

# JACKSON TOWNSHIP PLANNING BOARD MEETING

Monday, May 1<sup>st</sup>, 2023

The May 1st, 2023 regular meeting of the Jackson Township Planning Board was called to order at 7:00 p.m. by Board Chairman Mr. Herman with a salute to the flag by all present. The chairman Mr. Herman read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

## Roll Call:

Mr. Burnstein	Ms. DeMarzo -Alt 1
Mr. Flemming	Mr. Wall
Mr. Haring	Mr. Heller –Alt II
Mr. Sullivan	Dr. Campbell
	Mr. Herman

Absent: Mr. Bressi, Mr. Riker

**Also Present:** Robert Shea, Planning Board Attorney, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Anthony Jacob, Township I.T. Representative, Irina Darrar, Planning Board Recording Secretary, Laura Morrison, Planning Board Secretary.

Motion to approve voucher for recording secretary Sullivan/ Haring all in favor among present.

No legal matters.

No Planning and Engineering matters.

Block 14301, Lot 8, Jackson Cheder School.

Mr. Klee stated that this is an application for Preliminary and Final Major site plan approval associated with a 66,500 sq feet two-story private Elementary school building. The applicant is variance free. A couple of design waivers have been requested. A lot of testimony relates to the operations.

Mr. Peters stated that his office has a report dated April 11<sup>th</sup>, 2023. No variances are necessary for the application. The applicant is located in the R3 Rural Residential zone.

Donna Jennings law firm of Wilentz, Goldman, and Spitzer, on behalf of the applicant. She stated that the applicant's property is on Brewers Bridge Road, Block 14301, lot 8 on Township Tax Map. The location is the R3 zone, where schools are permitted.

Mr. Aaron Rottenberg of 207 Carrie St, Lakewood, New Jersey was sworn in. A board member of this new entity. He stated that he had a chance to review the reports of the consultants. He stated that the school will have 9 grades, K through 8<sup>th</sup> grade. Six parallel classes in each grade

and 25 children per class. Total 1350 students. Kids from 6-8 grades will arrive at 7:15; classes will start at 7:30 AM. The rest of the school will arrive at 8:30 and start school at 9 AM. Kindergarten kids will leave at 1:45 PM. Kids from 1 through 3rd<sup>th</sup> grade 4 PM. 4-6 grades 4: 45 PM. 7-8 grades will leave at 5:15 Pm. Friday kids will leave at 12 and 12:30 PM. 7-10 % of kids will be dropped off by parents. 160 staff members. 6 to 8 principles. Also, the school nurse is on-site. All the students get two meals. Breakfast and lunch. No school area will be rented out. Food delivery will be done once a day. On a standard day, there will be garbage pickup at 7 AM, and maybe a paper delivery. No major deliveries during the day. The school will be in session for 11 months and optional summer camp for the 12<sup>th</sup> month, which will be attended by 50% of the students. Each building will have two guards, armed. The building will have cameras as well. Rooftop solar will be installed as well.

Mr. Klee asked if there will be an outdoor Recreational area.

Mr. Rotenberg said yes behind the building and he agreed to put the fence around it.

Mr. Shea wanted to go over the conditions of the approval. First, the school will not be used for any other activity, two armed guards; the fence will be around the entire site.

Dr. Campbell asked if there are sidewalks.

Mr. Rottenberg said yes

Dr. Campbell requested standing and no parking signage on Brewers Bridge Road.

Mr. Flemming states that refuse enclosures are in front of the building. He asked if this is something that Township allows.

Mr. Klee said it is not in the front yard. It is 300-400 feet from Brewers Bridge Road.

Mr. Peters stated that he can ask the applicant's engineer if he can give testimony regarding whether the refuse enclosure is visible for the street.

Mr. Stevens was sworn in, a professional engineer and professional planner, licensed to practice here in NJ. Stated the plans were prepared under his direction. He states that exhibit C shows that the applicant is proposing to construct a boys' Elementary school. The site is 12 acres in the R3 zone. The proposal is to have two driveways connections with Brewers Bridge Road, one to the south and one to the north. Access from the site will then come through the southern driveway up through a separate loading and unloading area for buses and cars, and then back out through the northern driveway, so the site will function in a counterclockwise rotation. The parking area is located in front of the site as well as the stormwater management facility. A fire access road is to be constructed along the rear of the proposed building. The applicant is required to save a buffer on the sides and rear the property of 35 feet. The applicant is proposing 50 feet buffer to the North and 50 feet buffer to the South and a 100-foot buffer to the east. The applicant is required

to have 169 parking spaces. The applicant is providing a 195 parking spaces. Three handicapped spots are located in the front center of the parking area, 6 are required and will be provided. EV stations will be in the front area.

