

March 8, 2017

A special meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present	Also Present
Harvey Langer	John Miller, Esq.
Frank Mizer	Brian Boccanfuso
David Chadwick	Tara Paxton
Mike Jamnik	Sean Kinnevy
Dawn Marie White	Denise Sweet
Louis Sorrentino	
Stephen Leitner	
Carl Anderson	

Absent

Raymond Claudio

Mr. Langer led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

BA-2997- Route 70 Developers

John Jackson was present to represent the applicant.

Mr. Miller addressed the meeting procedure to the members of the audience.

Jeremy Lang who is previously under oath testified as to the changes submitted to the Board. The right turn out movement was eliminated. The driveway will be narrowed from 25 ft. to 18 ft. Proper signage will be posted. There will be no exit to Lake Shore Drive only to Route 70.

It was noted that the Wawa representative is not present at the meeting due to medical reasons. She will not be attending the meeting. Mr. Miller stated that any testimony heard previously from the Wawa representative should be disregarded.

Music will be played at a low sound at the fuel pumps. The applicant will comply with the sound ordinance. The music will not be audible outside the canopy area.

The dairy deliveries will be from 2 to 3 times a week. The grocery deliveries will be 4 to 5 times a week in a box truck. The vendors could come as often as every other day to deliver. The peak time at Wawa is 6:00 to 8:00 in the morning.

Vincent James Sanzone was present representing his family's estate at 628 North Lake Shore Drive.

He cross examined Mr. Lang. Mr. Lang stated that the deliveries to the Wawa site are usually done by small box trucks. The groceries are delivered in a small tractor trailer. No skids are used for deliveries. The vendors delivery during the day time hours. Gas deliveries can be done as often as every other day. The deliveries are made by demand of the fuel. An alarm system will sound if there is any leakage of the fuel. Wawa is fully compliant with any and all alarm systems.

The solid waste will be placed in a dumpster and picked up approximately 3 times a week. There will be one recyclable container on the site. These are both picked up during the day on off peak hours.

There will be 6 multiple dispensers under the canopy, each will have 2 fuel pumps for a total of 12.

Diane Sanzone was sworn in. Ms. Sanzone stated she would be testifying as an Environmental Impact Assessment expert. She sited her qualifications to the Board. She stated she had no license in the state of New Jersey but there was no license in the state of New Jersey for this particular field. She was asked if she has ever testified as an expert in New Jersey and she answered no. She was asked if she ever testified as an expert before a Board in New Jersey and she answered no. She did not submit a written report to the Board.

Mr. Jackson objected to Ms. Sanzone being a witness. He stated although she was very well versed she was not an expert in this field and also she is related to the attorney.

Mr. Miller stated that Ms. Sanzone is not necessarily an expert in this field. She is an environmental scientist but her expertise are limited.

Recess: 9:05 Meeting resumed: 9:15 p.m.

Mr. Jackson objected to the overall testimony. The testimony should be relevant to Brick.

EVIDENCE

O-1- Copy of a zoning map

Mr. Sanzone read his closing statement into the record.

Mr. Jackson objected during his statement and it was duly noted. Mr. Jackson objected again and it was duly noted.

Patricia Young was sworn in. She lives in a split level home and can see the Wawa site from her second floor. She asked if there was some way to shield her home from the site. After a

discussion between the applicant and Board engineer it was decided that supplemental plantings would be planted along with arborvitaes to shield the view from the Wawa site.

Ken Fielder was sworn in. He is concerned about the traffic in the area. He feels this application will bring additional traffic to the site. He is against an exit or entrance to the site from North Lake Shore Drive. He questioned why the proposed sound wall behind the quick service restaurant cannot also be constructed behind the Wawa site.

Diane Dowman was sworn in.

EVIDENCE- P-1- Drawing by Ms. Dowman showing the traffic pattern of North Lake Shore Drive and Duquesne Blvd.

Ms. Dowman stated this application would bring more traffic into the neighborhood and there is too much traffic there now. She would like to see the side access on North Lake Shore Drive and Duquesne Blvd. taken out. She is worried about the children that live in that area.

Joseph Marra was sworn in. He questioned if the quick service restaurant would need to come back to the Board once the owner is determined. He would like to see the loading zone and trash containers be moved to another location. He questioned if the sound wall could continue behind the Wawa site. He also questioned if there would be screening for the mechanicals on the roof of Wawa. Mr. Jackson explained they would be installed on the back of the units but the front would be shielded to Route 70 with the Wawa sign on the building. Mr. Marra stated his concerns about the traffic this application will generate. He questioned what type of dumpster is being installed. Mr. Jackson stated it would be a solid metal dumpster. Mr. Marra questioned if a scrubber system will be installed at the quick service restaurant.

Mr. Langer announced that this application will be carried to a special meeting on March 22, 2017. No further notice is required. Mr. Jackson waived the time.

A motion was made to adjourn the meeting at 12:05a.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning Board/Board of Adjustment