

MINUTES- ZONING BOARD

May 23, 2016

Workshop portion of this meeting was called to order at 8:09 pm by Mr. Marotta.

- 1. COMMUNICATIONS**
- 2. MINUTES**
- 3. RESOLUTIONS OF MEMORIALIZATION**
- 4. OLD/NEW BUSINESS**

PUBLIC HEARING - ROOM 107

Roll Call	Present	Absent
Mr. Marotta	<u> X </u>	<u> </u>
Mr. Bovasso	<u> X </u>	<u> </u>
Ms. Hay	<u> X </u>	<u> </u>
Mr. Pistol	<u> X </u>	<u> </u>
Mr. Illing	<u> X </u>	<u> </u>
Mr. Higgins	<u> X </u>	<u> </u>
Mr. Salomon	<u> </u>	<u> X </u>
Alt #1 Mr. Weisgerber	<u> X </u>	<u> </u>
Alt#2 Ms. Dehnhard	<u> </u>	<u> X </u>
<u>Professionals:</u>		
Mr. Weeks, Esq.	<u> X </u>	<u> </u>
Mr. Hudak	<u> X </u>	<u> </u>
Ms. Cullen	<u> X </u>	<u> </u>

- 1. Application #ZBA-16-009**
Jorge Pastor, Applicant
7 Mendell Ave

Swearing in applicants Jorge Pastor and Author Henn

Mr. Henn- Seeking relief for patio built in 2007. Coverage 40% existing prior 39% current is 50.4%. (distributing packet of photos) different ordinance at the time. Wouldn't have complied then but only over 200 sq. ft.

Mr. Bovasso- you weren't aware you needed a variance

Mr. Pastor- There was an addition and I did the patio because I already had the patio.

Mr. Henn- DRC comments- patio there's a fire pit and questions with distance 9ft to rear property line. Engineer had 3 items regarding the patio on page 2 report dealing with storm water. There was a detail submitted for it.

Mr. Pastor- Township wanted me to put a well to the land to collect water. I put a 500 gallon well under patio. I leveled the ground near retaining wall. I drew a plan for the engineers to review. The fire pit I called the town and the lady ask what the square footage was and they said I didn't need a permit.

Mr. Henn- Other professionals has no negative impacts on the reports.

Mr. Bovasso- The fire pit puts you over the coverage?

Mr. Henn- Yes it does. He took the effort to put the seepage pit in and the pavers are semi-pervious.

Motion to approve or deny:

Offered: Bovasso

Second: Illing

Roll Call

Yes

No

Ronald Marotta
Robert Bovasso
Mary Ann Hay
Jeffrey Pistol
Kevin Illing
Chuck Higgins
David Salomon

___X___
___X___
___X___
___X___
___X___
___X___

Alt #1 James Weisgerber
Alt#2 Karolina Dehnhard

___X___

1. **Applicant #ZBA-16-001:**
Quick Chek Corporation , Applicant
370 North Avenue East, Block 319, Lot 12, C-2 Zone

Fredrick Azrak Esq.

Mr. Azrak- Received Union County Planning Board Approval and Soil Conservation Permit and Storm water Construction permit. We are seeking additional use variance with waivers. The rendering shows the building will be 5,504 sq.ft. with a canopy. There will be eight pumps under the canopy and we have that to 16 fueling positions. Fueling positions with low flow diesel. Quick Chek doesn't permit trucks to stop. Low flow diesel truckers do not use because they need high volume nozzles and pumps. We are going to have 13 indoor 8 outdoor seats. There will be 35-45 employees at this store. There are deliveries that you will hear testimony on as well as trash pick-up and will have testimony on that. Your parking requirements talk about a certain number of spaces and we added to that even though we are not a restaurant. Those spaces are 46 spaces we have 43 there and 3 spaces that are for oversized parking. We

increased the stall size to 10x20. WE are providing 3 bicycle racks. As a quick overview this application brings removal of an old building and use. The current use isn't permitted in this zone so we are putting a conditional use under the code to be substituted. We are going to improve entrances and exits and provide and upgrade on the signaling controlled by DOT. Providing water quality and upgrading drainage. Reducing impervious coverage about 5,00 sq. ft. and removing pollution that is at that site. Providing an easement from DPW through the site.

Swearing in Mr. Robert Vallario real estate manager representing Quick Chek.

Mr. Vallario giving an overview of Quick Chek history.

Douglas Sterner- 225 Sailor Street

Mr. Sterner- Is the rendering shown what is going to be there? It does not show the 20ft tall sign.

Mr. Vallario- This is one of 2 other photos and the sign will be in the other photo.

Mr. Azrak- Mark exhibits- A-1 rendering, A-2 inside dimensions on the store.

