

grading plans, post bonds and escrow, file the final plats and conservation easements, submit outside agency approvals, have a preconstruction meeting, install soil erosion and sediment control devices, site stripping and topsoil stockpiling with temporary stabilization and fence open excavations. Relief is needed for the number of early starts since they are requesting 10 which is greater than 5% of the total number of dwelling units, installation of the entirety of the stormwater detention facilities, the installation of public water and the installation of on-site utilities. Water will be provided per the Fire Marshal requirements to the area that is necessary, not the entire site. Construction of sewer may start but it is a significant system. The relief is being requested to the extent that the Township Engineer and Fire Official are comfortable.

Mr. Fleming testified that gooseneck lights have been proposed along the front façade of Belle Mead Plaza. The lighting is proposed for the signage and are fairly low impact. The lights are very low wattage (40-60) and are soft so there will not be an impact on lighting intensity. Adding these lights will not take them out of compliance of what has already been approved.

Mr. Fleming discussed soil hauling. For Phase I soil will be moved between the two sites in Phase I. They will not be exporting or importing soil. If they need to at any time in the future they will come back to the Board. The applicant will comply with all the other comments in Mr. Cline's memo.

Mr. Fleming discussed the Clarke Caton Hintz memo dated March 31, 2016 revised April 27, 2016. The parking summary table has been adjusted and the numbers are now consistent with what was approved. The suggestions for the architectural plans have been taken into consideration and they will work with Mr. Sullivan. The signs must be consistent with what was approved.

Mr. Horowitz discussed the proposed trailer compound. The trailers are proposed to be located in one compound. The area will be stone with a paved parking lot, landscaping and possibly fencing. The double wide trailer will be renovated for sales, the old sales trailer will become a construction trailer, the old construction trailer will remain a construction trailer and eating area and the four boxes will be for storage. The area is outside critical areas and is not in the footprint of anything else in Phase I. The access to the sales trailer will be paved and access to construction trailers will be stone. Access may start out as stone during the early starts but will ultimately be paved. The detail of the fence hasn't been decided but it may be 6' black chain link buffered with trees and vegetation to the satisfaction of Mr. Bartolone. Parking of the smaller construction equipment will be in the rear by the construction trailers. The trailers will be removed at the end of the project.

Mr. Smith said that whatever portion of the construction compound that is facing Route 206 should be heavily buffered.

Mr. Fleming discussed the Open Space Committee's memo dated March 30, 2016, the Environmental Commission memo dated April 1, 2016, the Shade Tree Committee's memo and Richard Bartolone's memo dated April 1, 2016. Solar panels cannot be installed on the roof. The applicant agrees with all the comments in Mr. Bartolone's memo. The applicant will take the Board of Health comment regarding smoke free housing under advisement.

Mr. Shimanowitz said there were discussions with the Township Engineer about soil stripping and tree removal in areas of the Belle Mead Plaza site where they are not regulated by outside agencies. Mr. Horowitz described the proposed work. He would like to install the silt fence, remove trees and stumps, strip the topsoil and move it where it needs to be moved. Mr. Fleming said the areas they are not proposing to work in are the areas along Route 206; the area that has the small tributary. They need DEP and DRCC permits in hand before they can touch those areas. It is estimated they will have all the permits within 60-90 days. They will not begin any work until they get soil erosion approval which they expect to get within 2-3 weeks.

Mayor Graham and Vice Chairman Matthews were concerned with having the site cleared for an extended period of time while they wait for the outside agency permits. Mayor Graham suggested they allow them to start 45-60 days after the final approval resolution is adopted. The Board agreed to 30 days.

Mr. Linnus noted that the Board should grant a resolution recommending to the DCA that the de minimis exception be granted. Mr. Shimanowitz stated the applicant will forward the resolution to the DCA on behalf of the Board.

Vice Chairman Matthews opened the meeting to the public.

Rikki Massand, Belle Mead, agreed with having the applicant wait to begin site work.

There being no further public comment, a motion to close the public hearing was made by Mr. Sarle and seconded by Mr. Smith. The motion carried unanimously.

Mr. Smith asked that they work on the buffering for the Southfield Road residents as soon as possible.

Mr. Glockler asked that the applicant make sure that the access roads are well maintained so there are no potholes, etc. so there are no problems for emergency vehicle access.

Mr. Linnus summarized. The motion is for the Board to approve final subdivision and site plan, approval of the early start, the recommendation of the de minimis exception to the RSIS, subject to all conditions agreed to by the applicant and all standard conditions.

A motion to approve was made by Mr. Smith and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: DeRochi, Graham, Mani, Matthews, Sarle, Smith, Wilson and Glockler

Nays: None

IV. MINUTES

March 21, 2016 – Regular Meeting

A motion to approve the minutes was made by Mr. Smith and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: DeRochi, Graham, Mani and Matthews

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.