

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, May 1, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, May 1, 2018. Chairman Tillman led the Board in the pledge of allegiance. Board Secretary Alfia Schemm announced that adequate notice of the meeting has been provided in accordance with the "Open Public Meetings Act" by publishing notice of all meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

Roll call: Present: Tillman, Schad, Melillo, McGuinness, Peck, Suggs, and O'Neill
Absent: DeVincenzi
Also Present: Board Attorney Thomas, Board Engineer Rodman, Board Planner Layton, and Traffic Consultant Nicholas Aiello.

Approval of Minutes:

The April 3, 2018 minutes were distributed prior to the meeting. Ms. McGuinness made the motion to approve the minutes. Motion seconded by Ms. O'Neill. Roll call vote: Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-yes, Suggs-abstain, Peck-yes, and Tillman-yes.

Old Business:

#ZB17-006 PMG NJ II LLC, Block 28, Lots 7, 8, 9 & 10

Chairman Tillman announced that the Board received a request to have this matter carried to the Board's June meeting.

Board Attorney Thomas announced that this matter is being carried to the Board's June 5, 2018, meeting without further public notice.

#ZB17-008 Delaware Gap Realty, LLC, Block 51, Lot 1.01

Richard Keiling, Esq. was present on behalf of the Applicant. He stated that he is aware that there was a malfunction/technical problem with the audio of the last meeting, so he would like to represent the testimony of Jasvinder Arjani, so that Board Members absent at the April meeting, can participate in this matter, as he understands that a Board Member has recently resigned.

Jasvinder Arjani was sworn in and he provided his qualifications as an Architect. The following was submitted and marked as an Exhibit:

A-1 Colorized Rendering, dated April 2, 2018

Mr. Arjani gave an overview of the existing site conditions and the current operation.

The following was submitted and marked as an Exhibit:

A-2 Photo Board

Mr. Arjani continued to review the Exhibit and the Gary Gray Easement. Ms. O'Neill questioned the illuminated signage. Mr. Arjani went on to describe his understanding of the history of the illuminated signage. The following was marked as Exhibits:

A-3 Garbage Truck Circulation, dated 4-2-18

A-4 Photo of a similar looking convenience store

Mr. Arjani went on to describe the Exhibits. The following was submitted and marked as an Exhibit:

A-5 Landscape Rendering, dated 5-1-18

Mr. Arjani went on to review: the proposal, the canopies, the products that they will be dispensing, the kiosk, propane tank, fire water tank, the office space, the convenience store, trash and recycling enclosure, the electric charging station and air pumps, and the deli counter and seating. The following was submitted and marked as an Exhibit:

A-6 Revised Plans, dated April 13, 2018

Mr. Arjani addressed at great length: the proposed signage, the proposed lighting, landscaping, the truck parking, the location of the pumps, the parking spaces, the proposed convenience store with deli, and the facade and finishes of the proposed building. Mr. Arjani stated that there is an existing generator on site.

The hearing was opened to the public.

Paul Bartos questioned the amount of lighting proposed, which was addressed by Mr. Arjani.

Jeff Milesky questioned the blast radius of the proposed propane tank and containing fuel spills.

Frank DeGroot questioned the increase in the fuel capacity and spill kits.

With there being no further questions, the hearing was closed to the public.

Eric Hough was sworn and he reviewed his qualifications as a Civil Engineer with an area of expertise in Traffic. The following was submitted and marked as an Exhibit:

A-7 Traffic Report, dated April 13, 2018

He went on to address the Traffic Impact Study that was prepared for the site. He also described the traffic circulation and parking. He stated that they will applying to the DOT for a "Letter of No Interest". The present and proposed truck traffic circulation was discussed at great length.

Nicholas Aiello, Maser Consulting, the Board's traffic expert, addressed the circulation and the DOT standard. He stated that the Applicant will apply for a letter of "No Interest". He also provided his opinions on the circulation, loading area and refuse area, which was discussed with the Board. Directional Signage and striping, number of employees per shift, employee parking, and truck parking, was also discussed.

The hearing was opened to the public.

Jeff Milesky questioned the dates of the traffic counts and the Gary Gray easement and driveway.

With there being no further questions, the hearing was closed to the public.

Christine Nazzaro Cofone was sworn in and she provided her qualifications as a Planner. She then addressed the variances being requested . She stated that the Applicant is willing to modify and reduce the signage. She addressed the positive and negative criteria. The Board discussed other the proposal with the Applicants.

The hearing was opened to the public.

Jeff Milesky asked about fuel spills.

With there being no further public comment, the hearing was closed to the public.

The meeting was opened to the meeting to the public for comments and/or testimony.

Barbara Bartos was sworn in and she commented on the increase in traffic, the lack of enforcement even with directional signage, and the increase in lighting.

Jeff Milesky was sworn in and he spoke about the increase in truck traffic, the number of truck stops in the area, and the additional Gary Gray driveway. He also provided comments on the oil water separator.

With there being no further comments, the hearing was closed to the public.

Board Engineer Rodman commented on his report of March 26, 2018 and the conditions of a possible approval: #2, #8, #9, #10, #11 and #13. Board Planner Layton addressed the other Gary Gray driveway, which was discussed with the Board. The Board continued to discuss the proposal and the handling of spills with the Applicant. Attorney Keiling stated that any of the construction would be have to be done in accordance with the appropriate regulations.

Attorney Keiling stated that he they can bring back their Engineer to try and address the Board's concerns in regards to the safety issues. He stated that he will contact the Attorney for PMG to see if they will require the entire June meeting. Board Attorney Thomas announced that this matter is carried to the Board's June 5th meeting, without further public notice.

Other:

Chairman Tillman announced that the Board received the resignation of Scott Wunschuh.

Approval of Vouchers:

Mr. Suggs made the motion to approve the vouchers. Motion seconded by Ms. Schad. Roll call vote: Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-yes, Suggs-yes, Peck-yes, and Tillman-yes.

Adjournment:

In a motion made and seconded the meeting was adjourned at 10:50 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary

5/31/18