

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – June 16, 2022**
Date: June 26, 2022

In attendance: Steve Warner, Esq., James Slate, P.E., Joseph Fishinger, P.E., and Paul A. Phillips, P.P., AICP.

On Thursday, June 16, 2022, the TCC met with the following applicant to review its development plans:

- **Red Bull Arena, Inc. – 101-103 Columbia Road/Block 9101, Lots 4 and 5/OL-40/PUD Zone**

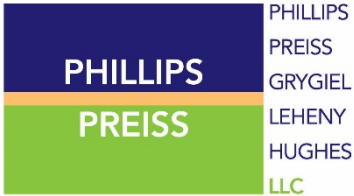
This application is for site plan approval in connection with a proposal to construct a New York Red Bulls training facility for professional, academy and youth sports teams, to include outdoor fields, buildings used for administrative and business offices, gymnasiums and field houses, athletic training and fitness, classrooms, dormitories, an indoor field, food service operations, physical therapy and ancillary facilities related to athletic training. The development proposal involves the 81-acre non-residential component of the planned unit development for which Red Bull Arena, Inc. recently obtained amended General Development Plan (GDP) from the Township Planning Board.

In consideration of the application, the TCC reviewed the following:

- Preliminary and Final Major Site Plan Application for Red Bull New York Training Complex, Block 9101, Lot 4 and 5, prepared by Red Bull Arena, Inc., dated 6/1/22.
- Traffic Assessment Study – New York Red Bulls Training Complex, Block 9101, Lots 4 and 5, prepared by Bowman Consulting Group, dated 5/31/22.

The TCC makes the following review comments and requests the following information/documentation from the applicant:

- 1) The TCC advised the applicant that it had not yet fully completed its review of the site plan submission such that additional comments would likely be forthcoming, particularly in relation to parking, lighting and signage.



Planning & Real Estate Consultants

- 2) The TCC advised the applicant that it would need to meet separately with the Engineering Department to review site-related issues, stormwater management etc.
- 3) The TCC advised the applicant that the proposed slope disturbance in excess of what the Land Development Ordinance (Chapter 57) permits would require a design exception irrespective of whether such slopes were man made or not.
- 4) The TCC advised the applicant to verify those (contaminated) areas on the site that were previously capped/non-capped and to indicate the extent to which a new deed notice would be required.
- 5) The TCC's traffic/parking consultant shared his preliminary comments and concerns with the applicant upon review of the submitted traffic impact study.
- 6) The TCC advised the applicant to verify that its computations for tree removal and replacement were consistent with the specific requirements for same per Chapter 57 and correct same if necessary.
- 7) The TCC advised the applicant to determine whether the proposed retaining wall heights were in compliance with ordinance requirements or whether any variance relief would be required.
- 8) The TCC advised the applicant that it would need to address/show compliance with applicable EV charging requirements.
- 9) The TCC advised the applicant to provide a sequencing/phasing plan addressing the various stages of construction contemplated.

The TCC requested the applicant return after meeting with the Engineering Department and upon its further review of the submission.

For the TCC Members

Paul A. Phillips, P.P., AICP

J21365