

Township of Millburn
Minutes of the Planning Board
February 17, 2021

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, February 17, 2021** at 7:30 PM via Zoom webinar.

Chairwoman Beth Zall opened the meeting by reading Section 5 of the Open Public Meetings Act.

The following members were present for the meeting:

Daniel Baer
Gaston Haupt
Jorge Mastropietro
Marc Matsil
Maggee Miggins
Joseph Steinberg
Sanjeev Vinayak
Srini Vijay
Miriam Salerno, Vice Chairwoman
Beth Zall, Chairwoman

Also present:

Edward Buzak, Board Attorney
Eric Fishman, Court Reporter
Paul Phillips, Township Planner
Martha Callahan, Township Engineer
Eileen Davitt, Zoning Officer/Board Secretary

APPLICATIONS

*Daniel Baer recused and left the meeting.

APPL#20-011, ADVANCED ACCELERATOR APPLICATIONS, 45/57 EAST WILLOW STREET, MILLBURN

James Weber, Attorney for the applicant, stated his appearance. He stated that the applicant made several revisions to their plans based on comments and concerns from Board members and surrounding residents. The applicant also prepared and submitted an EIS at the request of the Board.

Entered as A-2: sheet C-05 dated 9/23/20
Entered as A-3: sheet C-07A dated 2/3/21

Mr. Weber referred to exhibit A-2 and spoke to the need for variance relief to allow 3 curb cuts where the ordinance allows only 2. He referred to exhibit A-3 which reflects the landscape proposed for the rear of the property. There is a 7 foot board on board fence proposed by the parking area which continues across to the corner of 57 E. Willow which also requires variance relief.

Robert Gunning, Financial officer of AAA, appeared and remains sworn. He stated that he is familiar with the application. He indicated that the purpose of the application is to consolidate two lots into one in order to create a coordinated campus for the employees. This application was developed with the Rahway Road residents in mind and the applicant has worked diligently with them to listen to and address their concerns.

The building at 45 East Willow is currently used for staff only. The building at 57 East Willow has the manufacturing operation and some office space. The site improvements proposed will improve traffic flow and create 1 office building and 1 pharmaceutical operation.

Entered as A-4: 2/17/21 AAA statement/resident requests and responses

Sanjay Patel, P. E., appeared and remains sworn. He indicated that there will be no grading changes and there will be an overall reduction in the total impervious area of the combined sites. The drainage pattern, as it currently exists, will be maintained. Mr. Patel spoke to the reconfiguration of the loading docks on the east and west side of the building and the new truck turn-around on the east side of the building on lot 85. Based on the residents' concerns, the applicant substantially revised their landscape and buffering plans. As shown on the landscape exhibit, the existing trees on the south side portion of the river will be maintained and additional 10 foot high evergreen trees will be planted to fill in the gaps between the existing trees behind the building on lot 85. The applicant will submit request for permits and approvals from NJDEP to undertake the described landscaping and buffering in order to mitigate any negative impacts on the residential neighborhood.

Corey Biller, 13 Rahway Road, appeared and was sworn. He stated that the concerned residents contact AAA when they received notice of this project. They expressed some on-going concerns and he confirmed that exhibit A-4 accurately reflects their concerns and AAA responses.

Allan Sloan, 12 Rahway Road, appeared and was sworn. He stated that AAA has been very receptive to the neighborhood concerns. The residents have no reason to doubt that the applicant's word.

James Weber summarized stating that the application presented will allow for a more cohesive campus for the employees. In addition, the applicant has gone to great lengths to listen to the concerns of the most affected neighbors and implement the necessary steps to respond to those concerns. He respectfully requested a favorable vote from the Board.

Overall, Board members were pleased with the application. They indicated that they were impressed with the EIS that was presented and felt all their previous questions were answered very professionally.

Upon a motion made by Jorge Mastropietro, seconded by Gaston Hauptert, and with a roll-call vote as follows:

Gaston Hauptert – yes
Jorge Mastropietro – yes
Marc Matsil – yes
Maggee Miggins – yes
David Morrow – yes
Joseph Steinberg – yes
Sanjeev Vinayak – yes
Miriam Salerno – yes
Beth Zall – yes

Appl#20-011, Advanced Accelerator Applications, 45-57 E. Willow Street, site plan approval with variances for fence height/front yard setback/undersized parking stall and aisle width was **GRANTED** with the following conditions: 1) applicant shall submit revised plans to reflect the changes agreed upon; 2) applicant shall comply with Township professional reports; 3) applicant shall merge lots 84 and 85 and submit a deed of consolidation to be reviewed and approved by the Township Engineer and PB Attorney; 4) applicant shall submit a hold harmless agreement for all improvements over the easement; 5) applicant shall consider the installation of 2 electric vehicle charging stations on the premises; 6) applicant shall make reasonable effort to enhance the existing rain gardens and install additional rain garden to mitigate stormwater run-off.

BUSINESS

A motion to go into closed session for legal advice unrelated to any application was made by Beth Zall, seconded by Miriam Salerno, and carried with a unanimous voice vote.

A motion to return to public session was made by Beth Zall, seconded by Gaston Hauptert, and carried with a unanimous voice vote.

ADJOURNMENT

A motion to adjourn was made by Beth Zall, seconded by David Morrow, and carried with a unanimous voice vote. (10:52 PM)

Eileen Davitt
Board Secretary

Motion: JS
Second: GH
Date Adopted: 5/5/21