments or discussion regarding the application as presented. Mr. Beck asked if anyone had spoken with the Board of Education to let them know about the affordable housing planned as busing will be required to get the children to school.

Mayor Tait indicated she had a meeting with Mr. McBride and Mr. Blatchley of the Board of Education next week about the redevelopment project.

Mr. Beck asked if anyone had spoken with New Jersey Transit regarding placing a bus stop in the location.

Mr. Nehmad stated that had not spoken with NJ Transit but would be happy to communicate with them in conjunction with the Borough consultants, to determine a location.

Mr. Beck asked if there was thought regarding a grocery store or convenience store as there is nothing on that side of Rt.73.

Mr. Nehmad stated nothing is proposed in this portion of the plan. Mr. Nehmad indicated there is frontage on Rt.73 still to be developed in Phase II of the project, noting many companies like to see a demand before they will commit to store placement.

Mr. Beck indicated he would like to see some sort of cross light to get from one side of Rt. 73 to the other side as currently there is only one access in and out of the area: the one in front of Kerbeck.

Mr. Nehmad indicated traffic signals are very rigorously controlled by NJDOT regulations noting spacing and placement. Mr. Nehmad stated they would work with the Municipality in reasonable efforts but feel the plan is what the redevelopment plan calls for.

Mrs. Melvin asked about the stormwater regulations especially the new regulations coming out in March of 2021 which require the use of green stormwater infrastructure as the first option of managing water quality volume, noting a wet pond is not a practice that would be approved for water quality volume. Why was that selected and noted concerns with the use of porous pavement and the likelihood of it clogging and the maintenance of it.

Mr. Hanrahan indicated they had two meetings with DEP and they are onboard with the design and the stormwater management proposal presented, noting the project does meet and adhered to currently DEP stormwater regulations noting that the new regulations come into compliance in March and they are not required to comply with them currently. Mr. Hanrahan stated the wet pond detention basin

does provide 3-1 dilution to provide the water quality and noting 492 parking stalls are porous pavement which is per infrastructure procedure, noting that porous pavement has been designed in many projects in the last five years and is being pushed by the DEP and other environmental agencies. Ms. Melvin asked about the setback repairing buffer requirement along the Pennsauken Creek. Mrs. Melvin indicated it is 50 feet from the top of slop and it does not appear to have that 50-foot buffer. Mr. Hanrahan indicate it is 50 feet however the application is going before the DEP and they will make that decision and we will comply.

Mrs. Melvin asked about the use of a wet pond near natural ponds in the wetlands. Does that create a habitat issue with wildlife?

Mr. Hanrahan indicated the plan is in compliance with DEP standards and does comply with water quality attributes, he explained noting that we are waiting for their approval and if not approved will provide another measure.

Mrs. Melvin asked about the placement of the tot lot and was consideration given to moving the tot lot away from an intersection and parking lots as a safety precaution.

Mr. Hanrahan indicated no matter where the tot lot is placed there will be a parking lot near it. Mr. Hanrahan noted that low volumes and speeds for traffic in that area make the placement of the tot lot in a good location.

Mr. Gural commented in regard to the bus stop on Rt. 73 we do have a submission in front of the fair share housing center in which there are ongoing negotiations, that do show a bus stop on Rt. 73 within 500 feet of the development which is subject to DOT approval. Mr. Gural indicated Mr. Winckowski is the Borough's stormwater management consultant and perhaps he can give us some information regarding that.

Mr. Rossignol asked if the warehouse operations would be going 24 hours a day or will there only be specific shifts.

Mr. Stock stated that have no specific tenants in mind, but they will be looking for the best tenants in the marketplace to provide the most flexibility.

Mr. Rossignol asked if they expected the warehouses to be mostly storage or would they also be fulfillment centers.

Mr. Stock indicated currently we just do not know.

Mr. Robinson asked if it was possible to build convenience stores within the accommodation area.

Mayor Tait answered not in the first phase.

Ms. O'Connor asked if the passive recreational area and trying to annex it into the Palmyra Nature Cove. Have there been any talks with the Burlington County Bridge Commission as to getting them on board with taking over that portion of the redevelopment.

