

DUE TO THE COVID-19 EMERGENCY THIS MEETING WAS HELD VIA THE ZOOM VIRTUAL PLATFORM ONLY.

Meeting Notice

The special meeting of the Harmony Township Land Use Board was called to order at 6:00 p.m. by Chairman Tipton. Mr. Tipton read the Open Public Meetings statement at this time. Mr. Tipton stated that “Adequate notice of this meeting was given in accordance with the Open Public Meetings Act by publishing a notice of the meeting in the Express-Times newspaper, by notifying the Star Ledger and by posting a copy on the Township Building Front Doors and filing a copy thereof with the Township Clerk”.

Pledge of Allegiance The Pledge of Allegiance was led by Mr. Tipton.

Roll Call

Present at the meeting were Members Tipton, J. Rossi, Ward, Troxell, Tjalma, Franceschino, Fohr. Also, in attendance were Secretary Kelley Smith, Engineer Stanley Schrek, Planner Angela Knowles, and Attorney Gregg Gianforcaro.

Zoning Review

Continued meeting from the June 6th meeting that was ended due to technical difficulties experienced with Zoom. Mr. Tipton reviewed where the meeting was ended and stated that the zoning review was being discussed at the time the meeting concluded and discussion was getting ready to take place. He asked Planner Knowles to review what was discussed. She noted that there were recommendations as to the next steps if the Township wanted to move forward reducing maximum lot coverage, she said she thought that was the primary strategy for reducing the intensity of warehouses being built in those zones. She said that seemed to be the way to do it and whether that is in conjunction with also increasing the setbacks that is up to the Township. She had talked about potentially increasing the front, side and rear yard setbacks and then reducing the maximum building heights just enough to make a little bit of difference. Right now the maximum building height is 45 feet, she suggested go down to 40 and that seems to comport with some of the clear height distances that are needed for warehouses on the interior. Also being proposed was to reduce the maximum lot coverage to 10% and just as a reminder given the size of the acreage of some of the priority parcels that were being looked at in the industrial zone where there was the most developable acreage, she said reducing that down 10% she said the smallest warehouse would potentially get 80,000 sq. feet. She had pictures that she provided showing what that could potentially look like. Her recommendation would be to amend the ordinance requirements in the industrial zones where warehouses are permitted and specifically that’s the Industrial, the light industrial office zone and the light industrial office commercial zone where the reduced maximum lot coverage would be at 10%. Mr. Tipton said he looked at it all since the last meeting and the picture that concerned him the most was under the 10% proposed where shown in the left hand corner the approximate square footage for warehouse on each one could be as big as 486,000, he thought that was too big for our infrastructure, especially if others also happened in conjunction. He wondered if we could take her recommendations and also have a limitation that you can do up to 10% lot coverage but no greater than 100,000 square feet. It caps any of

the larger parcels from getting too big for essentially our road systems. He thought that 100,000 sq. feet is big enough for someone to operate a warehouse but yet not the kind that would create a major amount of truck traffic. The other thing Mr. Tipton thought he'd like considered would be the limitation on loading docks. Ms. Knowles said also the way that the bulk standards are set up for these zones there is also an opportunity for someone to come in and do a campus complex style development where that 100,000 sq. ft. might not be in just one building it would be spread across a couple buildings as long as the impervious coverage is not over 10% so in terms of aesthetics it could that the look of the intensity could be lessened by a development that was just no one warehouse building alone so she thought that makes sense to do the cap at 100,000 sq. ft and she thinks we are right at that point and would agree with that assessment. Mr. Ward stated the other item he wasn't sure about was the height restriction. If he read it correctly it said 3 stories 45 ft. That is existing, is there anything that changes that or does that remain the same. Ms. Knowles proposed a reduced height of 40'. Mr. Ward suggested that the height be lowered so only 2 stories are permitted. Mr. Rossi suggested that the change should be the maximum square footage is for example 80,000 sq ft, 4 dock bays, just to make it easier and clear. He said he felt anything bigger would be too big for the Township. Mr. Tipton said what if they do that with the maximum lot coverage and if we do both it protects both angles. He is not opposed to 80,000 but 100,00 jumped out. Mr. Rossi suggested something like if you have 10 acres you can have 80,000 sq. ft., 4-5 acres 40,000 sq. ft., 2.5 acres 20,000 sq. ft. as an example. That is just his opinion. Mr. Schreck stated that is a floor area ratio. Mr. Ward said as long as that is included in the multiple floors so it is a total floors of square footage. Mr. Schreck said yes that is correct. Mr. Tipton asked for any comments or feedback. None being stated he suggested the next action be to make a motion to make these recommendations that are decided on to the Township Committee.

