2013

Planning/Zoning Board

2013 MEETING MINUTES

SBBNJ

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SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

January 09, 2013

The Planning/Zoning Board met on Tuesday, January 09, 2013 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:35 PM by Mayor Ormosil with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Mayor Tomas Ormosi	P	John Rockwell	P
Chris Shoffner	P	Terry Warrelmann (Alt I)	P
Dennis Allenovitch	P	Jeffrey Williams (Alt II)	A
John Elter	A		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	Albert Cruz, Board Attorney	P
Greg Masterserio	L/P	Tom Herits, Board Engineer	p

Mayor appointment of the members to be sworn in.

The following members were sworn in

Dennis Allenovitch – Class IV – 4 year term

Terry Warrelmann – Alt. – 1 year term

Greg Mastroserio – Class IV – 4 year term

Mayor takes chair and asks for nominations for chairman

- John Rockwell was appointed as chairman

Chair takes his seat

Chair asks for appointment of vice chair

- Paul Kaminsky was appointed as Vice Chairman

Appointments for the following were made:

- Board Attorney - Difrancisco, Bateman, Coley, Yospin, & Leher

- Board Engineer/Planner – Maser Consulting
- Board Secretary – Carol A. Rice
- Official Newspaper – Courier News/Star Ledger

Opened to public

Closed to public

NEW BUSINESS

None

COMMITTEE REPORTS
MAYOR ORMOSI

- Starting a new year with new council.
- Projects they sewer on Van Sickle

COUNCILMEMBER SHOFFNER

- She is in charge of public works – new bathroom
- They are fixing the sewer outlet
- Switching recycling to save money – no separation
- Sewer fee – is being affidavit for well use.

ENGINEER

- Garbage contract awarded to same company. 5 year contract
- West Warren and Jefferson should be started end of February.
- Design for Canal road sewer replacement is underway.

BOARD ATTORNEY

He cannot represent us on next Quick Chek application as his firm works with Quick Chek and there would be a conflict of interest. Albert recommends that we get in touch with Mark Anderson, he is available to this. He will work at the rate that we are currently paying Albert.

A motion was made to appointment of Mark Anderson for attorney for this case by Paul Kaminsky, Terry Warrelmann, and approved by all

ADJOURNMENT

A motion was made to adjourn by Terry Warrelmann, seconded by Paul Kaminsky, and approved by all.

Meeting Closed at 8:10 PM

Submitted by:

Carol A. Rice

Secretary

SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

January 30, 2013

The Planning/Zoning Board met on Wednesday, January 30, 2013 in the Robert Morris School, Madison Avenue, South Bound Brook, NJ. The meeting was opened at 7:35 PM by Chairman Rockwell with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231. 7:30PM

Mayor Ormosi	p	John Rockwell	p
Councilwomen Shoffner	p	Terry Warrelmann	p
Dennis Allenovitch	P	Jeffrey Williams	P
John Elter	P		
Harold Kildow	P	Carol Rice, Secretary	p
Paul Kaminsky	P	Mark S. Anderson, Board, Attorney	p
Greg Mastersero	p	Tom Herits, Board Engineer	p

Swearing in of Alternate member

Jeffrey Williams – 1 year term ends 12/31/2013

Resolution appointing Mark Anderson as temporary attorney for the board due to a conflict that Albert Cruz was presented.

A motion was made to approve resolution by Terry Warremann, seconded by Paul Kaminsky and approved by all.

Application 307-1 – Preliminary/Final Site Plan - Preliminary/Final Subdivision

Quick Chek Corporation

45 Main Street

Block 57.02, Lot 1

Greg Mastrosero and John Elter recused themselves from the application as they live in the development relating to the application.

Jennifer Porter, ESQ

Gibbons, PC – Representing applicant

Ms. Porter testified as follows:

- Property consists of 2.3 acres located at Main/Washington Streets
- It is an area designated as an area in need of redevelopment
- Redevelopment Plan was adopted in October 2011 and was amended in December, 2012 to permit the uses in connection with the proposed Quick Check application.
- Concept Plan submitted to the Redevelopment Committee.
- Ownershp
    - Matsel and Mumford of SBB Urban Renewal LLC is current owner
    - Selling to GHG of SBB, LLC
    - GHG will sell a portion of property to Quick Chek for food store and gas station.

- They are here for two approvals
    - Preliminary and Final Site Plan
    - Preliminary and Final Sub-Division
- Sub-division consists of three lots:
    - 57,000 square foot lot for Quick Chek for a food store and a gas station. No variances are required as it conforms to the redevelopment plan
    - 27,000 square foot lot
    - 16,000 square foot lot
    - They are not here seeking approval for the later two lots

Ms. Porter identified their anticipated witnesses:

- Frank Marcino – Representative of Quick Chek
- Keith Cahill – Bohler Engineering
- Chuck Olivo – Stonefield Engineering
- David Fisher – VP of Govermental Affairs with K. Hovnanian – on behalf of the property owners.

