

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, April 3, 2018

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, April 3, 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, Wunschuh, Schad, Melillo, McGuinness, Peck, and O'Neill
Absent: Suggs, and DeVincenzi
Also Present: Board Attorney Thomas, Board Engineer Rodman, Board Planner Layton, and Zoning Officer/Planner Snyder

Approval of Minutes:

The January 30, 2018 minutes were distributed prior to the meeting. Dr. Melillo made the motion to approve the minutes. Motion seconded by Ms. O'Neill. Roll call vote: Wunschuh-yes, Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-abstain, Peck-abstain, and Tillman-yes.

New Business:

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

Richard Keiling, Esq. was present on behalf of the Applicant. Jasvinder Arjani was sworn in and he provided his qualifications as an Architect. He displayed a colorized rendering of the plan, which was marked as an Exhibit:

A-1 Colorized Rendering, dated April 2, 2018

Mr. Arjani gave an overview of the proposal to renovate the subject site, which was discussed with the Board. He described the fueling positions for both cars and trucks, the convenience store, the existing and proposed underground fuel tanks, the existing signage, the 24 hour operation, the proposed canopies, the heating propane tank, the expansion of the convenience store, the electric car charging and air stations, the number of employees, and the proposed parking. The Board went on to discuss the Gary Gray easement that allows for the utilization of the subject site for their ingress and egress. The Board continued to discuss the onsite circulation and traffic and the Applicants stated that they will research the existing easement. The following was submitted and marked as exhibit:

A-2 Photo Board

The Applicants discussed the existing utility building, which they wish to utilize for an office. The following was submitted and marked as an Exhibit:

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

Mr. Arjani described the Exhibit. He then displayed the plan set and he described the proposed convenience store, which will sell pre-packaged goods. It will also have a "deli section" where there would be limited cooking and there would also be seating. The Board went on to discuss the operation of the site, the lighting, landscaping, and signage. Concerns were raised over overnight truck parking.

The following was submitted and marked as an Exhibit:

A-4 Photo of a similar looking convenience store

Mr. Arjani continued to describe the proposal and the facade of the store, which was discussed with the Board. It was noted that the Fire Department has provided their recommendation for a 10,000 gallon water tank for emergency purposes.

Attorney Keiling asked if the Board would consider setting up a subcommittee to review some of the outstanding issues. The Board stated that at this point there are too many open items to allow for a subcommittee review.

The hearing concluded for the evening and scheduling was discussed. It was announced that this matter will be carried to the Board's May 1st meeting at 7:30 p.m., without further public notice required.

The Board took a brief break at 8:42 p.m. The meeting resumed at 8:50 p.m.

Old Business:

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

Jason Tuvel, Esq. was present on behalf of the Applicant. He stated that they were last before the Board in December, when they presented Engineering testimony. He stated that there were some questions raised at that meeting and they have attempted to address them with their new submission. He stated that they have one expert to present this evening, Charles Olivio, who will present Traffic Engineering testimony. The following documents were marked as Exhibits:

A-5 Revised Site Plan, dated March 23, 2018

A-6 Truck Turning Exhibit, dated March 23, 2018

A-7 Storm water Management Report, dated March 23, 2018

A-8 Operations Manuel, dated March 23, 2018

Charles Olivio was sworn in and he provided his qualifications. He stated that his office prepared the traffic impact analysis/study. He described the existing site conditions. The following was submitted and marked as an Exhibit:

A-9 Colorized C-4, dated 4-3-18

He went on to describe the modifications made to the plans, where two of the inactive curb cuts will be eliminated on Route 46. He went on to describe the proposed driveway improvements onto Walnut Road for car traffic. He stated that there will signage and striping to provide direction. He then testified to the traffic study that was done, which was discussed with the Board. He described the proposal and the improvements to the traffic circulation. He stated that there are no "truck stop" conveniences being proposed at the site. He stated that they have utilized the NJDOT trip generation to project future traffic conditions and they have made their application to the NJDOT. He went on to review the traffic study and the proposed onsite and offsite traffic circulation. He stated that there will be dedicated Attendant at the truck fueling area to assist in the flow of truck fueling. The Board stated their concern over the traffic accessing Walnut Road, which is a Residential Road. Signage and enforcement was discussed, along with growth and an increase in volume/traffic. The Board stated their concern over the existing traffic conditions and the proposed parking configuration, which was reviewed. Ms. Schad questioned the number of traffic accidents at the site, which was addressed by Mr. Olivio. He then reviewed the fuel tank deliveries.

The hearing was opened to the public.

Roger Smith questioned the width of the westerly access point, trucks accessing Walnut Road, traffic circulation, signage, and landscaping, which was addressed by the Applicants.

Pam Rusweiller questioned the school bus traffic on Walnut Road and safety, which was addressed by Mr. Olivio.

Jeff Milesky questioned the increase in traffic, the outside agency approval process, and snow removal for access onto Walnut Road, which was addressed by Mr. Olivio.

Gary Kowalski questioned the accuracy of the information provided in regards to traffic accidents/deaths in the area.

Kurt Pierson questioned controlling the speed on Route 46, which was addressed by the Applicant and the Board.

Sharon Valentine questioned if there is a proposal for a dog rest stop area.

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

Board Attorney Thomas announced that this matter is being carried to the May 1, 2018 meeting, at 7:30 p.m., without further public notice.

Annual Report

The Board reviewed the February 6, 2018 Annual Report prepared by Board Attorney Thomas. The Board discussed whether there are any patterns or trends. The Board also discussed a past concern in moving applications along, when it seems as if they have stalled. The Board also briefly discussed if there should be some type of standards for gas stations.

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

Approval of Vouchers:

Ms. McGuinness made the motion to approve the vouchers. Motion seconded by Ms. O'Neill. Roll call vote: Wunschuh-yes, Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-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
5/1/18