Motion by J. Rossi, seconded by Ward to create the maximum height of 35', maximum of 4 docks, and maximum of 80,000 sq. ft. per 10 acres and reduction of, 4-5 acres 40,000 sq. ft., 2.5 acres 20,000 sq. ft. and includes the front, side, and rear yard recommendations by Ms. Knowles. Roll Call: Ayes: Fohr, Franceschino, Tjalma, Troxell, Ward, J. Rossi, Tipton. Nays: none Abstentions: none.

R:20-4

Motion by J. Rossi, seconded by Troxell and carried unanimously by all in favor.

R:20-4

**Harmony Township Land Use Board
Warren County, New Jersey**

RESOLUTION OF THE LAND USE BOARD, TOWNSHIP OF HARMONY, COUNTY OF WARREN AND STATE OF NEW JERSEY, DESIGNATING NEWSPAPERS TO RECEIVE NOTICES OF MEETINGS

WHEREAS, Section 3 (d) of the Open Public Meetings Act, Chapter 231, P.L. 1975, requires that certain notices of meetings shall be submitted to two (2) newspapers, one of which shall be designated as the official newspaper of the Township of Harmony; and

WHEREAS, the second newspaper designated by this body must be one that has the greatest likelihood of informing the public within the jurisdictional boundaries of this body of such meetings.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Township of Harmony, County of Warren, and State of New Jersey:

1) The EXPRESS-TIMES Warren County NJ Zone is hereby designated as the official newspaper of the Township of White to receive all notices of meetings as required under the Open Public Meetings Act.

2) The STAR-LEDGER has the greatest likelihood of informing the public within the jurisdictional area of this body of such meetings.

This Resolution shall take effect immediately.

I, Kelley D. Smith, Secretary of the Lane Use Board of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Land Use Board at a meeting held on June 25, 2020.

Kelley D. Smith, Secretary

Redevelop-
ment

Request from the Township Committee to review a request from the redeveloper at the Transmix site to amend our redevelopment plan. Mayor Tipton gave some history to the board. He explained in 2009 a Redevelopment examination was done and it included the Transmix site, the Witco site to name a few in that surrounding area many of which have some type of environmental issue or have been inactive so a plan was made with some potential uses that was adopted so far there has not been any redevelopers come in and propose to do anything on any of the properties and it's been hard getting businesses coming into the Township. Approximately 2 years ago a potential redeveloper approached the Township and proposed a conceptual plan and it was agreed to go under contract with that developer for the Transmix property and now they have been doing their due diligence for about 1 year or more due to environmental issues and some other issues. Now they have come forward with a request for the township to consider changing the redevelopment plan to allow the uses in their proposal. Mr. Tipton indicated the board had the request provided in their packet. They proposed an actual full redevelopment plan amendment but that is not their job, they can only ask to consider a change, they can't tell the board what to do. The process is the Committee gets a request who then sends it to the land use board and the land use board authorizes the planner to do the study and then to come back to the land use board. Motion is required to authorize Van Cleef to review the request and report back with their recommendations and if it makes sense to amend the plan. The process is paid for by the redeveloper. They post an escrow for payment to the Planner. Motion by J. Rossi, seconded by Ward to authorize Van Cleef, Planner Angela Knowles, to perform a study on the redevelopers request for the property known as "Transmix". Motion passed unanimously by all in favor at this time.

Public
Comment

Bill Sirotnak, asked why the Transmix property is going to a planner. He understands the redeveloper is asking for an amendment to allow the concrete crushers, that is his understanding, and from reading the redevelopment plan it specifically prohibits concrete recycling. So what is the Township going to a planner. Mr. Tipton stated it is part of the process. If any person wants to see a change to a redevelopment plan they can come in and ask to consider that request. In order to consider a request to change the redevelopment plan the Committee has to refer it as a committee to the Land Use Board for a study and because there is a contract with this potential redeveloper there was an agreement to work in good faith with them and part of that is to go through the process. The Planner evaluates the existing plan and the request made and they report back. The report goes back to the committee to make the decision if they want to amend the plan or not.

Adjourn

Motion by Ward, seconded by Rossi to adjourn the meeting at this time was carried by all in favor.

Submitted by: Kelley Smith, LUB Secretary