Frank Marciano, representing Quick Chek – Sworn in

30 Hwy 28, White House Station, NJ

Presented his credentials and was accepted as a professional.

Mr. Marciano testified as follows:

- He is familiar with the operations of Quick Check
- Explained the history of the company
- Stores are operated 24 hours a day 7 days a week
- Will employ 35-50
    - There would be 6-8 employees on site at one time at peak hours
- Feels there is a need in the area for this type of project.
- The provide Food Service/Coffee/Groceries
- Seating areas inside
- Will be designing for a fuel service delivery.
- They will have 6-8 fuel deliveries per week of their tractor trailer
    - Appointed outside area
    - Safely located so as to not interfere with customers.
    - Delivery time runs approximately ½ hour – about 9,000 gallons
- Other Deliveries
    - 5-6 days a week – Box Trucks delivering small snack items.
    - Quick deliveries – in and out
    - Park in safe convenient area.
    - 6-8 tractor trailer per week delivering milk, groceries
    - Park and unload in delivery zones.
- They do not serve fueling of tractor trailers. They do have diesel but they do not have the capacity to fuel them. They are not a truck stop.
- They comply – with all state and federal regulations
- Quick Chek is privately owned – not franchised.
- Quick Chek gets involved with the community.
- Safety of Gas Operations – equipment from tanks to piping is above state and federal regulations.

John Rockwell, Board Chairman

- Are any locations not 24/7
    - Very few, however Quick Chek is adamant about the 24/7

- What time of day or night are your deliveries/Would limiting to non night hours for deliveries affect your operation
    - Deliveries are off-peak usually before 10 am or after 5pm

    - They can consider restrictions regarding deliveries.

- Darlene Green redevelopment plan does permit 24/7 hours of operation.

Tom Herits, Board Engineer stated that we should discuss delivery times with the engineer and nail down times as it will affect the people living in Canal Crossing.

Meeting opened to the public for questions for Mr. Marciano

Greg Mastroserio

19 Swingbridge Lane, South Bound Brook, NJ

- Designated loading zone has that been designated?
    - It is in a specific location and will be explained with later testimony.

Closed to public

Keith Cahill – Bollinger Engineering – Sworn in

35 Technology Drive, Warren, NJ

Presented his credentials and was accepted as a professional

Mr. Cahill testified as follows:

Here to specifically discuss the sub-division and site plan. (permitted use/no variance)

Reviewed the series of exhibits presented

A-1 - Aerial View of the said area located at the southwest corner of Washington and Main Streets (Entitled Existing Aerial View)

- View taken in 2008
    - Site is essentially vacant except for two buildings.
    - Has been cleared and decreased impervious coverage (past 8 years)
    - Zoning – Part of 2012 redevelopment plan. This is accordance with the redevelopment plan. They are not requesting any variance or waivers.
    - Survey dated 01/05/12 (previously submitted)
        - Shows that the site is vacant

        - Shows existing easements for storm water, drains, pipes and sanitary utilities (some of which will be vacated)
    - Reviewed the current grading of property.

A-2 - Site Plan - Proposed subdivision (sheet 1) 01/15/2013

- Would like to create three lots
    - 1.315 acre identified for Quick Chek on corner of Washington and Main Streets (Track1)
    - 621 acre parcel to the north (Track 2)
    - 368 acre parcel to north of track 2 (Track 3)

- All three lots are conforming
- No proposed improvement for track 2and3.
- Tonight's testimony and application is specifically about the proposed conforming subdivision and the proposed site plan for Quick Chek on Track 1.

A-3 – Proposal for Quick Check (See site plan page #4)

- Proposing 4543 square foot convenience store with fuel offering out front along Main Street
    - Encompasses an overhead canopy
    - 8 gasoline dispensers – 6 islands – 12 vehicle capacity
    - 4 underground tanks
        - 2 – 20,000 gallon tanks (regular grade)
        - 2 – 12,000 gallon tanks (1 for premium grade/1 for diesel)
    - Fueling tractors - the design is not for trucks. It is not in the business model to fuel tractors
        - Low flow diesel dispenser
        - Two side fueling is needed. They can only fuel one side
    - Two atendants 24/7 – trained to pull off tractor trailers that intend to fuel
    - Intention is for to provide diesel to pick-ups and cars
    - Has not been a problem in any of their other locations.