Ms. Jennings asked Mr. Stevens to clarify the trash enclosures.

Mr. Stevens said that the location of the trash enclosure where they currently are in the front right corner of the building would be the best location for the traffic flow. It's possible to move it to the other side of the driveway. Mr. Stevens said it is also possible to locate the trash enclosure behind the front of the building of the fire access road. Mr. Stevens stated that the infiltration basin is located in front of the site, the building itself. The property will be serviced by public water and sewer. The applicant will connect to the existing water and sewer, application for JMUA is done. The applicant has preliminary approval for the sewer line and the water service.

Mr. Stevens stated that emergency lighting will be provided.

Dr. Campbell is concerned about the kindergarteners. She stated that it is a large area with no designated separation from the play area for the youngest children.

Mr. Rottenberg stated that he agrees to put up a fenced play area for the younger children.

Melissa Mermelstein was sworn in. Graduate of City College of the School of Architects. Licensed in New Jersey. She stated that exhibit F shows the subject proposal. The applicant is proposing to construct a 2 story boys' Elementary school. The school consists of 129,425 sq. feet. 66,479 is the first floor. 62,946 is the second floor. The building is 410 feet wide and 170 feet and 10 inches deep. Exhibit G shows the first floor, which will have 30 classrooms, including a library and offices, gym, dining room, bathrooms, and storage. Exhibit H shows the 2<sup>nd</sup> floor, with 24 classrooms, offices, teacher's rooms, a gym, a library, pray room, and bathrooms.

Mr. Flemming asked the Architect if she is willing to put an exterior ladder on the building to access the roof.

Ms. Mermelstein agreed and said that it will be fenced in so children cannot access it.

Mr. John Rea was sworn in. Principle of McDonough and Rea Associates. Traffic Engineer. 1431 Lakewood Road, Manasquan NJ. Licensed professional engineer.

Ms. Jennings asked Mr. Rea if his office prepared the traffic study, dated December 9<sup>th</sup>, 2023.

Mr. Rea said it is correct. He stated that he did a detailed traffic impact study. He focused on the two critical peak hours in the morning and in the afternoon when most of the students will be arriving and leaving. Automatic traffic recording was placed across the Brewers Bridge Road and collected over 150 hours of continuous traffic volume data in November 2022. He stated that night traffic volume was recorded to do a conservative or worse-case analysis. Mr. Rea stated

that after consulting with Mr. Stevens they decided instead of having two-way driveways, the applicant decided that the site would function better and safer if the applicant makes the Southern driveway entrance only, and the Northern driveway exit only, that would promote the clockwise circulation pattern. It would limit the conflicting traffic movements of the two driveways. It will provide plenty of room for the school buses to pull up adjacent to the curb. There will be plenty of room to bypass the school buses.

Public comments are open.

Resident Lee Charles Hanover of 713 Green Valley Road, Jackson was sworn in. He stated that half of the side of Green Valley Road is not connected to well water. His concern is that the school's construction and the presence of the school runoff will affect his ability to use the wells.

Mr. Stevens said the resident is correct there is not currently public water on Green Valley Road to serve his home where he lives, but there is Municipal water on Brewers Bridge Road as well as sanitary sewer. The applicant is connecting to both of those utilities. The construction of the school should not affect the existing facilities, be it either well or septic.

Public comments closed.

Motion Sullivan/Burnstein, all in favor among present.

Ms. Jennings stated that this is a permitted use. The applicant's consultants addressed every issue that the Township professionals brought up. The applicant agrees to implement almost all the suggestions. She respectfully asked the Board to approve.

Mr. Peters stated that the professionals recommend the Board act in the affirmative on the applicant.

Motion to approve the application Burstein/Sullivan yes: Burnstein, Flemming, Haring, Sullivan, DeMarzo, Heller, Wall, Campbell, Herman.

Application Block 4301 Lot 15.

### **135 Commodore LLC.**

Jennifer Krimko from the law firm is here on behalf of the applicant. She stated that the traffic engineer, Architect, and project engineer are here to testify.

Daniel Dougherty, engineer, and planner were sworn in, as a principal at Dynamic Engineering Consultants. Licensed in the State of NJ. He stated that the first exhibit is the aerial, exhibit 01. The property is identified as Block 4301, lot 15, located at 135 E. Commodore Blvd., and also has frontage on Jackson Mill Road. The property is not located within the Pinelands Commissions Jurisdiction. The existing site is about 12 acres. It is undeveloped and wooded. There is an area of Wetlands on the site. The rear buffer area at the site will not be disturbed. The

site is located in a split zone, HC and LC zone, primarily HC zone. The proposed project is a permitted use within the HC zone. Mr. Dougherty stated that Exhibit 06 is a subdivision plan. He stated that lot B's conformance is non-conforming on several levels. There is a one-acre requirement for zoning. The applicant is only proposing 18,596 sq. feet. This is just the lot that's remained from what the applicant is cutting off, no proposed development there. Lot A minimum zoning requirement is 40,000 sq. ft., applicant is proposing approximately 10.7 acres. The applicant has a dedication to County.

