

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, September 4, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, September 4, 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, Suggs, Melillo, O'Neill, Lund, and Peck
Absent: DeVincenzi and McGuinness (resignation received today)
Also Present: Board Attorney Thomas, Board Engineer Rodman, and Planner Snyder.

Approval of Minutes:

The August 7, 2018 minutes were distributed prior to the meeting. Ms. O'Neill made the motion to approve the minutes. Motion seconded by Ms. Peck. Roll call vote: Schad-yes, Melillo-abstain, O'Neill-yes, Suggs-yes, Lund-yes, Peck-yes, and Tillman-abstain

Old Business:

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

Nancy Lottinville, Esq., was present on behalf of the Applicant and she stated that they have one witness to present this evening.

Joseph Bishop was sworn in and he provided his employment experience with the operations of convenience stores. The following was submitted as an Exhibit and Board Attorney Thomas asked that it be marked for today's purposes as:

A-1 (9-4-18) Colorized Site Plan Drawing, revised 3/23/18.

Mr. Bishop went on to describe the proposed convenience store and the products that would be available for sale in the convenience store. He stated that there will be no cooking facilities or food prepared at the site, but there would be a warming and prepping area for premade foods. He stated that the store will be built to suit the brand and it will be a state of the art building. He went on to state that there will be no showers or facilities normally associated with a truck stop. He then described the direct store deliveries, the size of delivery trucks, the loading zone, the number of employees, number of pumps, delivery of fuel, the fuel products for sale, no truck or vehicle repair, and the site maintenance. He also addressed the infrastructure in place, to manage and monitor their operations. He described the maintenance of the PMG sites and the Commission Agents that maintain their high standards. Ms. Peck questioned the training of the Commission Agents. Mr. Bishop stated that there is a training program and the Agents are in charge, on a day to day basis. He then addressed the monitoring (Titan System) of spills and leaks and the response time. He reviewed the tank replacements and the leak detection system. The Board stated their concerns over prior environmental issues at the site. Mr. Bishop reviewed the monitoring of the site and the booms that are in place. The Applicants stated that they will provide additional information in regards to the booms. Mr. Bishop also stated that the oil water separator will be functioning by October 1, 2018. Concerns were raised about the oil water separator and fuel deliveries. Board Attorney Thomas stated that it appears that the Applicant will have the ability to

control deliveries and that could address possible noise concerns. Board Engineer Rodman noted the recommendations listed in the Acoustics Report that was received today. Ms. Schad questioned the number of fueling dispensers. Attorney Lottinville stated that they do have another witness, this evening, that can provide additional operations testimony.

The hearing was opened to the public.

Paul Bartos questioned the management of the site, which was addressed by Mr. Bishop.

Jaime Murray questioned the environmental groundwater contamination of the site. She also questioned the number of fuel deliveries, which was addressed by the Applicants. .

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

Armand Keurian was sworn in and he provided his employment experience with the business and development of sites. He went to briefly review the proposal and he described the tractor trailer fueling positions and the history of the approval and installation of the oil water separator. He also reviewed the Convenience Store franchise agreement with PMG. He stated that PMG was remiss with the installation of the oil water separator and it should be installed and operational by the end of September. He read the oil water separator information into the record and he stated that it can be marked as an Exhibit.

A-2 Oil Water Separator Information

The Applicants and the Board continued to discuss the attendant/operations of the site to minimize spills and the new pump technology. Board Attorney Thomas asked that the Applicants confirm that the proposed oil water separator is sized to accommodate the developed site. Mr. Keurian stated that for those who wish to see one of their operations, there is a Shell station on Route 15 in Wharton and another station on Newton Sparta Road. Board Engineer Rodman asked that they receive updated detailed information pertaining to the oil water separator. The Applicants stated that they will provide additional information for the next meeting.

The hearing was opened to the public.

Paul Bartos questioned the size of the nozzle. Mr. Keurian stated that he does not know that information but he can find out.

Jaime Murray asked if there is a existing potable water source. The Applicants stated that it appears that a new well is being proposed on the plans, but they can also provide that information.

Gary Kowalski questioned the size of the existing store vs. the proposed store and the location of the oil water separator. Mr. Keurian stated that he does not know the location but it can be provided.

Jeff Milesky noted the location and construction of the oil water separator.

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

Attorney Lottinville stated that they have nothing more for this evening and that they understand that they have information to provide to the Board.

Board Attorney Thomas announced that this matter is being carried to the Board's October 2nd meeting, without further notice.

Old Business:

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

Board Attorney Thomas announced that this matter is being carried to the Board's October 2nd meeting, without further notice being provided.

Other Business:

Chairman Tillman announced that the Board received the resignation from Ms. . McGuinness

Open to the Public:

The meeting was opened to the public for non agenda items.

Gary Kowalski questioned code enforcement of truck parking. Board Attorney Thomas stated that the Zoning Officer is responsible for those matters. Mr. Snyder addressed the truck parking concern.

Jaime Murray questioned the illuminated signs, if they were approved, and how the approvals are cataloged. Ms. Schad also questioned the vinyl sign laying over the fence at the Travel Center. The Board stated that any complaints should be referred to the Zoning Officer.

Jeff Milesky commented on the illuminated signs, the oil water separator, the boom, and the spill.

With there being no further public comment, the meeting was adjourned.

Approval of Vouchers:

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

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:49 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary

9/27/18