- General Site Layout
    - Dumpsters are shield by masonary wall
        - Trash pick up 2 time week per week
        - Recycling pick up 1 time per week
        - Off building which houses maintenance equipment attached to dumpster
    - Loading Zones
        - Gas Delivery
            - Tanks located along the front of the site
            - Allows convenience, site safety, and efficiency
            - Delivery will not impede flow of traffic utilizing the service station

            - Loads off passenger side – protecting person utilizing hoses from traffic
            - 6-8 Deliveries per week depending on business activity
        - Other deliveries
            - Rear of store
            - 6 tractors weekly
            - Other box trucks – 5-6 per day 5/days – utilize a standard parking stall or loading zone
    - New sidewalks along frontage
    - Enhancing and adding to existing streetscape
        - Decorative lighting
        - Street trees
        - East side - significant buffer of evergreen trees and 6ft board on board fence
        - North side – fence separating from the future development when other sites are redeveloped
    - Parking
        - Proposing 43 Parking Stalls - 13 required
        - 6 to adjacent properties. Could be eliminated 3 when tract 2 is developed to create an easy flow.
        - Provide ADA stalls
    - No raised curbs
    - Bollards along the front of the site protecting building
    - Access
        - Two coming off Washinton Street – 30 Feet wide
        - Access point on Main Street – currently under review by county – would like us to eliminate the left turn coming out.
    - Landscaping along Washington Street frontage will be 3 feet to block headlights

A-4 Circulation Report – 01/21/2013 Sheet 1/1

    - Demonstrated the flow for tractor trailers/fuel trucks
    - They would like to keep their hours for fuel deliveries as it is quiet operation. They would like to have their deliveries done later in the evening. It is done this time to minimize when there is traffic on the site. They can function if the hours are limited to midnight.

A-5 – Photos of Sight in current condition

A-6 - Photos of Sight once developed

A-7 - Photos of buffer at rear of store in present state

A-8 - Photos of buffer when developed

Using A7 and A8

- Lighting
    - LED fixtures – energy efficient
        - Back of building

            - Wall sconces – no wall packs
            - Down lit fixtures – will not see the element of the light
        - Canopy Lighting
            - Flush mounted on canopy – shining downward
        - Site Lighting
            - 18 foot high shoebox fixtures –vertical fixtures pointing straight down minimizing glare
    - Landscaping will screen the overall site and blend with the surrounding

Tom Herits, Board Engineer asked applicant to show the access from Canal Crossing

- They will continue the existing sidewalk that is coming off Tory Jack Terrace. There will be a break in the fence and landscaping to allow access into the facility. Landscaping is placed to minimize the visual impact into the site but also allows convenient access for the public to utilize.
- Conditional use
    - For the service station – comply with all the conditions that are permitted

They are not doing any automotive repairs, maintenance

    - They have submitted a traffic study
    - Lighting – minimize the impact as described and not spilling offi the property line with no negative impact to of site
    - Storm water management – will do underground storage detention basin – fully lined – Providing oil/water separators before it goes into the detention basin to provide quality discharge.
    - They are meeting all storm water reductions
        - 210 and 100 year storms
        - Higher burden based on DRCC requirements
        - Not proposing any recharge

Architecture

A-9 - Renderings of the elevations of the proposed building

A-10 - Canopy elevation

- Building
    - Glass front door
    - Brick façade coming to their green awning
    - Earth tones
    - Brick on all sides of building
    - Soffit lighting inside awnings along the side and frontage
- Canopy
    - Steel columns wrapped in brick
    - Minimum of 14 $\frac{1}{2}$ clearance underneath

- Approximately 1 ½ grade change under the canopy
- Facia is about 3 feet so maximum height of the canopy is 18 ½ feet
- All steel behind facia
- Kiosk in the center island for the operators for transactions of fuel and cash to customers. Also serves as a shelter

John Rockwell questioned the truck delivery being on the right hand side, the remote fills, and the closeness to the tanks.

- Mr. Cahill answered yes to all these questions

Chris Shoffner – will there be a sign showing right turn only to Main Street.

- They will direct traffic to promote a right hand turn. They will also provide a sign.

They have no problems with Toms Herits, Board Engineer, report. They have had some exchanges prior to the meeting and the following was agreed upon

- They will install a small low (3 ft)black aluminum fence with brick pedestal posts along the street frontage– Will duplicate what is front of Canal Crossing
- All landscape areas will be irrigated.
- No outside speakers
- Anticipated garbage pick-up –. They will limit garbage pick up to 7:00 AM or later
- No limit on gas deliveries hours
- Food deliveries would be between 12AM and 6AM

Grease traps

- They do not prepare greasy foods like McDonalds
- They use 1,000 gallon grease traps.
- Will separate water coming out of the site and everything coming out of the kitchen area in a grease trap.
- They are underground
- They are also supplying an outside grease trap.
- They also have grease traps under the sink

Darlene Greene questioned the following:

Why are the sidewalks on Main Street a different color than that on Washington Street

- Washington Street is concrete and Main Street is brick

Street address signage was not shown on the architectural renderings

- They will provide either by freestanding ID sign or on the front of the building

Off street draining – redevelopment requires 5 feet – shrubs you are providing says it will be 30-36 inches. Do they grow to 5 feet?

