

March 18, 2021

The Township Committee met on the above date for a Special Meeting via Gotomeeting.com with Mayor Liedtka calling the meeting to order at 7:00 PM. Roll call was taken showing present: Mayor Jeremy Liedtka, Deputy Mayor Lido Panfili, Committeemen Shreekant Dhopte and Michael Russo, Committeewoman Denise Koetas-Dale. Also present Administrator, Thomas Sahol; Township Clerk, Caryn Hoyer and Township Attorney, John Gillespie.

The Open Public Meetings Act statement was read and compliance noted. The statement on public comment during remote meetings was read.

A presentation by the proposed developer of Old York Country Club was given. Richard Hoff, Attorney on behalf of Active Acquisitions started off the presentation by saying they plan on answering all of the questions that were sent in prior to the meeting as well as any additional questions. Mr. Hoff said the presentation will go over every aspect of the project from the development, fiscal and community impact perspective. Mr. Hoff then turned the presentation over to Jeromie Lang, Director of Development from Active Acquisitions.

Additional presenters:

Keenan Hughes, Planner Active Acquisitions
Seth Gerszberg, Active Acquisitions
Rob Kasuba, Active Acquisitions
Dan Wheeler, OYCC
Robert Powell, Analysis Nassau Capital Advisors
Kerry Barile, Dovetail Historic & Cultural Resource
Bob Murray, Alston Construction

After the presentation additional questions that may have not been in the presentation were addressed:

- There will be no impact on TDR program for Chesterfield.
- The contract details are private.
- The height of the building will be up to about 60 feet tall.
- In order to mitigate noise, light, sight, and view from neighboring homes the developers will propose landscaping and will work with the neighbors to help address any issues.
- The warehouse will not be a “last mile” warehouse facility and will most likely to go to a manufacturer.
- The construction of the building will take approximately 10 months to complete working Monday – Friday, 7am – 7pm and Saturday 7am – 5pm.
- There will not be any parking allowed by trucks along the road ways during construction,.
- Idling of trucks will be enforced to 2-3 minutes.
- Approximately 1/3 of the site’s green will be lost due to the warehouse. However, it will be more environmentally “green” then the golf course since they use solar and no pesticides.
- Unsure of the hours of operation yet.

- They are discussing with Aqua the possibility to have public work. If not, then they will have wells and onsite water tanks for fire prevention.
- Security will vary with the end user.
- They do not know of any other properties in Chesterfield that offer the same characteristics as the OYCC property.
- The property will pay taxes just like any other resident in Chesterfield and there will not be any special treatment. They will be subject to full taxes
- The fiscal impact of the warehouse will be very minimal.
- This warehouse is a great candidate for longevity based on its location, size and footprint. They are not concerned of a lack of demand for this type of building.
- The developer proactively met with the CTAA, BOE and Historical Society for feedback being that the town's recreational golf course and pool will be removed due to the warehouse. Any discussions that they had will be formally addressed by the Township Committee in the redevelopment agreement if they choose to do so.
- Traffic will mostly impact the County and State roadways not the Township roadways.

Mayor Liedtka asked the following questions:

Can they put significant berms or sound walls along east and west of the warehouse property? Mr. Lang replied yes, they would be willing to do that.

Can the developer handle all of the questions and complaints directly so as not to come to the Township? Mr. Lang replied yes they can do that.

What will be the increase in EMS calls? Mr. Lang replied that there will be an increase but warehouses are generally low demand and have staff on hand. He does not expect a high increase.

Deputy Mayor Lido Panfili asked the following questions:

Will all emergency services enter from Old York Road? Mr. Lang replied yes.

Additionally, they could put in an emergency entrance off of Bordentown-Georgetown Road if needed. He does not believe that will be necessary since they will have multiple driveways coming in from Old York Road.

Will any wetlands be impacted? Mr. Lang replied no more than one acre of wetlands will be impacted and it will be mostly at the entrance driveways where there is a lot of wetlands. They are within the permitting parameters with the DEP. All of the old golf courses will resort back to their natural state and will no longer receive chemicals and fertilizers.

If the security booths get shut down due to bad weather, is there a plan that the trucks would not be able to back up on Old York Road? Mr. Lang replied that the booths do not typically shut down even in bad weather but if it were to happen it could be handled appropriately.

Ms. Koetas-Dale asked the following questions:

What is the GPS service that goes out to the trucks going to the warehouse so that they do not drive through Crosswicks and Chesterfield Township? Mr. Lang replied they will provide the GPS data provider all of the turn restrictions so that when the truck drivers put the address into their GPS, they will be set up with the correct route. Additionally, they have a traffic engineer that is familiar with these situations.

Is the solar array a firm commitment? Mr. Lang replied they yes for the roof solar but not totally committed to the ground solar.

Mr. Dhopte asked the following questions:

Will our firetrucks be able to accommodate the building based on the height of it? Mr. Lang replied yes they will have a separate meeting with the fire company on all of the requirements they need to do.

Will they be paying the property tax whether the building is occupied or not? Mr. Lang replied once the building is issued a Certificate of Occupancy, that is when the tax payment will begin.

