

**PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
February 3, 2020**

The meeting was called to order at 7:30 p.m. by Chairman Dennis Martin and the meeting was held via zoom platform.

**Present:** Dennis Martin, Charles Kalemjian, Sam Matthews, Nancy Kane, Richard Jordan, Tim Bucher, and Greg Allen.

**Absent:** none

**Also Present:** Township Manager Scott Greenly and Building and Zoning Official Tara Giordano and Township Engineer Ted Gacomis

**Minutes:** Ms. Kane made a motion to approve the Minutes of the January 6, 2021 meeting. Mr. Kalemjian seconded and the motion was carried.

Audubon Management Corp. – Turnpike Interchange Preliminary/Final Land Development Plan

Bearnadette Kearney, Attorney for the Applicant, explained that the Conditional Use process started in August/September of 2020 and was granted, a Preliminary/Final Land Development Plan was submitted in January and they are currently waiting on the review letters from the Township Consultants. The Audubon Management Corp. is scheduled to appear at the Zoning Hearing Board Meeting on February 17, 2021 for a few variances needed for the development of the site.

Kestra Kelly discussed that the project consisted of three distribution warehouses buildings. Building A at just under 1 million sq.f,t Building B at 600,000 sq.ft. and Building C at 150,000 sq.ft. Three waivers were requested, Section 304.1 in order to consider the plan to be allowed as a Preliminary/Final Land Development Plan, Section 402.1 scale of drawing and Section 214-15T stormwater management to be within 50ft of the driveway.

Eric Ostimchuk, of Traffic Planning and Design, spoke to the traffic concerns including adjustments made to the jug handle on Rt. 100 and Sharee Blvd. to accommodate additional stacking for traffic off of Rt. 100, adding an additional lane onto both sides of Sharee Blvd approaching Rt. 100 to provide capacity and the addition of a lane from Sharee Blvd. specifically designed to merge safely onto Rt. 100.

**Public Comment:**

Dean Kaiser, of McMahon Associates, addressed some of the concerns from his review letter including the recommendation of 4 way stops at the internal intersections along Sheree Blvd..

Laura Obenski asked if there was any follow up from the DEP on the site assessment and what plans the developer has for this site to include more sustainability long term.

- Earth Engineering the Environmental Consultant has made the request and hope to have more answers for the next meeting.
- Ron Neilson spoke to the sustainability question and stated that they are looking into the options available and are committed to moving in that direction in the future.

The review letters will be distributed as they become available and Audubon Management Corp. is scheduled to be at the February 17<sup>th</sup> Zoning Hearing Board meeting and then The February 8<sup>th</sup> Board of Supervisors Meeting.

**Announcements:**

All meetings held via “Zoom” platform due to COVID-19

1. 02/08 - Board of Supervisors – 7:30 pm

There being no other business, Mr. Jordan made a motion to adjourn the meeting at 8:14 p.m. Mr. Allen seconded and the motion was carried.

Respectfully Submitted

Kate Gillen