- Like to typically keep it lower than five feet for clearance and visibility, however the design standards states 5 feet needs to be maintained. They will maintain 5 feet toward the residential zone. Along Washington Street from western most driveway toward the east and along the rear

Site Plan page 4 – no cross access easement shown and it is a requirement of the redevelopment plan.

- They will update the plans to show such

Street lights along Washington Street – will be the same that is along Main Street.

- Yes they are matching the detail along Main Street

John Rockwell addressed potential fuel spills and fire safety

- Fuel Spills
  - They comply with all the regulations regarding underground fuel tanks.
  - They need to measure fuel in/out every day to monitor for leakage.
  - Tanks are constructed of double wall fiber glass
  - They have a state of the art monitoring system
  - Oil water separator as been installed in the event of a spill
- Fire Safety
  - Complying to all fire safety regulations as governed by building department and the state.
  - Automatic emergency stops, emergency shutoffs at the dispensers
  - Extinguisher containment kits at each of the islands

Mr. Cahill stated that on page 4 # 11 (Toms Herit's Report) – will this plan be map or deed filed

- They will file by deed at this time.

Mr. Cahill stated they will provide all that Tom has asked for in his report

Open to Public for questions to Mr. Cahill

Jacob Grouser – 15 Troy Jack Terrace, South Bound Brook, NJ

What is the install height of the rear landscaping?

- Evergreens (White Pines) are 6-8 feet in height and grow rapidly
- Screening will include a six foot fence, 3 foot high berm, and screening material that is six feet
- It will extend the entire length of the fence in the rear

Is there any secondary containment beyond the double walled tanks

- No secondary other than double wall – State of NJ does not require double wall
- Continuous monitoring with their system – any change in internal or external pressure will sound alarm and shut off.
- Weights and measures comes in regularly.

Closed to public.

Charles Olivo, Stonefield Engineering Design – Sworn in

36 Ames Avenue, Rutherford, NJ

Presented his credentials and was accepted as professional

Mr. Olivo is testifying in the capacity of Traffic Engineer

Mr. Olivo testified as follows:

- They are started looking at the intersection of Main/Washington/Cherry Streets
- Explained the current condition of the intersection (Using A-1) – They have worked closely with Somerset County in the pre-application stage.
- They start with an analysis of current conditions before starting the study
- County Provided them with traffic studies
    - They analyzed traffic from 7-9AM and 4-7PM (commuter rush)
    - Also analyzed 2PM-4PM (school rush)
- A-3 – Using – They will do a curb cut along main Street The county would like to have a right turn only onto Main Street with the ability for vehicles to get out to Washington Street and travel to the signal to make the left turn.
- There are two access points on Washington Street making the store and gas accessible.
- Integrated convenience site. Driveways on Washington allow for flow through the light.
- Method being used is called access management which is a method of balance with ability to get on and off the property safely and efficiently
- 60 -80% of traffic will be drawn from regular traffic. New traffic will be minimal.
- Dimensions on plan are built for safety and convenience for site

Questions from the board:

Harold Kildow – Questioned the 60-80% of traffic coming from current traffic flow.

- It is proposed that there would be 186 total trips in/out (90 in and 90 out). 80% of this traffic is already on the road. The remainder would be excess, which is far less than a typical impact study of 100 or more trips during peak hours.

Terry Warrelmann – It seems that the report is looking at weekday afternoon traffic being greater than any other traffic

- (Using page 5/Table 2 of the Traffic Report)We break down trip generation and the pass by trips and that peak hour of the generator will be the highest from a conservative analysis. They typically do not look at time periods but understanding the proximity of schools and other types of users.

John Rockwell - how many new cars to the road for peak hours will cause a problem on the roadway

- There is a fair amount of capacity before you start to reach gridlock (waiting through more than one green, red, yellow light) This is not something they observed here

Tom Herits – Would a three phase light better the level of service

- The level of service is quite good now.

He feels that this type of use would not have an adverse impact on the traffic

They will work with county to discuss control phasing of traffic light and the right turn only on Main Street.

Open to public for questions for Mr. Olivo

No questions

Closed to public

Jennifer Porter stated that this concludes their direct testimony

Meeting opened to public

Scott Penick – sworn in

Represents the Canal Crossing Condominium Association

Mr. Penick commented as follows:

They have hired a planner, Michael Pessolano, and would like him to speak to the board, not to oppose but to comment on this particular plan.

Ms. Porter reserved the right to question Mr. Pellolano after his testimony.

Michael Pessolano LPP –160 Harrington Ave – Westwood NJ

Sworn in.

Presented his credentials and accepted as a professional.

