

TOWNSHIP OF QUINTON PLANNING BOARD

JUNE 10TH, 2014

REGULAR MEETING MINUTES

The regular meeting of the Planning Board was called to order at 7:11 p.m. at the Township of Quinton Municipal Building by Vice-Chairwoman Marjorie Sperry.

Flag salute was held and it was determined that the meeting was posted in a public place and advertised in the official newspaper.

Gary Salber, Esq. swore in Donald Brown as a new member to the Planning Board.

ROLL CALL: Donald Brown, Kevin Hengeli, Edna Schermerhorn and Marjorie Sperry

Absent: Edward Counsellor, Debra Emel, Frank Green, Margaret Maxwell-Mood and Raymond Owens

Also present: Gary M. Salber, Esq., Lawrence M. DiVietro, PE, PLS, Andrew Hogg, P.E. and Bonita Bell

APPROVAL OF MAY 13TH, 2014 MEETING MINUTES: Motion was made by Edna Schermerhorn to approve the Minutes and Kevin Hengeli seconded the Motion. James Kates abstained. Minutes were so approved.

APPLICATION 2014-02 – SALEM-QUINTON LLC BLOCK 5, LOT 10 – 500 SALEM QUINTON ROAD PRELIMINARY AND FINAL MAJOR SITE PLAN WITH BULK VARIANCES HEARING

Jason R. Tuvel, Esq. appeared for the Applicants and explained a little about the project. Mr. Tuvel stated that the Dollar General will be more on the line of a Rite-Aid, but without a pharmacy. Hours of operation will be 8:00 a.m. until 10:00 p.m., seven days a week. A tractor trailer will make deliveries while the store is closed so it will not conflict with customers. There will be approximately 15-20 employees. There will be minimal garbage. Recycling will be done by the driver and the cardboard will be carried away from the store. Lighting around the store will be turned off one hour after closing. Mr. Tuvel stated some variances are requested. There are some wetlands in the back of the property. Approvals have been received and/or requested by the required agencies. Trash will be picked up once a week.

The amount of cardboard will be counted towards the recycling totals for Quinton Township and the totals will be given to the Recycling Coordinator for the record.

Gary Salber, Esq. swore in Jonathan Vogle the property owner, Harry Tuvel, Site Engineer and James Kyle, Professional Planner. Mr. Salber suggested the Board accept them as expert witnesses.

Harry Tuvel explained that the vegetative area will not be touched, new landscaping has been added. There will be a 4' strip along the right-of-way with a row of staggered low lying greens. A large portion of the site remains green and there will be shrubs along the front.

The loading dock is a saw tooth type loading area for the trucks. The trucks will back up at an angle. The truck will conflict with a number of parking spaces. 10 spaces will be accessible. If there is a conflict with delivery times for any reason the driver can go to another store in the area should there be an issue with parking.

At 7:36 p.m. Edward Counsellor came into the meeting.

On the elevation drawing you will see there will be sidewalks in front of the building with wheel stops. There will be one main entrance slightly to the right of the store. There will be a ramp in front one inch above elevation 9 and 10 because of the flood zone. There are two ways to enter the building, steps and a ramp which is ADA compliant. The floor is going to be raised, not the ceiling. The ramp will have a railing.

Plantings cannot be put in the easement area. Applicant has done what can be done under the specifications outlined in the easement.

The bulk variance requirement for the minimum lot area is 5.0 acres. There are only 1.74 acres provided. There will not be any negative impact to the community. Peak time for parking spaces is between the hours of 4:00 p.m. to 6:00 p.m. on weekdays and 11:00 a.m. to 2:00 p.m. on Saturdays. At the busiest times the greatest number of cars is 12. They have proposed 32 spaces. This is justified in that there is a less developed appearance, more efficient use of the land, meets positive criteria, almost triple the parking proposed when the peak is 12.

There will be two signs to promote the public welfare. It increases the visibility so customers do not have to make a U-turn. There will not be any glare and two signs are consistent with what is out there now.

The delivery trucks are usually there for approximately 45 minutes to unload.

There are two handicapped parking spaces.

The Dollar General has a 10-year Lease and the conditions in the Lease require that the property is well maintained and kept up to look nice.

Lawrence M. DiVietro, Jr., PLS discussed the pre-existing conditions and information in the Preliminary and Final Major Site Plan Approval Letter dated June 2nd, 2014 provided by Andrew Hogg, P.E. of Land Dimensions Engineering. Mr. DiVietro stated that the benefits outweigh the negative and would suffice to the use proposed.

On the landscaping the technical details will be addressed. The Board could grant preliminary approval or they could do conditional.

A motion was made to open the meeting up to the public at 8:30 p.m. by Edward Counsellor and seconded by Kevin Hengeli. The meeting was opened to the public. There were no comments by the public. James Kates made a motion to close the public portion of the meeting. Kevin Hengeli seconded the motion. The public portion was closed at 8:31 p.m.

Mr. Tuvel gave a summary of the project adding that the parking spaces are adequate for the property. Jonathan Vogel stated that within three months or so the construction phase will be completed on the site.

Edna Schermerhorn made a motion to approve the variances requested for the pre-existing conditions. Kevin Hengeli seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes
James Kates	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

All were in favor and the motion was so carried.

Kevin Hengeli made a motion to approve the remaining requested variances. Edna Schermerhorn seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes

James Kates	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

All were in favor and the motion was so carried.

Motion was made by Kevin Hengeli to approve the Preliminary and Final Site Plan with conditions subject to landscaping, delivery and report of cardboard. James Kates seconded the motion.

Roll Call Vote:

Donald Brown	Yes
Edward Counsellor	Yes
Kevin Hengeli	Yes
James Kates	Yes
Edna Schermerhorn	Yes
Marjorie Sperry	Yes

All were in favor. Motion so carried.

OLD BUSINESS:

None

NEW BUSINESS:

None

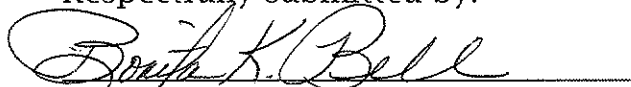
Motion was made by Edward Counsellor to open the meeting to the public. James Kates seconded the motion. All were in favor. The public portion of the meeting was opened.

There were no comments from the public.

At this time Edna Schermerhorn made a motion to close the public portion of the meeting. Kevin Hengeli seconded the motion and the public portion was closed.

Motion was made by James Kates to adjourn. Kevin Hengeli seconded the motion. All were in favor. The meeting was adjourned at 8:40 p.m.

Respectfully submitted by:


Bonita K. Bell

Approved: July 8th, 2014