Mayor Liedtka stated that the Chesterfield Fire Company has a ladder truck that reaches 75 feet.

Mayor Liedtka made a motion seconded by Mr. Panfili to open to public comment. All were in favor.

Agnus Marsala from 42 Cromwell Drive asked why the developer met privately with the residents and why they logged into a zoom meeting but did not identify themselves. Mr. Lang replied that they met with residents to try to address some concerns in the community in order to have more information for the presentation. He apologized if it came off sneaky. It was just fact finding.

Domenick Bellusci from 202 Old York Road asked Mr. Powell how warehouses effect the residents in terms of reduction of taxes. Mr. Powell said the warehouse will significantly shift the tax burden away from the homeowners and significantly decreases the taxes because you will not have a partner paying the bill. Not just the homeowners. He is confident that with this dramatic increase in the ratable base, it will have a visible and material impact on the property taxes favorable to the homeowners.

Greg Hessinger from 122 Davenport Drive thanked everyone and said that many questions were answered in the presentation. He is happy they are not going to apply for a PILOT. Mr. Hessinger asked what they meant about working with the Township Committee on structuring the taxes payments. Mr. Powell and Mr. Hoff said there is no special arrangement and the warehouse will pay property taxes just as any homeowner does in town. Mr. Hessinger asked on average how long would the transition period be from the initial assessment to full blown occupancy? Mr. Powell believes the building will be leased very close to the time it is completed based on its footprint and location.

Brett Anderson from 62 Brookdale Way thanked everyone and said the presentation was very informative. He agreed with Ms. Marsala that others would like to have a conversation with the developers. Mr. Anderson asked if the developers accounted for the schools state aid/funding that we received for our schools when calculating the \$900 savings per household. Mr. Powell said they will speak to the school about this and if an adjustment needs to be made. Mr. Anderson asked how many past properties that were developed by Active Acquisitions are currently occupied by tenants. Mr. Gerszberg said that all of their completed sites are occupied and he believes this building will be leased prior to its completion.

Amanda Layendecker from 106 Bordentown-Georgetown Road said that she will be able to see the warehouse from her backyard and is worried about the lights and noise. She

said that the rendering is not showing what will actually be seen. Ms. Layendecker along with some of her neighbors would like to have a meeting with the developers. Mr. Lang agreed and would like to do a site study and then meet with Ms. Layendecker and her neighbors.

Batra Suruchi from 5 Saddle Way thanked the developers for the presentation and said that all of their questions were covered. Asked who will hold them accountable for all of the slides and will they put them into a contract? Mr. Hoff replied the redevelopment agreement as well as a site plan agreement through the Township would enforce all of these topics.

Todd Hutchinson from 455 Main Street asked who will be using the property. Mr. Hoff replied we don't currently have a tenant so we don't know how it will be used but it will not be a "last mile" warehouse. Mr. Hoff said that everything will be in the redevelopment agreement as far as use, restrictions and subdivisions. Mr. Hutchinson asked if there have been any studies on wildlife. Mr. Lang replied the NJDEP has jurisdiction and that would fall under the wetland permitting process. Mr. Hutchinson asked the developer to review and revise the PowerPoint presentation prior to putting it out for the residents to see.

Namit Shah from 27 Thorn Lane thanked everyone for the presentation. He would like to see a side by side analysis of the PowerPoint presentation for the residents.

Kathy Herity from 79 Recklesstown Way asked if our fire company is properly trained in fighting fires in warehouse facilities and will they need to be trained to do so. Ms. Herity asked if there will be a fire access road to the back of the building.

James Codella from 470 Main Street asked what happens when the traffic backs up and the trucks get off at exit 7A off of the turnpike and come through Chesterfield and Crosswicks to get to the warehouse. Mr. Codella said that the tax rebate of \$921 is totally hypothetical and asked the developer to take it out of the presentation.

Syed Mohamed from 13 Collington Street said it was a very well prepared presentation and also agreed there is no guarantee of the tax rebate. Mr. Mohamed said that the environmental impact in the presentation is misrepresented by the developer. He believes the trucks will still drive through town and does not want any warehouses in Chesterfield.

Henry Krzewinski from 10 Front Street thanked everyone for the presentation. He asked if this warehouse will be using any kind of drones or aerial delivery. He is concerned that the bridge leading to the entrance of the proposed warehouse will get flooded and wants to know what their plan would be to access the building if this were to happen. Mr. Lang said the flood plain has been fully modeled and regulated. The County culvert is under the County jurisdiction and they will need County approval. No drones will be used at this site. The Township can always prohibit it if needed.

Glenn Layendecker from 106 Bordentown-Georgetown Road said that the building is up to 65 feet tall. He asked if a water tower is a possibility and what can be done about the noise during construction, specifically trucks backing up alarms. Mr. Layendecker asked what is in the plan as far as site work. Do the developers plan to bring in fill and what is the plan for elevation, will the building sit higher than ground level or lower. He is concerned they will hear and see the building from their home. Mr. Lang replied they will

not have a water tower but a ground level water tank no more than 25 feet high for water storage purposes. In terms of grading of the ground, they are not looking to bring in or out any ground. They will have a full grading plan that will have to be approved by the Planning Board.