Mr. Pessolano testified as follows:

- He has reviewed the redevelopment plan only and not the zoning ordinance for the Borough.
- Plan is well done
- Reviewed Goals and Objects of Redevelopment Plan (Page 5 –9) Read them.
- Page 15
- He suggests that there are two principle uses on this property. Convenience Store is permitted and gas station is conditional use.
- Page 22 – Purpose read – The goal is to create building that are attractive to improve the Borough's image and enlighten the streetscape.
- Felt this was the foundation this application was riding on
- Feels that positioning of the main building in this redevelopment area to enlighten the streetscape should relate to the street itself.
- Layout is such that a lot of generous isle for safe circulation. However, he feels deliveries at the rear of the store will affect the houses in the back which are three stores high and believe that it would create noise for those residents.
- He questioned why there are 45 parking spaces when only 13 are required. He feels that it is a lot of impervious coverage and an overkill for this site.
- He feels that the light will not be contained on site.

- Applicant Attorney objected to his type of testimony regarding the lighting as he his not qualified to give this type of testimony.

- He stated that no one is objecting to the gas station/convenience store but feels the community as a whole can be better served by a different design.
- He feels that there is not connectivity of the principle use to the streetscape.
- There were high expectations for mixed uses/buildings to the street and he feels this does not meet that criteria.
- He feels that if they could move the building to the front of the lot, the main street would be an interesting destination for pedestrians.
- Buffer in back in inadequate for a three story building behind them. They should build a barrier to protect the residential neighborhood. Plantings should be 12-13 feet high to provide immediate protection.

Presented the following exhibt

O-1 Canal Commons Condominium Assoc. photo exhibits dated 1-30-13

- Aerial Photo - shows the principle buildings on the street (Aerial One)
- Page 2 – Quick Check Store – he reviewed previously – Lafayette, NJ – Principle store in front of gas pumps (Aerial Two)

- Photo angles of existing barriers that have been put various stores in Emerson, NJ. Barriers in these photos are 24 feet high. He feels that the barrier should be somewhere between 6-24 feet and plantings on both sides. (Pages 1,2 and 3)

Mr. Pessolano was opened to questions:

Harold Kildow

- How would a wall dense the different sound than a brick facing the building?
    - It would be tall enough to bounce it back to Main Street. It would be provided with landscaping on both sides and the commercial activity on the west would be bouncing off.

Applicant's attorney objected as Mr. Pessolano in not a noise expert and has not been qualified as a noise expert.

Mr. Pessolano stated he was offering opinion by experience and observations in the field.

Applicant's attorney then requested a 15 minute recess. Tape was turned off.

Upon return Mr. Rockwell announced that we had to be done with the facility at 11:00 PM.

Ms. Porter asked Mr. Pessolano if he was aware that a concept plan was submitted that included the Quick Chek and was approved by the redevelopment committee, council, planning board and was determined to be consistent with the 2012 redevelopment plan.

Mr. Pessolano stated he was aware of the process but did not have the time to review.

Ms. Porter had no further questions.

Meeting opened for questions

John Rockwell

- What is their opinion regarding a 24 foot wall or a wall that is bigger then 6 foot.

Mr. Cahill answered

- That in regard to the requirements of the redevelopment plan the landscaping buffer meets the requirements. They are not only providing landscaping, but a fence that will provide screening.
- They have put all the activity to the front of the site.

John Rockwell

- Will the plantings help reduce the noise

Mr. Cahill

- He is not a noise expert, however the natural effect is that landscaping in general does soften things and provides separation.

Mr. Rockwell

- What would be the affect of the operation if the layout of the site were flipped

.

Mr. Cahill

- Creating a unsafe circumstances, as the glass door can visually see the dispensers and activity taking place
- Your are putting all the activity toward the residents

Mayor Ormosi questioned the accessibility to the store and the walkabiltiy of our Main Street. Is there a possibility of putting a walkway from Main Street on the left side of the property to the back of the store. (Northside)

Mr. Cahill

- They do not have the site plan of what is going in the adjacent lot, there are driveways there. Parking stalls are along that side with a space for overhang then the property line.
- It would be difficult to do not knowing what is going on that site.
- We have ADA accessibility on the site.
- They feel they are providing pedestrian access to the site in a safe manner.
- By adding a sidewalk it would push things closer to Washington Street.

Chris Shoffner

Regarding traffic impact study have they taken into consideration that Main and Washington Streets is where we cross our children for school.

Mr. Olivo

- It has been accounted for.

Mr. Pessolano

Questioned the number of parking spaces

Mr. Cahill

- They look at numerous components.
    - The traffic coming by the site
    - Scale ad size of the property
    - Operations on the site
- They feel from an operational standpoint this is what they feel comfortable with efficiency and safety all considered.

John Rockwell

If they only had 13 what would the effect be?

Mr. Cahill

- If people were unable to get on the site where would they park, most likely on street. We feel that with this number of spaces the site will operate efficiently.

