

**ROCKEFELLER GROUP DEVELOPMENT CORPORATION
10 NORMANDY DRIVE
PISCATAWAY, NEW JERSEY 08854**

APP: 23-PB-18

**PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL**

WHEREAS Rockefeller Group Development Corporation, of 92 Headquarters Plaza, North Tower, 9th Floor, Morristown, New Jersey 07960, has requested the Piscataway Township Planning Board approve its Preliminary and Final Major Site Plan to remove the remnants of the former Union Carbide facility and to construct a 241,200 square foot rectangular-shaped building, 226,700 square feet of which will be dedicated to warehouse uses and 14,500 square feet to office uses, at the premises known on the Tax Map as Block 3702, Lot 1.02, in a Redevelopment Zone at 10 Normandy Drive.

IN ACCORDANCE WITH MAPS AND REPORTS PREPARED BY:

1. Plans entitled "Preliminary and Final Site Plan 10 Normandy Drive Township of Piscataway, Middlesex County, New Jersey, Block 3702 Lot 1.02," consisting of twenty-four (24) sheets, prepared by SESI Consulting Engineers, dated June 16, 2023, last revised August 30, 2023.
2. Plans entitled "Normandy Drive Widening Concept Plan" consisting of one (1) sheet, prepared by SESI Consulting Engineers, dated June 16, 2023.
3. Survey entitled "Alta/NSPS Land Title Survey 10 Normandy Drive Block 3702 Lot 61.02, Situated in Township of Piscataway, Middlesex County, New Jersey", consisting of four (4) sheets, prepared by Carroll Engineering, dated June 16, 2023.
4. Plans entitled "Rockefeller Piscataway 10 Normandy Drive, Piscataway, NJ 08854" consisting of two (2) sheets, prepared by Mancini Duffy Architects LLC, dated June 16, 2023.
5. Report entitled "Traffic Engineering Evaluations," prepared by Klein Traffic Consulting, LLC., dated June 16, 2023.
6. Report entitled "Seasonal High Water Table Evaluation," prepared by SESI Consulting Engineers, dated June 16, 2023.

WHEREAS, a hearing was held before the Planning Board on September 13, 2023, at which time testimony was received; and

WHEREAS, the Board has concluded, after carefully considering the evidence presented at the above-mentioned public hearing the following factual findings:

1. The property is located at 10 Normandy Drive and is a 35.09 acre irregular-shaped lot located in a Redevelopment Zone District in the northern portion of Piscataway Township near the border with the Borough of Bound Brook. It is an irregularly shaped lot located approximately 765 feet east of the intersection of Normandy Drive and Baekeland Avenue and 535 feet west of the intersection of Normandy Drive and Hancock Road. The property includes 670 feet of frontage along Normandy Drive. Existing ingress and egress to Normandy Drive is provided by two driveways.

2. The Property is subject to the rules and regulations of a Redevelopment Plan adopted by the Township Council in 2023. The Redevelopment Area is the former site of a Union

Carbide Corporation (UCC) phenol processing facility, which today is covered with trees, grass, and overgrowth along with paved parking and circulation roadways from the past use, an unused railroad line from the past use, concrete pads, a former control building, and wetlands as outlined in detail in the aforesaid Area in Need of Redevelopment Study.

3. Contiguous zoning is L1-5 to the south and west of Normandy Drive and Hancock Drive, respectively. Areas NE of Hancock Road and along the portions of Normandy Road east of the property are zoned R-10 (Residential)

4. The Applicant is seeking preliminary and final site plan approval to remove the remnants of the former Union Carbide facility and to construct a rectangular-shaped building that is 241,200 square feet. The site and architectural plans indicate that 14,500 square feet shall be dedicated to office uses, with the remainder being dedicated to the principal warehouse use. The office spaces are proposed to be located in the NE and SE corners of the building. A total of thirty-nine (39) loading docks (13.5' x 60') and two (2) drive-in loading ramps are proposed to be located along the western side of the warehouse, with sixty (60) trailer parking spaces located further west. A total of one hundred sixty-two (162) parking stalls (9' x 18', typical) are proposed within the southern and eastern parking lot areas, seven (7) of which will be ADA-compliant. An additional space will be ADA compliant and shall be accessible for people with disabilities in regard to Electric Vehicle Supply/Service Equipment (EVSE). An additional six (6) Electric Vehicle (EV) charging stations are indicated on the site plans.

5. No variance relief or waivers were sought.

6. The following exhibits were introduced into evidence:

A-1 Colorized Rendering Site Plan

A-2 Depiction of the Buffering and Fence on the border with 2 Hancock Rd.