James Marsala from 42 Cromwell Drive asked if the developers will be using union and local workers to build the warehouse. Mr. Lang said they open it up to both union and non-union workers. Bob Murray stated there are not a lot of union workers that do the tilt wall panels that will be required for this project. Mr. Marsala asked if there will be access from Bordentown-Georgetown Road and if so how will they stop the trucks from doing the same.

Mr. Lang said for exiting they will have a separate driveway on Old York Road and for the inbound they will use the same driveway but there will be restrictions for the trucks and turning. There will be no access to Bordentown-Georgetown Road. At the site they will enforce turning restrictions with signage.

William Shannon from 17 Hickory Drive, Mansfield Township asked is some of OYCC's property in Mansfield and if so will that impact the property taxes in Mansfield. Mr. Lang said roughly 16 acres of the OYCC property is in Mansfield but it will not affect their property taxes since it is such a small piece. Mr. Shannon asked how will they channel the traffic to the turnpike. Mr. Lang replied that the route to and from the turnpike could not be easier since Route 660 connects directly from the site.

Pirsha Batra from 5 Saddle Way said that since the warehouse will be 65 feet high how will we not be able to see it. Mr. Lang said that by pushing the building back far from the road and also by putting up berms.

Colleen Herbert from 2 Millennium Drive, Mansfield Township said it was a great presentation and asked if they know the anticipated number of trucks in a day that will be visiting the warehouse. Mr. Lang said they are projecting 200 trucks a day all spread throughout the day 24/7 operation. Ms. Herbert hopes the law enforcement enforces speeding and trucks.

Christina Hoggan from 396 Chesterfield-Jacobstown Road on behalf of the BOE said that it came to her attention today via social media that the developers sent Township Administrator Tom Sahol an email stating that the BOE did not want him to attend a meeting that was scheduled with the BOE and OYCC developers. She is here to clear up any accusations. The BOE never said that Mr. Sahol could not come to the meeting. All of the communication is in writing and she is happy to share them. The meeting occurred on Monday and Christina said she gave a full report to the BOE on Wednesday.

Ms. Koetas-Dale asked Ms. Hoggan if the BOE can supply the tax impact aid. Ms. Hoggan said she will need to first speak with the BOE.

Lorrie Thier from 153 Chesterfield-Crosswicks Rd. thanked Ms. Hoggan for clarifying the rumor. Ms. Thier is concerned about the historical building on the OYCC property that is going to be relocated close to the entrance of the warehouse facility. She said that because it is old it will likely shake and crack the building from all of the trucks passing by it every day. Ms. Thier asked what the impact would be to that building with 200 plus trucks going past it every day. Mr. Lang responded saying they have great structural and foundation engineers so he is not worried about that. Ms. Thier asked where she can find

the actual traffic studies that were done. Mr. Lang said that if the Township Committee feels it's appropriate they will post them. Ms. Thier said that she hopes the Township Committee allows the residents to see the traffic studies.

Gregory Cooke from 8 Stevenson Lane asked who is making the final decision. Mr. Hoff said that it is up to the Township Committee and if they decide to introduce a redevelopment plan. Mr. Gillespie said that the Governing Body makes that decision. The next step is for the Governing Body to decide what they want to do.

Suruchi Batra from 5 Saddle Way has a lot of concerns and is very concerned for her teenagers driving to the high school with the added trucks and traffic and is worried about the safety of the children.

Mike Russo thanked the developers for their presentation. He said he has watched the town grow and the traffic double and triple. He would like a more intensive study done before moving forward. He asked if the firetrucks are going to be able to turn into the warehouse.

April Setti From 1067 Florence-Columbus Rd. Florence Township said that she owns the 96 acre property that backs up to the warehouse. She asked if the soil is contaminated and are the developers planning on using that soil to build the berms. Mr. Lang said the soil is not contaminated and since her property is up stream it will not be impacted either way.

Hearing no further comments Mr. Russo made a motion seconded by Ms. Koetas-Dale to close public comment. All were in favor.

Mayor Liedtka thanked the developers for a great presentation and asked the Township Committee liaisons Ms. Koetas-Dale and Mr. Panfili to start meeting with the developers and professionals on behalf of the Township Committee. Ms. Koetas-Dale asked Mr. Gillespie if there is any commitment since they are going to meet with the developers. Mr. Gillespie said no, the act of meeting is not a commitment it is a commitment to seek further information for the best interest of Chesterfield Township.

Mr. Russo made a motion seconded by Mr. Dhopte to approve the Township Committee liaisons to meet with the developers and professionals. Roll call: Mr. Dhopte – yes; Ms. Koetas-Dale – yes; Mr. Panfili – yes; Mr. Russo – yes; Mr. Liedtka – yes

Mr. Panfili made a motion seconded by Ms. Koetas-Dale to adjourn the meeting. All were in favor. The meeting adjourned at 11:00 PM.

Respectfully submitted,

Caryn M. Hoyer, RMC
Municipal Clerk