John Elter – 7 Liberty Way, South Bound Brook, NJ

Questioned pedestrian circulation to the site and the plantings along the back fence

Mr. Cahill

- We have provided sidewalk along Washington with pedestrian cross walks and ADA accessible ramp. They anticipate them entering at the closest point of natural progression along the front door of the store.
- This is the intended pedestrian circulation into this site
- They have provided fencing along the frontage to steer pedestrians to the area to be utilized.
- They cannot control where people walk but have provided sidewalks in accordance with the standards.
- Regarding the plantings along the back - the southeast corner – there are existing parking head-on and is no opportunity to do so. They were put on the inner side so they can maintain.
- He does not think anyone would be opposed to adding plantings on the other side, however they will not maintain. Room is limited.

John Elter responded stating that the condo association might consider maintaining the outside landscaping if the proper tree coverage with proper irrigation for additional coverage was provided as they are currently staring at a fence.

- This is something they can consider

Would they consider a fence higher than the 6 foot than is shown.

- The applicants have indicated that they are willing to install an 8 foot fence.

Mr. Pessolano suggested that if the site was reversed that it would allow more room.

Mayor Ormosi addressed concerns regarding the gas pumps being closer to the condos.

John Elter – 7 Liberty Way, South Bound Brook, NJ – sworn in

Applicant objected as he is a member of the Board. Mr. Elter stated that he is speaking for himself and partial for the Association.

- Mr. Elter explained what was originally promised to the original property owners of Canal Crossing was that they live in a downtown.
- He feels that by putting the store in the front it would make a better downtown. He feels it will look a lot nicer. He feels it holds true to what the original idea of what the old plan was.

Mayor Ormosi and Mr. Elter discussed the pros and cons of placing the gas pumps in the rear portion of the property.

John Rockwell questioned how may Quick Chek locations had the gas pumps in the rear and was advised by Mr. Cahill that he is aware of one that has commercial buildings behind it.

Harold Kildow (using Exhibit A-4) questioned the truck traffic pattern on the site. Mr. Cahill explained the pattern.

Gregg Bender – 55 Swingbridge Lane, South Bound Brook – Sworn in

He is a California resident and a professional safety engineer.

- This existing design funnels any pedestrians from Main Street into the driveway and through the gas pumps. He feels people and children will take a shortcut the children and pedestrian traffic.
- If it is flipped it has flaws but will better for pedestrians. There are security cameras for monitoring the gas pumps in the rear.

John Rockwell questioned regarding monitoring systems.

- There are currently 18 cameras. This is the safest layout regarding a gas station/convenience store.

Did traffic study take in to consideration of pedestrian traffic?

- Yes the volume is looked at.

John Elter (as resident) stated that they are asking Quick Chek to just look for better ways for the project to go forward and to tryto come up with a downtown model.

Tom Herits at this time stated that the board has taken into consideration the residents in the area and explained the rear buffer.

- Trees will be approximately 10-12 feet in height. They need to come up with something for the 8 foot fence with landscaping on Quick Chek side and add some landscaping on the condo side where parallel parking is. Applicant will provide the plantings provided that it is maintained by the Condo Association.

Mr. Herits was questioned regarding the of a variance for a fence higher than 8 feet.

- Tom H. stated that the redevelopment plan calls for a proper buffer.

Jennifer Gordon, applicant' attorney summarized the application.

Conditions of the application were reviewed:

Deliveries

- Garbage pick-up is 7:00 AM
- Food Deliveries between 6:00AM and 12:00AM
- Gasoline – 24 hours – no fueling of tractor trailers

No left turn on Main Street – this is a county request

Mr. Herits will contact the county traffic engineer to discuss phasing of the traffic light.

No outside speakers

Landscaping along Washington Street (rear) will be 5 feet

Buffer

- 8 foot fence with 10-12 White Pines original landscaping and landscaping on other side

Compliance to engineers report dated 1/14/2013 except with what is noted in testimony

Fence along Main Street will be 3 foot with wrought iron and brick pillars

A motion was made then withdrawn as a question arouse regarding the conveyance of the third tract of property to the town.

Dave Fisher, VP K Hovanian Homes (owner of property) – sworn in

Mr. Fisher stated that the third parcel will be conveyed to the borough. It will be conveyed in the deed as soon as all approvals are in place and Quick Chek closes on the property.

There were question regarding the use of the lot.

Mr. Herits stated that the intent was to put parking mainly meant for Canal Crossing.

Motion made to approve application with conditions by Paul Kaminsky, seconded by Terry Warrelman, and approved by all.

Mayor Ormosi	Y	Harold Kildow	Y
Councilwomen Shoffner	A	Paul Kaminsky	Y
Dennis Allenovitch	Y	Greg Mastersero	NV
John Elter	NV	John Rockwell	y
Jeffrey Williams	y	Terry Warrelmann	y

A motion was made to adjourn by Dennis Allenovitch seconded by Councilwormen Shoffner, and approved by all.