A-3 Floor Plan

A-4 Building Elevations

A-5 Colorized Renderings of the Proposed Building

7. Heath Abramsohn, the Vice President of the Rockefeller Group whose address is 92 Headquarters Plaza North Tower, 9th Floor, Morristown, New Jersey 07960, was sworn in on behalf of the Applicant.

8. Mr. Abramsohn went over the historical use of the property and the proposed redevelopment of same. Mr. Abramsohn testified that the Applicant will work with the NJDEP to obtain all appropriate permits for the Brownfield Redevelopment.

9. Mr. Abramsohn also agreed to make operational the seven (7) electrical vehicle charging stations that had been proposed to be make-ready so long as adequate utilities were secured. The Board agreed that the Applicant will construct three (3) EV stations upon the occupancy of 50% of the building and upon 100% of occupancy of the building will have all seven (7) EV charging stations constructed and operational. The Board also acknowledged that the Applicant must secure the electric capacity from the utility company to construct and operate said EV charging stations. As a result, in the event that the utility company/provider does not supply the utilities necessary to adequately support the EV charging stations, the seven (7) spaces will be maintained as "make-ready" spaces pursuant to State statute. The Applicant agreed to work with the Township and its professionals to secure the adequate utilities, and promptly notify the Township in writing if such utilities will not be supplied to the site at the time of either occupancy trigger mentioned herein.

10. Franz Laki, P.E., a licensed professional engineer of SESI Consulting Engineers, Inc., whose office is located at 959 Route 46E, 3rd Floor, Suite 300, Parsippany, New Jersey 07054, was sworn in on behalf of the Applicant. His credentials as a professional engineer were recognized by the Board.

11. Mr. Laki testified utilizing the exhibits and went over the proposed application. He indicated there will be 14,500 square feet of office space designed into two (2) offices at the entrances to the north and south ends of the building.

12. Mr. Laki testified that two (2) large bio retention basins with the required retaining walls, guard rails and fencing will be installed to the satisfaction of the Township's professional staff. He testified as to the traffic pattern that was proposed.

13. The Applicant agreed to abide by all of the recommendations as set forth in the report of CME Associates dated September 8, 2023, the Divisions of Engineering and Planning & Development report revised September 12, 2023, and Dolan & Dean Consulting Engineers, LLC., dated July 25, 2023.

14. Mr. Laki went over the proposed retaining wall and fencing that will provide screening for the residential neighbor at 2 Hancock Road. The Applicant agreed that it must continually maintain all fencing and screening.

15. The Applicant agreed to the half-width right of away dedication to bring Normandy Drive and Hancock Road to the Master Plan half-widths of 30 feet.

16. Lee D. Klein, P.E., a licensed professional traffic engineer of Klein Traffic Consulting, LLC., whose office is located at 156 Walker Road, West Orange, New Jersey 07052, was sworn in on behalf of the Applicant. His credentials as a professional traffic engineer were recognized by the Board.

17. Mr. Klein testified and went over the traffic and circulation pattern proposed for the site.

18. The Applicant agreed to execute the appropriate agreement with the Township to allow for Title 39 enforcement.

19. William Mandara, AIA, a licensed professional architect of Mancini Duffy Architects, LLC., whose office is located at 374 Millburn Avenue, Suite 101W, Millburn, New Jersey, 07041 was sworn in on behalf of the Applicant. His credentials as a professional architect were recognized by the Board.

20. Mr. Mandara testified utilizing the exhibits and went over the proposed architectural plans. He agreed to submit the proposed colors for the building exterior to the Township's professional staff for their prior approval.

21. Justin Protasiewicz, P.E., a licensed professional environmental engineer of SESI Consulting Engineers, whose office is located at 959 Route 46E, 3rd Floor, Suite 300, Parsippany, New Jersey 07054 was sworn in on behalf of the Applicant. His credentials as an environmental engineer were recognized by the Board.

22. Mr. Protasiewicz testified with regards to the NJDEP requirements for the site and how the prior contamination was handled, and that further construction would comply with all environmental standards and laws.

23. Members of the public were invited to comment and pose questions and testify. Lidia Zaina Tenoria of 2 Hancock Road, Margareth Ball of 88 Hancock Road and Laura Leibowitz of 102 Stratton Street South had issues related to noise, light and traffic from the proposed development.

CONCLUSIONS

1. The Board concluded that the site plan would be beneficial to the site, as well as to the surrounding properties and to the Township in general.

2. The Applicant demonstrated that the requested approval could be approved without substantial detriment to the intent and purposes of the Zoning Plan, Zoning Ordinance and the public good.