Mr. Gural he has had a number of conversations with the members of the bridge commission with a meeting schedule next week to have that conversation.

Ms. O'Connor asked about the dynamic compaction as suggested in the geo-technical reports. Ms. O'Connor asked if the solid waste which is under the Fillit property should be removed before the dynamic compaction to avoid the possibility of additional shifting due to further breakdown of those materials.

Mr. Stock indicated the materials need to be segregated, the inert materials from oversized pieces of masonry or concrete. Mr. Stock stated the overside pieces of rubble, masonry, concrete and items of that nature would be processed. Mr. Stock indicated the depth of waste is somewhere between 10 and 30 feet and the cover soils are about 6 to 14 feet. Mr. Stock noted the Fillit property is about 60 acres. He explained the process of leveling the land, creating a working platform and how the dynamic compaction takes place.

Ms. O'Connor stated in the Geo Tech report regarding the affordable housing areas, it notes the use of rammed aggregate piers along with the dynamic compaction. Ms. O'Connor asked if micro piles were considered in addition to the dynamic compaction.

Mr. Stock stated indicated he had used micro piers before for box culverts where you might create a bridge crossing noting they are more applied when dealing with more public structure type projects. He explained further.

Councilwoman Cloud asked if there was any analysis of the impact of stormwater release into the Pennsauken Creek from the two proposed adjacent stormwater outfalls that are on the south side of the property in regard to erosion.

Mr. Hanrahan indicated he did not believe there is any impact, noting they are designed in accordance with soil erosion to Army Corp and DEP standards. Mr. Hanrahan explained.

Councilwoman Cloud asked what size the design hole scatter falls are designed for.

Mr. Hanrahan indicated 25-year storm.

Mr. O'Kane indicated it was an excellent set of plans denoting what is going to be placed on the project, and he had no questions.

Ms. Hui asked if in the subdivision where the housing is proposed, sidewalks would be along the roadways.

Mr. Hanrahan stated he did not believe there are sidewalks that connect up to Rt.73., noting there are sidewalks internally.

Ms. Hui indicated that NJ DOT has a complete streets policy so she would recommend putting sidewalks in even if it along Rt 73 as the residents, walkers and or bikers will not have access to anywhere. Ms. Hui noted concern about those residents being able to connect with the town as there is no place to shop on that side of the highway.

Mr. Hanrahan indicated they would add those sidewalks to route 73 and will work with NJDOT on the sidewalk improvements.

Ms. Hui noted a concern for bikers. Ms. Hui asked if it was a way to add protective bike lanes where they are physically separated from trucks and motor vehicles.

Mr. Nehmad asked if she meant internal to the site.

Mr. Hanrahan stated that they could look at potentially combining to sidewalks and bike paths together and taking them out to Rt. 73., noting they would look into it.

Mr. Hui indicated she did not feel the tot lot was in a good location next to parking lots where cars are potentially idling.

Ms. Hui stated she wished they were more proactive with the stormwater regulations as everyone is aware that they are coming.

Ms. Hui stated that there needs to be transportation access, perhaps there could be a link across the Pennsauken Creek that connects the southern end of the Rt. 73 Redevelopment area with Pennsauken Light Rail Station.

Ms. Hui asked why the Land Use Board is being asked to approve the preliminary and final site plan and subdivision plans all at one time tonight.

Mr. Nehmad stated the law is clear since there is a redevelopment undertaking, they felt it warrants the board taking appropriate action to expedite matters.

Ms. Hui asked why there are so many parking spaces.

Mr. Nehmad stated the parking spaces are what are required in the ordinance. Mr. Stock noted the RSS standard for the residential and the warehousing has a minimal threshold which we are currently meeting with the proposed plan. Mr. Stock also noted there were more proposed units when the

project started, that number has since be lowered so we could look at that. Mr. Stock stated going back to light rail just past the right in right out entryway on the south side of the development is about a 7-acre plot which would be a great location for a light rail stop. Mr. Stock stated he and Mr. Wolfkind had some discussions internally and he has had discussions with NJDOT on a light rail stop in in Jersey City and he has requested them to take a loon at potentially looking at this area for a light rail stop, noting we are about 2500 feet from the Pennsauken rail station. Mr. Stock indicated it could be part of phase II.

