

April 24, 2017

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

Present	Also Present
Harvey Langer	Ron Cucchiaro, Esq.
Frank Mizer	Kurt Otto
David Chadwick	Tara Paxton
Dawn Marie White	Sean Kinnevy
Stephen Leitner	Denise Sweet
Raymond Claudio	
Mike Jamnik	
Carl Anderson	

Absent

Louis Sorrentino

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

The Board Professionals were sworn in.

**BA-2804- JSM at Martin Blvd.**

Doug Wolfson was present to represent the applicant.

Bradford Allen was sworn in. (engineer)

John Taikina was sworn in. (planner and real estate developer)

The applicant is requesting a Minor Subdivision, Preliminary and Final Site Plan and Use Variance approval to construct a Wawa convenience store and gas station, a drive through bank, a restaurant with 124 seating capacity, multi-use strip commercial building and a daycare facility. The applicant also proposes improvements to the pre-existing non-conforming mobile home use on the property with multiple bulk variances. The continuation of the mobile home park use requires a d (1) Use Variance. The property is located in the B-3 Highway Development Zone. The commercial use and the mobile park are located on approximately 4.6 acres of property.

The Wawa is 5,051 square feet with 50 parking spaces and 8 proposed gas pumps.

The bank is 4,535 square feet and has 12 parking spaces.

The restaurant is 7,182 square feet and had 40 proposed parking spaces.

The day care center is 9,288 square feet and has 10 parking spaces.

There is an application pending for the vacation of Askin Road. Some of the mobile homes will be relocated on the site. The units are now age restricted and they will remain that way. It was noted that the gas trucks do not have any specific route now to enter and exit the site.

The Wawa store and gas station will be open 24 hours, 7 days a week. It was stated that fuel delivery will probably be 2 times a day but not during peak hours. Diesel fuel will be available at the site but only for cars not trucks. The storm water system on the site will drain into the discharge system and drain towards Route 88. Shade trees will be planted around the entire site. The buffer separating the lots will be located half on the commercial site and half on the residential. An irrigation system will be installed. No landscaping will be planted in the play area of the day care center. The buffer from Avenue "C" is approximately 75 ft. There are now 36 existing trailers on the site.

The signage on the site will require variances for the height. The Wawa sign will stand 20 ft. tall and have a 50 square ft. area. The Jack Martin entrance sign will stand 20 ft. tall and have a 77.12 square ft. area. The center site sign will stand 20 ft. tall and will have 85.67 square ft. area. It was noted that the price of gas on the sign can only be changed once a day.

The applicant has requested the following variance relief: (The applicant has filed an application for a vacation of the Askin Road right-of-way. If approved, it appears that the vacation would add a +/- 16.5 foot wide strip of land to the easterly side of lots- 16.02 and 16.04. Several of the proposed setbacks indicated below are measured to the lot line that would be created if the right -of-way is vacated and the half width conveyed to the Applicant's tract:

Item	Permitted	Existing	Proposed
Minimum Lot Area	2 ac.	0.12 ac.	0.12 ac.
Minimum Lot Width	200 ft.	183.9 ft.	183.9 ft.
Minimum Lot Depth	200 ft.	32.23 ft.	32.23 ft.
Minimum Front Setback (Route 88)	75 ft.	19.14 ft.	61.7 ft.
Minimum Front Setback (Lot 16.02 to Askin Rd.)	75 ft.	0 ft.	1.97 ft.
Minimum Front Setback (Lot 16.04 to Askin Rd.)	75 ft.	N/A	2.6 ft.
Minimum Side Setback	30 ft.	0.69 ft.	0.69 ft.
Minimum Rear Setback	50 ft.	N/A	24.33 ft.
Minimum Rear Setback (Lot-16.03)	50 ft.	N/A	50 ft.
Maximum Impervious Coverage (Lot-16.03)	65%	N/A	76.1%

Item	Permitted	Existing	Proposed
Maximum Impervious Coverage (Lot- 16.04)	65%	N/A	67.5%
Maximum Sign Area (Lot- 15)	50 s.f.	N/A	77.12 s.f.
Maximum Sign Area (Lot- 16.04)	50 s.f.	N/A	85.67 s.f.
Maximum Sign Height	15 ft.	N/A	20 ft.
Maximum Number of Principal Used on One (1) Lot	1	N/A	>1
Minimum 3' High Berm Where Parking Stall Is Adjacent to ROW	Yes	N/A	No
60' Buffer, 3 staggered rows 10' apart with 3' High shrubs	Required	N/A	Does not comply

Mr. Wolfson stated the applicant would consider consolidating the lots. No berm is proposed. The parking spaces for Wawa will be 10 x 20. The balance of the spaces will be 10 x 18. By Ordinance parking spaces must measure 10 x 20. This condition will require an additional waiver.

The lighting on the site will be 20 ft. high LED lighting and will be shielded.

It was the opinion of the planner that this application will cause no substantial to the public good.

Louis Beato was sworn in. He stated that Route 88 is a very narrow roadway. He is concerned about the traffic since there is already a problem at the site. He is also concerned about the drainage. He feels there is too much proposed on the lot.

Mario Chiarella was sworn in. He has lived in the area most of his life. He is also concerned about the traffic since he already has problems getting out of his neighborhood. He was also concerned about the removal of trees. He stated that after the signs are erected on the site the trees in front of the sign are removed. Will this happen at this site.

Mr. Cucchiaro stated that the applicant is before the Board requesting a Preliminary and Final Site Plan and Minor Subdivision. It was suggested that the Board Professionals and the applicant's Professionals meet to discuss the most efficient way to complete this application and come back to the Board with revised plans.

Mr. Wolfson stated that the applicant will be submitting a new application for a Minor Subdivision.

Mr. Langer announced that the application for JSM at Martin Blvd. will be carried to the June 7, 2017 meeting. The applicant must renote.

A motion was made to adjourn the meeting at 8:35 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary  
Planning Board/Board of Adjustment