

**PISCATAWAY TOWNSHIP PLANNING BOARD
RESOLUTION
PRELIMINARY & FINAL SITE PLAN AND BULK VARIANCE**

WHEREAS, Arco/Murray National Process Solutions, Inc., of 81 New England Avenue, Piscataway, New Jersey 08854, has requested the Piscataway Township Planning Board approve its preliminary and final site plan and variance from the provisions of the Piscataway Township Zoning Ordinances to permit the construction of an exterior concrete pit for industrial water reclamation and an exterior storage box on the site, at the premises known on the Tax Map as Block 4701, Lot 3.03, in an LI-5 Zone at 81 New England Avenue.

VARIANCE REQUIRED:

21-1102 **Required** – 747 parking spaces;
 Proposed - 352 parking spaces.

IN ACCORDANCE WITH MAPS PREPARED BY:

1. Set of plans entitled “Preliminary and Final Site Plan for Arco/Murray/Design Build Proposed Site Improvements,” consisting of (11) sheets, prepared by Dynamic Engineering Consultants, P.C., dated September 17, 2019, revised through December 17, 2019;
2. Architectural drawings consisting of (4) sheets, prepared by GMA Architects, dated September 18, 2019;
3. Topographic Survey, consisting of one (1) sheet, prepared by Stires Associates, PA., dated October 14, 2019;
4. Operation and Maintenance Plan, prepared by Dynamic Engineering Consultants, P.C., dated December, 2019.

WHEREAS, a hearing was held before the Planning Board on January 8, 2020, 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 81 New England Avenue and is 16.53 acres. The irregular shaped lot has approximately 480 feet of frontage on New England Avenue. The site is accessed is from New England Avenue in two locations. The site is located approximately 400 feet from the New England Avenue/Springfield Avenue intersection.
2. The site is currently developed with a 255,610 square foot one-story warehouse with multiple parking and loading areas. The entire east parking area is covered by an existing solar canopy. The roof of the existing facility is covered with solar panels as well.
3. The subject property is surrounded by office and warehouse uses within the LI-5 Light Industrial Zone to the east, west and south. The property abuts Route 287 to the north.

4. The Applicant is seeking preliminary and final major site approval to construct an exterior concrete pit for industrial water reclamation and an exterior storage box on the site. The proposed structure will be approximately 2,500 square feet in area. A future MBR pit approximately 693 square feet in area is proposed along the western edge of the proposed EQ and MBR pits. The exterior storage box will be 40 feet by 8 feet. Additional site improvements include a concrete pad and a 24 foot wide relocated driveway which will provide access to an existing parking lot. Utilities will need to be relocated and new storm drainage will be installed.

5. The proposed improvements will require the demolition and removal of a portion of the existing driveway accessing the eighteen stall parking and loading areas. Additionally, two parking stalls will be removed along with landscaped area and walkways. Grading, utilities and new landscaping are proposed.

6. The following exhibits were introduced into evidence:

A-1 A colorized rendering of the Site Plan dated January 6, 2020.

A-2 A January 6, 2020, Site Plan with the proposed easement.

A-3 A January 6, 2020, elevation of the exterior of the construction with the finishing material of the above grade portion of the pits.

7. Joshua Sewald, PE. PP, a license professional engineer and planner, whose office is located at 1904 Main Street, Lake Como, New Jersey, was sworn in on behalf of the Applicant. His credentials as a professional engineer and planner were recognized by the Board.

8. Mr. Sewald testified utilizing A-1 and went over the proposed construction of exterior concrete pit and additional improvements.

9. Mr. Sewald further testified that while 747 parking stalls are required, a variance was requested as the Applicant was proposing 352 parking stalls. He further testified that the proposed parking was sufficient from an operational perspective. Seven (7) electrical charging stations are required by Township Code Section 21-1103d. L'Oreal currently has two (2) electrical charging stations on site. The Applicant agreed to provide five (5) electrical charging stations requirement of the Code.

10. Mr. Sewald testified that the proposed construction was to maintain sustainability and also improve the environmental impact of the Applicant's processes. Mr. Sewald testified that no new permits were needed from the State. He noted it was a small facility upgrade to treat discharge waste water and it was an environmental upgrade.

11. Mr. Sewald testified that no new employees were needed with regards to the proposed application. Furthermore, he testified that the proposed construction is a passive system and would not generate any additional parking demand.

12. Mr. Sewald also testified that the trailers parked in the westerly parking lot had been removed from the site.

13. Dylan Scarpato, the general contractor and project manager retained by Arco/Murray to install the system was sworn in on behalf of the Applicant. He described the proposed construction and the installation of the equipment. He testified that the pit is approximately 15 feet deep with 11 feet underground and 4 feet above grade. He testified that the proposed process will treat and reuse waste water. He testified that no new permits are needed for the installation of the proposed construction. He testified that the timeline is approximately four (4) months from start to finish for the construction period.

14. The Applicant agreed to comply with all of the landscaping issues set forth in Mr. Hinterstein's report of November 26, 2019.

15. The Applicant agreed to comply with all of the recommendations set forth in Mr. Carley's stormwater management report of January 2, 2020.

16. The Applicant agreed to provide an easement along Route 287. However, because of existing onsite conditions the exact size of the easement shall be confirmed by the Assistant Township Attorney, James Clarkin, but will not exceed 40' and will not interfere with the existing site conditions.

17. The Applicant agreed to repair all broken and damage curbs, sidewalks and pavement throughout the site and will install a sidewalk along the entire New England Avenue frontage with the required handicap ramps and crosswalks at all driveways.

18. Members of the public were invited to comment and pose questions and testify. No members of the public chose to do so.

CONCLUSIONS

1. The Board concluded that the site plan revisions 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 site plan and the variance the Applicant sought were appropriate for the site and in determining same the Board accepted the testimony of the Applicant's expert and witness and the recommendations of the Township's professional staff as well that same could be granted without substantial detriment to the surrounding properties and Borough.

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 without the agreement of the Applicant to continuously maintain the improvements, the Board would not have otherwise approved the proposed site plan. 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 not only be beneficial to the subject property, but also to the surrounding properties.

5. The Board concluded based upon the testimony that there is no additional parking demand and that the parking variance can be continued without any negative impact on the property or surrounding neighborhood.

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 January 8, 2020, on a Motion by Dawn Corcoran-Gardella and seconded Carol Saunders, that the Preliminary and Final Plan Approval and parking variance requested by Arco/Murray National Process Solutions, Inc, for Block 4701, Lot 3.03 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;

6. All onsite improvements must be continually maintained by the Applicant and its successors. Maintenance of all onsite improvements is necessary in order 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 November 26, 2019;

8. The Applicant shall work with Mr. Henry Hinterstein, the Board's landscape architect, to resolve any landscaping issues to the Township's satisfaction.

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

10. 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 January 8, 2020, on the following vote:

THOSE IN FAVOR: Mayor Wahler, Councilwoman Cahill, Ms. Corcoran-Gardella, Rev. Kenney, Ms. Saunders, Michael Foster and Chairperson 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 12th day of February, 2020, on the following vote:

THOSE IN FAVOR: Mayor Wahler, Dawn Corcoran-Gardella, Rev. Henry Kenney, Carol Saunders and Chairperson Brenda Smith.

OPPOSED: None



CAROL SAUNDERS, SECRETARY
PISCATAWAY PLANNING BOARD