***Mr. Winckowski stated they deemed the applications complete. He noted there were several items we asked be corrected as part of the process. Mr. Winckowski indicated he and our planner Ms. Gable met with the applicant's engineers and they agreed to make some suggested changes/modifications to various portions of the site plan.

There was additional discussion and questions between the Land Use Board Members and PURE's professional staff in which they discussed the outdoor picnic area in the warehouse areas, stormwater runoff; compliance with new rules and regulations going into effects in March of 2021; number of parking spaces; access to downtown area of Palmyra, Light rail, NJ Transit and Burl-link; the ability to cross Rt 73 safely; Solar Panels; traffic study and u-turning radius of trucks and their ability to maneuver throughout the redevelopment area; striping plan for Nature Cove driveway; fire-hydrants; Bike racks in residential area and warehouse area; placement of tot lot and fencing around it; the courtyard, a gazebo in cattail area; landscaping around billboard monument signs; irrigation system for entire development; lighting in the entire development; electrical vehicle charging stations; types of tree plantings; the floor plans of the proposed residential housing areas; noise levels of idling trucks; the additional traffic on Rt. 73 backing up on Rt 73 down to Hilton Road and possibly separating the residential access to the development from the truck access to the area.

*** Complete transcript of testimony and discussion available upon request and will be maintained with the minutes.

Chairman Yetter asked anyone making comments to state their name and address for the record.

Mr. Rader- Harbour Drive- Mr. Rader asked if the residential units would have community washers and dryers or would they be in each unit. Mr. Nehmad indicated they would not be in each unit but a laundry station would be located on the second floor of the buildings.

Mr. Hayes – Washington Avenue- Mr. Hayes asked if any thought had been given to the noise level from trucks idling in the warehouse area. Mr. Nehmad indicated the anticipated noise level complies

with the State Noise Control Act. Mr. Nehmad indicated the day and night sound levels are around 65 decibels during the day and 50 decibels at night and everyone will have to meet the noise control act standards.

Mr. Blaisdell – Pennsylvania Avenue- Mr. Blaisdell asked about the traffic volume on Route 73 and how it was addressed. He asked if anyone considered the additional traffic on Rt. 73 backing up to the intersection at Hylton Road.

Mr. Brewer explained what the board's choices were in regards to the application.

Mr. Nehmad asked if the board could move forward with a vote on the application noting they would comply with the board's professional's recommendations.

There was some discussion among the board and Mr. Brewer as to how they wished to proceed.

Chairman Yetter asked for a motion to approve Application 2020-LUB03 as presented by applicant and subject to approval of LUB Engineer and LUB Planner comments/recommendations and confirmation that all agreed and proposed changes have been made regarding the conditions noted.

Mayor Tait made a motion to approve Application 2020-LUB 03 with conditions noted. Vice Chairman Beck second the motion.

Chairman Yetter asked for a roll call vote, **at the call of the roll the vote was as follows:**

AYES: Mayor Tait, Vice Chairman Beck, Mr. Gural, Mr. Robinson, Mr. Rossignol, Ms. O'Connor, Chairman Yetter

NAY: Councilwoman Cloud, Mrs. Melvin

ABSENT: Mr. O'Kane

PUBLIC COMMENT

Chairman Yetter requested a motion to open the meeting to the public for comment. Dr. Cloud made a motion to open the meeting for public comment. Vice Chairman Beck second the motion.

All members present voted in favor of the motion.

Seeing none, Chairman Yetter requested a motion to close the public comment portion of the meeting. Vice Chairman Beck made a motion to close the public comment portion. Mayor Tait second the motion. All members present voted in favor of the motion.

Having no further business, Chairman Yetter requested a motion to adjourn the meeting. Mayor Tait made a motion to adjourn the meeting. Vice Chairman Beck second the motion.

All members present voted in favor of the motion.

Meeting was adjourned at 11:39 pm

Respectfully Submitted,

Doretha R. Jackson, RMC

Land Use Board Secretary

Borough of Palmyra