Swearing in Derek Jordan- Engineer

Mr. Azrak- A-3 Mr. Jordan's.... Can you please go over your site plan?

Mr. Jordan- Mark the exhibits A-4 Aerial picture of site. A-5 Picture of site existing today. We front North Avenue building sits right on the street. Across is the parkway south bound exit/entrance. There are some existing commercial uses and gas stations. Several variances relate to the setbacks and to location to residential zone. As previously stated the existing impervious 95.3% and we will reduce 5%. Very narrow 122ft depth. 622 ft of frontage. There are easements with PSE&G so we can't put buildings which pushes development to the east. A-6 is a rendering of site plan sheet 4 in the package. This does not reflect the professional's comments on the landscaping. A-7 rendering of site from the east. There are 2 egress lanes.

Mr. Illing- What goes more east?

Mr. Jordan- That's for oversized vehicle parking.

Mr. Bovasso- Traffic engineer will discuss the ingress/egress?

Mr. Jordan- Yes.

Mr. Illing- Is the only entrance in the front of the site?

Mr. Jordan- No. We have 8 units for fueling dispensers. Underground storage tanks all are double fiber glass tanks. Pressure changes an alarm goes off in the building and in the headquarters. All piping to dispensers are double fiberglass as well. Quick Chek meets and exceeds all standards.

Mr. Azrak- Double wall tanks are not required? So we are exceeding it by doing the double wall tanks?

Mr. Jordan- Yes.

Mr. Illing-

Mr. Azrak- Will the DPW be able to access to exit out of the parking lot?

Mr. Jordan- Yes. There are 7 parking stalls to the east of the canopy. 2 sides 22sqft signs. A-8

Mr. Pistol- The one wall is very plain being that there are 2 fronts and adding false windows would make it more inviting from the street. A pitched roof is something that would be more keeping with the Cranford look.

Mr. Jordan- We don't have pitched roofs but we can put windows on the North Avenue side. The elevation across the building is flat to keep a uniform finish around.

Mr. Higgins- If approved would you work with the town to soften the brick wall?

Mr. Jordan- Yes we could add some windows. A-8 Colored rendering of proposed site east to west. The red LED letter showing the fuel prices. There is no scrolling letters or signs. The sign is set 7ft from the inside of the property line and it would not be mistaken for the traffic light.

Mr. Pistol- Are the signs on the building internally lit?

Mr. Jordan- Yes they are. There is an ingress driveway to provide access to the southbound. Storm water managements collect inlets with a 36inch pipe detention. We are providing better water quality. Site will be bordered by landscaping with 38 shade trees front and rear property line, 180 shrubs, 345 perennials. We are proposing pole mounted lights.

Mr. Pistol- Are they shoe box?

Mr. Jordan- Yes but all the lights are recessed up in there so they shine down so there is no glare out.

Mr. Pistol- There are places that use decorative lighting around town.

Mrs. Hay- This is a very large parking area and when you decorative fixtures cause more light and draw a lot of attention. What are the pole heights?

Mr. Jordan- Pole heights are 15.5ft.

Mr. Illing- Where is the outdoor seating going to be located?

Mr. Jordan- There will be two outdoor tables.

Mr. Bovasso- This is a 24 hour operation and the product going to be sold 24hr?

Mr. Jordan- Yes.

Mr. Azrak- Please address the security cameras.

Mr. Jordan- We have 16 outside and numerous inside. You have people inside and outside at all times. A-9 WB50 truck turning exhibit showing the truck circling through the site comes in through the rear back by the loading zone go around the tanks by the front of the site then out the front.

Carl O'Brien- I recommend we get together next week with Mr. Hudak to get the application to where what the board is looking for. As for the truck turning we have another template that would work.

Matthew Seckler- Stonefield Engineering

Mr. Azrak- A-10 Mr. Secklers CB. You prepared the traffic report for this application?

Mr. Seckler- Yes and I will go through it. Peak hours occur 730 a.m.-830 a.m. and 530 p.m. – 630p.m. We are proposing to update crosswalks, ADA ramps along Route 28. To the east we have a right turn in and out that there will be a release onto Route 28.

Mr. Illing- Are you worried at all about the queuing?

Mr. Seckler- It's not going to impact the light on 28.

John McDonough- Planner

Mr. McDonough- C-2 districts new zoning. The applicant has done a very good job with conforming with related to the conditional standards relief. The question is does this use belong at this site. (goes over the D-variances, bulk level variance, design and sign variances that are sought relief for).

Mr. Marotta- We will carry this meeting to the July 11th hearing date without any further notice.

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:30 P.M.


Jeffrey Pistol, Secretary

Pistol