

Offered By: *Vignola*

Second: *Lavan*

Date: *12/17/2015*

Minutes of November 5, 2015 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for November 5, 2015 was called to order at 7:30PM with a Salute to the Flag followed by a moment of Silent Prayer and a Reading of the Letter of Compliance by Trish Cullen.

ROLL CALL:

Present: Mr. Bace, Vice Chairman Lavan, Chairman Tyler, Mayor Sachs, Mr. Sanfilippo, Mr. Grossman, Mr. Vignola, Mr. Solomeno, Deputy Mayor Aagre, Mr. Moore

Professionals- Mr. Vella, Mr. Kittner, Mrs. Keegan, Mr. Rodriquez

Absent: Mr. Byrne, Mr. Nicholl, Mr. Skowronski

MOTION: To approve the minutes of the Regular Meeting of October 15, 2015.

Motion to Approve:

Offered: Mr. Vignola

Second: Vice Chairman Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

Memorialize Resolution # -15-15L- Tara Twiste; 1 Amherst Lane; Block 187 Lot 16; R-70 Zone. Applicant obtained permission to install a 6ft fence in the front yard.

Motion to Approve:

Offered: Mr. Bace

Second: Mayor Sachs

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input checked="" type="checkbox"/>	<input type="checkbox"/>

New Case # - Singh; 11 Dogwood Lane; Block 213 Lot 40; R-70 Zone. Applicant is seeking to install a 6ft fence in the front yard.

Mr. Vella- I've pre-marked certain exhibits, we'll mark A-1 as Application with survey.

Swearing in Jagdeep Kaur and Malkit Singh

Chairman Tyler- You want to replace your chain link fence with a 6 foot high fence. What type of fence did you have in mind?

Ms. Kaur- 6 foot high white wooden fence. The main reason is because of our dog.

Chairman Tyler- I noticed two nearby neighbors have a 6ft fence but about 3 feet off the property line and I believe your fence is right on the sidewalk. I'm satisfied that there is a precedent in the neighborhood that have it at least 3 feet back from the sidewalk.

Mr. Vella- I would suggest the conditions be one that the applicant revise the plans that the fence shall be no closer than 3 foot from the sidewalk and it should not be in any site triangle on the property.

Motion to Approve:

Offered: Mayor Sachs

Second: Vice Chairman Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Aagre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Sachs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input type="checkbox"/>	<input type="checkbox"/>

New Case # -15-12L- Scudieri Enterprises LLC; 1390 Highway 36; Block 166 Lot 1; BH Zone. Applicant is seeking Preliminary and Final Site Plan approval to construct a storage addition in the rear.

Mr. Moore recuses himself

Mr. Vella- We will pre-mark the follow exhibits as A-1 minor site plan of Airport Plaza, A-2 architectural of floor plan, A-3 notice of application, LUB 1 CME report.

Mr. Gale gives a brief back ground on the prior approvals of the property.

Swearing in Daniel Bach architect

Mr. Vella- A-4 mounted colored aerial of property

Mr. Bach- The proposed addition is going to go in the alcove which is now enclosed by the fence that part of it will come down and work itself around the addition.

Mr. Gale- The proposed addition goes to the rear of the building correct?

Mr. Bach- That's correct. The exterior will be concrete block with a textured finished. The height will be slightly lower and height of the addition is approximately 24 feet. To access the addition from the rear on the west side we have a door that leads into the driveway and second means of access would be directly from the inside of IEI.

Mr. Vella- Mark as A-5 mounted 4 pictures of rear elevations.

Chairman Tyler- Is this about the same as when you came in with the conceptual?

Mr. Bach- Same thing. The total square footage for the building is roughly 2400 square feet.

Swearing Mr. Ploskonka

Mr. Gale- Are there any changes being made to the existing structure or parking lot?

Mr. Ploskonka- No only to the rear.

Open the meeting up to the public

Daniel Kutzman 20 Coach Drive has concerns about the drainage issues and will meet the engineer and applicant at the site to discuss.

Motion to Approve:

Offered: Mr. Bace

Second: Mayor Sachs

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Nicholl	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Byrne	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Lavan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deputy Mayor Aagre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Alt #3 Mr. Skowronski	<input type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Sanfilippo	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Carried Case # -15-11L- CVS/ First Hartford Realty Corp.; Highway 36 and Laurel Avenue; Block 134 Lot 1, 15, 15.01, 16; BH Zone. Applicant is seeking Preliminary and Final Site Plan approval, Use Variance, several bulk variances to construct a CVS.

Mr. Gianetti- We addressed a lot of the comments from the engineer's letter and the comments from the board members. At this time I'd like to call the project engineer Doug Grisko.

Mr. Grisko- We will mark A-6 mounted colored proposed driveway modification November 5, 2015. We went back and looked at some of the variances and waivers that we requested the main one being the residential buffer to the east side. We had a 10ft wide buffer and now he have slide the entire building to provide the 25ft buffer to comply. We have changed the trash enclosure to make it a masonry enclosure. The proposed free standing ID sign we have removed the electronic message board. We have reduced the parking to 68 spaces.

Mr. Kittner- When you shifted the building the sidewalk adjacent to the building and facing 35 changed from 10ft wide to 7.5ft.

Mr. Grisko- Yes.

Discussion on changes made to the application based on prior meeting.

Swearing in Robert Gehr- Professional Architect

Mr. Vella- A-7 Mounted outline plan.

Mr. Gehr giving an overview of the layout of the store.

Mr. Vella- Mark A-8 Mounted colored elevation plan.

Mr. Gehr- The front elevation facing Route 36 you can see the entrance to the store on the right hand side it has the CVS arch over the front entrances. The materials on the building are similar to the one on Route 35. To the left on the third elevations is a small roof and window which is the drive thru window. We've designed this store so that all the cardboard is loaded into the compactor inside the store so the employees do not have to walk outside of the store.

Mr. Kittner- Will this be picked up by the same truck that picks up the trash?

Mr. Gehr- To my understanding that is a separate trip.

Mr. Kittner- Where would the heating and cooling units be located?

Mr. Gehr- There are 6 units on the roof top and are completely screened.

Mr. Vella- What about refrigeration with in the building?

Mr. Gehr- There is one corner cooler in the store with on condenser that sits on the roof to cool that unit.

Mr. Vella- Is the sliding window in the drive thru standard for CVS?

Mr. Gehr- The standard we are using on all new CVS designs is that sliding window.

Mr. Bace- Do you think CVS would be objecting to a solid window for security reasons?

Mr. Gianetti- It's typically a face to face. When you say the decimal level is 75 for the speaker max at what distance is that measured at?

Mr. Gehr- 3ft from the speaker.

Chairman Tyler- So there are smaller footprints?

Mr. Gehr- Yes 15,000sqft is standard. The one on Route 35 is the same square footage it's just the stock room is sitting over the top of the pharmacy which makes the building look taller.

Chairman Tyler- What was your answer when I asked if there were smaller buildings?

Mr. Gehr- I believe there is one that is approximately 13,225 square feet.

Mr. Gianetti- Please walk through the walls signs proposed.

Mr. Gehr- On the exterior of the building facing Laurel Ave there are 2 signs proposed for those frontages. The CVS Pharmacy sign is an internally illuminated sign and it's mirrored on the other side. Farther down is a sign that says drive thru pharmacy that is not illuminated.

Mr. Gianetti- In the CME letter dated October 30, 2015 and in there comment 16 about compliance with the architectural standards and the ordinance. Please discuss.

Mr. Gehr- Our (inaudible) that are shown behind the rear entrance they project onto the building roughly 6 inches and do not project off the 2 feet. We are tried to break up the massing of this building with certain elements. Our building is a tall building and in this instance we are using that flat roof and parapet to screen the roof top units. We use a minimal amount of light fixture on the building. The drive thru canopy is 6ft by 10ft and it has 4 20watt recessed LED lights.

Mr. Gianetti- Can you just confirm that we can comply with the other remaining performance standards with regards to glare heat, odor, ventilation and vibration.

Mr. Gehr- We comply with all of those.

Swearing in Nicholas Verderese Traffic Engineer

Mr. Verderese- There was a traffic study submitted by my firm dated May 19, 2015. Our proposal will be removing the driveway that's next to the intersection, improving the safety and access along Route 36. Additionally we looked at the frontage along South Laurel there are currently 5 driveways, 2 are with the former Sonoco station, one is about 30ft from the intersection, the other is about 90ft from the intersection both violating the access code. Our proposed driveways are beyond the DOT jurisdiction. To provide the best access management plan we are proposing to move that driveway as far as we can from the intersection in order to allow movements more safely on and off the property.

Mr. Bace- You said you did your traffic study during the month of March?

Mr. Verderese- Yes March of 2014. On Route 36 I'm not too concerned with the traffic with the right turn in and right turn out there. A service station would generate about 100 trips the pharmacy would generate about 50 so we would generate about half of what you'd see. In the evening hour is the highest volume a little over 1 per minute.

Discussion on the Traffic Study

Mr. Vella- What about the traffic increase to this site compared to what the residential uses would create on the other half?

Mr. Verderese- I looked at the property as a whole and what it could generate.

Mr. Vella- Wouldn't the traffic impact analysis also include an evaluation of how this site is increasing traffic as a result of building into the residential zone?

Mr. Verderese- The residential is a low traffic generator.

Mr. Vella- If you built a CVS in strictly in the commercial zone you would have a smaller building which generates less traffic and then you add a larger portion in the residential you seem to not take into effect that this area generated traffic for both and now we are bringing traffic into the residential zone so how many trips would you be bringing into the residential zone?

Mr. Verderese- I don't know how to answer the questions because the traffic it generates is as a whole. We are proposing left turns out of the driveway. Since the last meeting we went out during the peak hour between 430pm and 6pm. What we have is approximately 10 vehicles stacked up blocking the driveway so when that happens is right before the signal turns green every 2 minutes. What we saw from 430-5 when the signal turned green the traffic was backed up about three quarters of the time. Most of the traffic is coming across the intersection with a smaller percentage coming out the jug handle.

Mr. Kittner- Would you agree to provide additional information in a report to our office?

Mr. Verderese- We can but we need to talk about counts for seasonal adjustments.

Mr. Moore- In your car count how many of those visits will be going through the drive thru?

Mr. Verderese- It's typically 6-8 during the peak hour. You heard testimony as to how the trucks are going to circulate. The tractor trailer is going to come in from South Laurel make the left turn, set up along the stripped area in the rear 15ft wide by 80ft long then continue straight out to Route 36 driveway. Deliveries comes once a week during normal operating hours off peak of site or roadways. There are also small box trucks that come in 6-8 a week using the rear area.

Chairman Tyler- The concern here is that we have a challenging intersection. There are seasonal variation and we need to understand that better. I think for tonight we are good on traffic until we come back together again.

Motion to Adjourn: Sole Offer
VOICE VOTE: YES

Next Meeting: December 3, 2015

Patricia Cullen

Secretary