Even after the dedication the applicant is still fully conforming. The property has two proposed buildings for the applicant's proposed use. Per the Ordinance the applicant is proposing a permitted use of contractors' office, showroom, garage, warehouse, and shop. Each of the two buildings is located North and South parallel to each other. The property has the potential for 12 units on the building on the left and 13 units on the building on the right.

Ms. Krimko stated that it will be a flex type of building. All the tenants would need to get zoning approval from the Zoning officer.

Mr. Dougherty stated that building A has a total of 55,698 sq. feet. Building B is 61,288 sq. feet. The access to the site is from E. Commodore Blvd. There are two driveways. The applicant has an egress driveway on the northwest side of the site and an ingress driveway on the Northeast side of the site. Both full movements left and right turns on the ingress and a left and right turn on the egress. Northside has parking in front of the E. Commodore. 42 banked parking. 34 spaces in this Bay at the top on the North and 77 parking spaces between the two buildings and then to the right of building B, there are 42 stalls, originally shown as bank stalls, but as a result of revising plans the applicant will propose to build those stalls. Building B has a loading area for delivery. There are 3 exposed loading Bays on the rear of each of the buildings. Along the rear of each building are 3 trash enclosures. There is an Ordinance requirement for the landscape buffer strip around the outside of a trash enclosure. Mr. Dougherty stated that the Ordinance requires 20 feet of parking setback for residential uses. In this case, our first interpretation, and continues to be the applicant's interpretation is that this adjacent lot, lot 21 is not a residential use. There is a structure in the back, a large garage, or a barn building.

Ms. Krimko stated that the applicant received the Fire official's comments. The fire official asked for fire lieu markings, Knox Box, Etc., as well as a fire hydrant. Those have been complied with. The applicant complies with all stormwater regulations. All the services are available for the electric, gas, sanitary sewer, and water along E. Commodore frontage.

Justine Taylor was sworn in; a principal of the firm is Dynamic Traffic Engineering in the State of NJ, a traffic operator engineer. He stated that from a capacity standpoint, he looked to develop a traffic model for what is out today and then what the site would be proposed to generate to ensure that the driveways will operate safely and efficiently. To do that the applicant collected background traffic data. On a typical weekday during the morning and evening commenting

hours, peak times that Mr. Taylor anticipates along E. Commodore Blvd 7:45 to 8:45 between 4:30 and 5:30 in the evening. After Mr. Taylor looked to the Institutes of the Transportation Engineer publicities trip generation to generate traffic for what the applicant envisioned for this site. Based on the background traffic that was collected, the trip generation was determined. Mr. Taylor ran the capacity analysis. Commodore is part of the County Jurisdiction. He met with the County; they asked the applicant to look at not only the driveways but also the intersection with Jackson Mills Road. Mr. Taylor stated that Jackson Mills and Commodore will no changes in levels of service based on the analysis and project proposed. The driveway will operate on the level C or better during all the peak hours that Mr. Taylor stayed.

Dave Collins was sworn in, a principal at Feltz Collins Architect, licensed in the state of NJ, NY, and Nevada. He stated that exhibit 8 shows the view from Commodore Blvd. The exhibit shows that all the transformers and Knox boxes are stainless steel away from the entrance and are shielded. The site is heavily buffered with landscaping. Small loading dock areas are proposed. The building is broken down into small tenant spaces. The walls can be built to suit, in case the tenant has to take over two spaces. The buildings are 35 sq. feet tall to the top of the concrete parapet. He stated that the trash enclosure shares one wall with the loading dock and one wall with the building, it is tucked inside. The construction type will be concrete walls. If there is a fire, the applicant has a lot of building safety since concrete walls are not combustible. The roof will be solar-ready.

Mr. Peter's asked who is responsible for site maintenance.

Ms. Krimiko said the owner of the property will be.

Public comments open, seeing no one came forward public comments closed.

Motion to close public comment. Burstein/Sullivan.

Motion to approve the application. Dr. Campbell/Sullivan Yes: Burnstein, Flemming, Haring, Sullivan, DeMarzo, Heller, Wall, Campbell, Herman.

Respectfully prepared by

Irina Darrar

Planning Board Recording Secretary