Meeting Closed at 10:55 PM

Submitted by:

Carol A. Rice

Secretary

FEBRUARY 12, 2013

DUE TO THE LACK OF APPLICATIONS TO BE PROCESSED, THE PLANNING/ZONING BOARD MEETING SCHEDULED ON FEBRUARY 12, 2013 AT 7:30 PM HAS BEEN CANCELLED.

WE WILL CONDUCT REGULAR BUSINESS AT A SPECIAL MEETING MARCH 13, 2013, 2012 AT 7:30 PM.

THANK YOU
CAROL A. RICE
SECRETARY

SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

February 27, 2013

The Planning/Zoning Board met on Tuesday, February 27, 2013 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by Mayor Ormosil with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Mayor Tomas Ormosi	P	John Rockwell	P
Chris Shoffner	A	Terry Warrelmann (Alt I)	p
Dennis Allenovitch	A	Jeffrey Williams (Alt II)	p
John Elter	P		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	Albert Cruz, Board Attorney	P
Greg Masterserio	P	Tom Herits, Board Engineer	p

Approval of Resolutions

13-307-1

Quick Check Corporation

45 Main Street

Block 57.02, Lot 1

Changes to be made:

Page 5 # 38 has installed should read will penetrate into stormwater

A motion was made to approve resolution as written with changes by Terry Warrelmann, seconded by Paul Kaminsky and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	A	Greg Masterserio	NV

Dennis Allenovitch	A	John Rockwell	Y
John Elter	NV	Terry Warrelmann (Alt I)	Y
Harold Kildow	A	Jeffrey Williams (Alt II)	Y

Resolution 13-348

Queens Bridge LLC aka Southside Grille

2 Main Street

Block 56, Lot 1.01

A motion was made to approve resolution as witten by Paul Kaminsky, seconded by Terry Warrelmann and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	A	Greg Masterserio	y
Dennis Allenovitch	A	John Rockwell	Y
John Elter	NV	Terry Warrelmann (Alt I)	Y
Harold Kildow	A	Jeffrey Williams (Alt II)	Y

Resolution 13-349

Tri-Tech Tool & Design

30 Cherry Street

Block 47, Lot 15

A motion was made to approve resolution as witten by Paul Kaminsky, seconded by Terry Warrelmann and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y

Chris Shoffner	A	Greg Masterserio	y
Dennis Allenovitch	A	John Rockwell	Y
John Elter	NV	Terry Warrelmann (Alt I)	Y
Harold Kildow	A	Jeffrey Williams (Alt II)	Y

Meeting opened to public

Meeting closed to public

ADJOURNMENT

A motion was made to adjourn by Terry Warrelmann, seconded by Paul Kaminsky,and approved by all.

Meeting Closed at 8:44 PM

Submitted by:

Carol A. Rice

Secretary

March 13, 2013

DUE TO THE LACK OF APPLICATIONS TO PROCESS THE PLANNING/ZONING BOARD MEETING SCHEDULED ON MARCH 13, 2013 AT 7:30 PM HAS BEEN CANCELLED.

WE WILL CONDUCT REGULAR BUSINESS ON APRIL 10, 2013 AT 7:30 PM.

THANK YOU
CAROL A. RICE
SECRETARY

APRIL 10, 2013

DUE TO THE LACK OF APPLICATIONS TO PROCESS THE PLANNING/ZONING BOARD MEETING SCHEDULED ON APRIL 10, 2013 AT 7:30 PM HAS BEEN CANCELLED.

WE WILL CONDUCT REGULAR BUSINESS ON MAY 08, 2013 AT 7:30 PM.

THANK YOU
CAROL A. RICE
SECRETARY

SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

May 08, 2013

The Planning/Zoning Board met on Wednesday, May 08, 2013 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by Mayor Ormosil with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Mayor Tomas Ormosi	P	John Rockwell	P
Chris Shoffner	A	Terry Warrelmann (Alt I)	p
Dennis Allenovitch	p	Jeffrey Williams (Alt II)	A
John Elter	p		
Harold Kildow	p	Carol Rice, Secretary	P
Paul Kaminsky	p	Michael Cresrtelli, Board Attorney	P
Greg Masterserio	p	Tom Herits, Board Engineer	p

Application 350

Certificate of Non-Conforming Use

Baluta

105 Jerome Avenue

Block 13 Lot 12

Fred Weber – Weickert Realty – Representing the applicant

Sworn in

Mr. Weber Testified as follows:

- Mr. Baluta is the owner purchased in 1991
- It appears that has been a 2 family

Presented the following evidence:

A-1 - Certificate of Legal use dated 06/06/1991

A-2 - Property Record Card – dated 02/12/08 (Built in 1960 – Two Family Classification)

A-3 - Property Record Card and Appraisal Card (Page 2 dated 1967) Two Family Home classification

A-4 - Assessment Record – Did not provide any additional proof for the board - shows two units

A-5 - Card 1 of 1 – Run date 11/16/1992 - Duplex – Room counts for two units

A-6 - Property Record and Appraisal Card date 05/01/1992 - Duplex – page 3 room count unit one and unit 2.

