

Planning & Real Estate Consultants

TCC REPORT

To: Morris Township Planning Board
From: Paul A. Phillips, P.P., AICP
Re: **TCC Meeting Summary – July 28, 2022**
Date: August 5, 2022

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

On Thursday, July 28, 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**

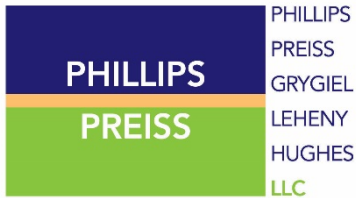
This application is for site plan approval in connection with a proposal to construct a New York Red Bulls training facility for professional, academy and youth sports teams to include outdoor fields, building used for administrative and business offices, gymnasiums and field houses, athletic training and fitness, classrooms, dormitories, an indoor field, food service operations, physical therapy and ancillary facilities related to athletic training. The development proposed 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. The applicant previously appeared before the TCC on June 16, 2022, and the TCC issued its report on June 26, 2022.

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

- Preliminary and Final Site Plan Application for Red Bull New York Training Complex, prepared by Red Bull Arena, Inc., dated 7/19/22 as last revised.

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

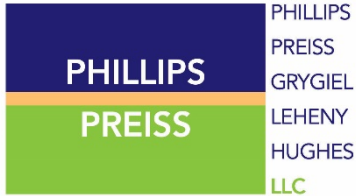
- 1) The TCC advised the applicant that it was satisfied with the re-submission from its traffic and site engineer regarding requested site plan modifications, and especially in relation to on-site operations (loading, vehicle turning movements, etc.). Supplemental testimony will be provided at the Planning Board meeting.
- 2) The TCC was advised by the applicant that it would be keeping its main front office operations in Harrison and that the main building (Building A) third floor



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space intended for same could potentially be devoted to single occupancy rooms for pro player overnight stays. The applicant was requested to detail/discuss the nature and frequency of such stays with the Planning Board. Additionally, the plans indicate under the Project Description sheet that Building A is 4 stories, which is not permitted per the zoning. The applicant should confirm that Building A is 3 stories in height consistent with the ordinance provisions for calculating building height.

- 3) The TCC advised the applicant to make sure that any proposed roadway/parking lot striping be thermoplastic rather than painted.
- 4) The TCC advised the applicant to confirm the location of the proposed storm sewer tie-in at the adjacent KHOV development.
- 5) The TCC requested that the applicant provide clarification in relation to several of the stormwater management specifications outlined in its report/plans.
- 6) The TCC advised the applicant there are several instances where a proposed generator and chiller encroach (in whole or in part) within the 175-foot setback to a planned unit development boundary such that a technical variance will be required as the zoning ordinance stipulates that no accessory structure in a non-residential zone be located closer to a lot line than is permitted for a principal structure in such zone. The proposed gate house along the service road is also within the 175-foot setback as well as the 450-foot setback from Columbia Road, such that variance relief will be similarly required.
- 7) The TCC advised the applicant to provide specifications and/or representative samples for the proposed mechanical equipment (e.g., generators, chillers) to be located on-site.
- 8) The TCC advised the applicant to document that the generators (and other mechanical equipment) would meet applicable noise standards and further indicated that post-installation testing would be required to verify compliance.
- 9) The TCC advised the applicant to confirm the accuracy of the lighting spreads depicted on the plans as there appeared to be a number of discrepancies.
- 10) The TCC advised the applicant that some of the light fixtures did not include the pole heights and that this information should be provided accordingly.
- 11) The TCC advised the applicant to add a note on the plans indicating that house side shields would be installed on light poles within parking areas to the satisfaction of the Township Engineer.
- 12) The TCC advised the applicant to clarify/confirm any proposed lighting for the sign along the east façade of the indoor field (e.g., internal or external illumination) and to indicate whether the sign will be visible from any adjacent residences.
- 13) The TCC advised the applicant to verify that the proposed construction phasing would be consistent with the representations made/memorialized at the time of GDP approval.



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- 14) The TCC advised the applicant that it would need to provide detailed testimony regarding the proposed sign package (and the need for all of the wayfinding/directional signage proposed) as same is subject to Planning Board review and approval per the ordinance.
- 15) The TCC advised the applicant that it would need to discuss in detail the proposed field lighting at the planning board hearing and especially in relation to intensity, glare, etc.. The TCC encouraged the applicant to have its lighting expert testify accordingly at the meeting.
- 16) The TCC advised the applicant to provide cross-sections of the proposed buffer plantings in advance of the hearing focusing on the initial planting heights as well as after maturation. The applicant was further encouraged to have its landscape architect provide testimony as to the appropriateness of the species mix, caliper measurements and planting heights.
- 17) The TCC advised the applicant to provide half-sized sets of the plan submission for Planning Board members.
- 18) The TCC advised the applicant to confirm that its plans comport with the regulations regarding steep slope disturbance as set forth in Chapter 57- Land Development for the over 25% category (or otherwise seek design waiver relief). In that regard, the ordinance does not distinguish between man-made or natural slopes.

The TCC deemed the application **conditionally complete** pending the applicant satisfactorily addressing all of the outstanding items cited above.

For the TCC Members

Paul A. Phillips, P.P., AICP

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