3. The Board concluded that the requested preliminary and final site plan sought was appropriate for the site and in determining same the Board accepted the testimony of the

Applicant's experts and the recommendations of the Township's professional staff as well. Same can be granted without substantial detriment to the surrounding properties and the Township.

4. The Board concluded as to the proposed onsite improvements, which are subject to the review and approval of the Board's professional staff, that the Applicant is obligated to continuously maintain the improvements. The Board further finds that all onsite improvements must be continually maintained by the Applicant and that the maintenance of all onsite improvements is required in order that the Applicant's project will not be a substantial detriment to the public good and that the site plan will continue to be beneficial to the subject property, but also to the surrounding properties.

For other such reasons as stated in the minutes and recorded at the hearing.

NOW, THEREFORE, be it resolved by the Piscataway Township Planning Board pursuant to its statutory powers and on September 13, 2023, on a Motion by Rev. Henry Kenney and seconded by Michael Foster, that the Preliminary and Final Site Plan Approval requested by Rockefeller Group Development Corporation, for Block 3702, Lot 1.02 is approved subject to the following conditions:

1. The Applicant must document approvals or exemption from the Middlesex County Planning Board, Freehold Soil Conservation District, NJDEP and all other outside agencies having jurisdiction.

2. Submission of a copy of the approved site plan, with supporting details, in electronic format (AutoCad). This condition may be waived by the Director of Community Development, where appropriate in his/her opinion.

3. The Applicant will submit all appropriate documentation if required to address all wetland, wetland transition areas, waterfront development and riparian zone development issues with the NJDEP before proceeding with any construction associated with this Application.

4. In accordance with Chapter XXXI, of the Revised General Ordinances of the Township of Piscataway, Streets Sidewalks, Section 31-1.2C, no street opening permit will be issued when a street has been paved within the last eight years.

5. Applicant to post bonds and certified checks in amounts satisfactory to the Township Engineer for all improvements required herein by reason of this approval, apart from the seven (7) operational EV charging stations.

6. All onsite improvements must be continually maintained by the Applicant and its successors. Maintenance of all onsite improvements is necessary in order that the proposed development mitigate any detriment to the public good and be beneficial to the subject and surrounding properties.

7. Submission of revised plans in a form acceptable to the Divisions of Engineering and Planning & Development evidencing compliance with the recommendation of said Divisions in their Memorandum to the Planning Board dated September 12, 2023.

8. The Applicant will construct half of the electric vehicle charging station upon reaching 50% occupancy. Once 100% occupancy is reached the Applicant will construct and make operational all seven (7) proposed EV charging stations. The Applicant's obligation to construct and make operational said EV charging stations is contingent upon its ability to secure adequate utilities at the time of occupancy.

9. The Applicant will comply with the recently enacted State Legislation on Solar Ready buildings.

10. The Applicant will work with Mr. Henry Hinterstein, the Board's landscape architect, to resolve any landscaping issues or architectural issues related to building color schemes to the Township's satisfaction.

11. The Applicant agreed to install the necessary first responder communications repeater system and to work with the Township Professional Staff and First Responders with regards to same.

12. The Applicant will comply with the Staff reports from CME Associates dated September 8, 2023, the Divisions of Engineering and Planning & Development revised September 12, 2023, and Dolan & Dean Consulting Engineers, Inc., dated July 25, 2023.

13. Truck drivers are prohibited from sleeping in their respective trucks on the Property. The Applicant has also agreed that no off-site parking of trucks shall take place on the adjacent public roads

14. Compliance with the representations set forth in the findings of facts set forth above and any representations agreed to at the hearing.

15. Within twenty (20) days of the memorialization of this Resolution, the Applicant shall publish notice of the Planning Board decision in the Courier News or The Star Ledger;

BE IT FURTHER RESOLVED THAT, copies of this Resolution be forwarded to the Tax Assessor, Township Engineer, Zoning Office and the Applicant.

The above is a memorialization of a motion which was duly seconded and passed on October 11, 2023, on the following vote:

THOSE IN FAVOR: Mayor Brian Wahler, Rev. Henry Kenney, Carol Saunders, Michael Foster, Dawn Corcoran-Gardella, Alex Adkins, E. Basheer Ahammed and Chairwoman Brenda Smith.

OPPOSED: None

The undersigned, Secretary to the Piscataway Township Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 11th, day of **October 2023**, on the following vote:

THOSE IN FAVOR: Mayor Brian Wahler, Rev. Henry Kenney, Carol Saunders, Michael Foster, Dawn Corcoran-Gardella, Alex Adkins, E. Basheer Ahammed and Chairwoman Brenda Smith.

OPPOSED: None


CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD