

**Planning Board
October 27, 2021
Draft**

Meeting: Planning Board

Date: October 27, 2021

- I. Meeting Called to Order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Justin Bennett	X	
Maryanne Constantine	X	
Thomas Mastrangelo	X	
Robert Wilt	X	
Susan Danson, Twp Mgr	X	
Deputy Mayor Nunes	X	
Mayor Nelson Wiest	X	
Vice Chairman Teresa Porrini		X
Chairman Joseph Dugan	X	
Fred Turek, Alt #1	X	
Rob Wells, Alt #2	X	

V. New Business:

- a. **475 Route 38 West**-Block 144 Lot 10; Gary Mathoan); PB-21-07
Zone: Highway Commercial (HC)
Existing Use: Gas Station & Convenience Store
Proposed Use: Gas Station & Convenience store Building Addition for Cooler Box
Application: Minor Site Plan

John Pemberthy, Esquire presented the Application

Witness: Gary Mathoan was sworn in by Township Solicitor Boraske

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The Application is to add a 6 door Cooler-Walk-in Box to fill the need of his convenience store. The Walk-in box will be located in the prior office location. The 6 Doors will open on the inside and the walk-in box itself will be located adjacent to the building.

Chairman Dugan asked Board Engineer to go thru his review letter.

A. General Comments:

The Applicant was granted a site-plan waiver in 2019.

1. Pre-Existing Use in non-conforming due to impervious coverage and side and rear set-backs.
2. Height of the Walk in box including Rooftop condenser will exceed Township code of 8.42 feet.
3. Hours of Operation and number of Employees, testimony should be provided by Applicant. Mr. Mathoan stated that Monday thru Friday hours will be, 6 am-10 pm, Saturday 7 am-9pm and Sunday 7 am-8pm. 1-2 Employees will staff the operation.
4. Testimony should be provided as to wither the proposed Walk-in box will be permanent in nature or Temporary Structure. Mr. Mathoan stated that the Walk-in box will be constructed on a slab with the 6 glass doors and access door located inside.

Board Member Turek commented on the unpleasing visual nature of the walk-in box located in plain site. Mr. Mathoan stated he would paint the walk-in the same color as the building.

Mr. Turek commented on his overall displeasure of this proposal, "it should be better looking for residents on a public road. He also commented on lack of landscape plan as part of the Application. Much discussion followed about digging up the asphalt installing planter boxes, and or grass or evergreens to camouflage the walk-in box.

5. Renovation of the Interior Space to accommodate open-cooler doors, office space, and enlarged convenience store area. New office space is not shown.

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6. Architectural Elevations were not included in the Application. McNulty stated the entire side of the building is unfinished. The property is located on a corner lot and highly visible on the busy corridor of Route 38 and Rudderow Ave.

Chairman Dugan asked about the possibility of an Awning over the walk-in box. Applicant stated this would hinder air circulation and any future repairs if necessary.

B. Parking, Loading and Pedestrian Circulation

1. Board Engineer McNulty asked about the maneuverability of the filling tanker trucks on this tight site. Testimony was provided by Mr. Mathoan that the tanker trucks usually “hold on site” until the passenger cars fueling up vacate. Mr. Mathoan added that the tanker trucks usually enter from the Cutler Ave side because it has a better angle.

C. Construction Details:

Applicant agreed to amend the plans to show the handicapped accessible parking spot.

D. Solid Waste Management

Board Engineer McNulty said cooler box was not part of the 2019 Application.

Board Solicitor Boraske said Applicant’s compliance with the Review letter would be a condition of Approval.

E. Signage: The Applicant did not apply for any new signage.

Chairman Dugan opened the meeting to the Public. No Comments
A Motion to Close The Public Portion was made by Ms. Nunes, second by Ms. Constantine, All Approve

Chairman Dugan asked for Board Member’s Questions.

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Mr. Turek questioned the completeness of the Application:

No Landscape Plan or picture of the walk-in box.

He commented again on thinking planter boxes were useless. He is insiting on Removing asphalt and planting arborvitaes of a certain height.

Board Engineer stated that planter boxes would not affect the set-backs.

The Applicant's Attorney has concerns about cutting the asphalt. PSE&G Would become involved to "DIG" He did say that the Applicant would comply, But asked if the planting of the bushes could wait until spring.?

Board Member Bennet commented that he felt three foot arborvitaes would Be fine.

A Motion to accept the Application was made by Ms. Nunes, second by Mr. Turek, All Approve.

V. Old Business:

2941 Route 73 South, Block 150 Lot 19.06, Ammas Food Creations PB-21-02

Regarding: Discussion with Board Attorney Boraske to determine any legal Requirements for the previously granted Resolution of Approval.

Board Solicitor Boraske stated the Applicant is staying on the same parcel, just Changing units. Prior approval was a larger unit that required a expensive Sprinkler system.

Boraske recommended bringing the Applicant back to the next meeting to formally document the move. This would require a site-plan waiver to Change of Use Approval.

A Motion to go into Executive Session was made by Mr. Turek, second by Ms. Nunes, All Approve.

The Recording was turned off at this time.

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A Motion to conclude the Executive Session was made by Ms. Nunes, Second by Ms. Constantine, All Approve

VI. Resolutions:

1. Resolution No. 2021-PB-08, Kool Kids Block 142 Lot 7
A Motion to accept was made by Ms. Nunes, second by Ms. Constantine, All Approve
2. Resolution No. 2021-PB-09, Ross Restaurant Group, Block 194 Lot 1
A Motion to accept was made by Ms. Constantine, second by Ms. Nunes, All Approve

VII. Minutes: September 22, 2021

A Motion to Accept was made by Mayor Wiest, second by Ms. Nunes, All Approve

VIII. Adjourn:

A Motion to adjourn was made by Ms. Constantine, Second by Ms. Nunes, All Approve