A-7 - Residential/Farm Property Record Card dated 08/13/1980 – Two units

A-8 - Pictures of utilities

Meeting opened to the public

Closed to the public

A motion was made to approve application 350 by Harold Kildow, seconded by Paul Kaminsky and approved by all

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	A	Greg Masterserio	Y
Dennis Allenovitch	Y	John Rockwell	Y
John Elter	Y	Terry Warrelmann (Alt I)	Y
Harold Kildow	y	Jeffrey Williams (Alt II)	A

Application 351

Certificate of Non-Conforming Use

Todd/Connell

131 Clinton Street

Block 53, Lot 21

Karen Bendall – Remax Classic Group – representing the applicant

Sworn in

George E. Geiger, Maintenance person for property – Sworn in

Karen Bendall testified as follows:

- She has known the property for four months
- She has brought George the maintenance man

Presented the following evidence:

A-1 - Property record and appraisal card (12/10/1970) states that it is a 4 family (10/27/1967)

A-2 - Assessment Record (page 2) dated 01/31/08 shows four family conversation and plumbing count for four units

A-3 - Card 1 of 1 (3 page) dated 01/31/2008 indicates Multi-family 4

A-4 - Residential/Farm Property Records Card (10/21/1980 inspected) four family

Room counts

A-5 - Property record and appraisal card (08/25/92) 4 Family unit – room counts

George Gieger testified as follows:

- He has been maintaining property since 1998
- There is a basement unit – windows and doors are proper size for egress - it is only about 4feet down.
- It has passed the state inspection completed 4.5 years It is due in July.
- Attic is not usable
- Basement Area is boiler room – separate from living area – separate entrance

Meeting opened to public

No one in public to speak

Meeting Closed to public

A motion was made to approve application 359 with the condition that the attic or remainder of basement not be used as living space and we will receive proof of state inspection by Paul Kaminsky, seconded by Terry Warrelman and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	A	Greg Masterserio	Y
Dennis Allenovitch	Y	John Rockwell	Y
John Elter	Y	Terry Warrelmann (Alt I)	Y
Harold Kildow	y	Jeffrey Williams (Alt II)	A

APPROVAL OF MINUTES

Minutes will be approved next month as not all board members were able to read them.

NEW BUSINESS

Greg Mastroserio has informed me that he is resigning from his position as of July. He is moving to New York.

COMMITTEE REPORTS
MAYOR ORMOSI

- Nothing to report

COUNCILMEMBER SHOFFNER

- Absent

ENGINEER

- Warren Street was completed

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Dennis Allenovitch, seconded by Terry Warrelmann, and approved by all.

Meeting Closed at 8:10 PM

Submitted by:

Carol A. Rice

Secretary

SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

July 10, 2013

The Planning/Zoning Board met on Wednesday, July 10, 2013 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by Paul Kaminsky with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Mayor Tomas Ormosi	P	John Rockwell	A
Chris Shoffner	P	Terry Warrelmann (Alt I)	p
Dennis Allenovitch	P	Jeffrey Williams (Alt II)	A
John Elter	P		
Harold Kildow	P	Carol Rice, Secretary	P
Paul Kaminsky	P	Michael Cresrtelli, Board Attorney	P
Greg Masterserio	p	Tom Herits, Board Engineer	p

Resolution 2013-351

Certificate of Non-Conforming Use

Baluta

105 Jerome Avenue

Block 13 Lot 12

A motion was made to approve resolution 2013-350 as written by Terry Warrelmann, seconded by Denis Allenovitch and approved by all.

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	NV	Greg Masterserio	Y
Dennis Allenovitch	Y	John Rockwell	A

John Elter	Y	Terry Warrelmann (Alt I)	Y
Harold Kildow	y	Jeffrey Williams (Alt II)	A

Application 351

Certificate of Non-Conforming Use

Todd/Connell

131 Clinton Street

Block 53, Lot 21

A motion was made to approve resolution 2013-351 as written by Terry Warrelmann, seconded by Denis Allenovitch and approved by all

Mayor Tomas Ormosi	Y	Paul Kaminsky	Y
Chris Shoffner	NV	Greg Masterserio	Y
Dennis Allenovitch	Y	John Rockwell	A
John Elter	Y	Terry Warrelmann (Alt I)	Y
Harold Kildow	y	Jeffrey Williams (Alt II)	A

APPROVAL OF MINUTES

Minutes of November 14, 2012

Mintues December 12,2012

Minutes January 09, 2013

Minutes January 30, 2013

Minutes February 27, 2013

Minutes May 09, 2013

A motion was made to approve above minutes by Terry Warrlemann, seconded by Dennis Allenovitch, and approved by all whom attended the meeting.

A roll call was taken and each of the minutes were approved by those who attended.

NEW BUSINESS

COMMITTEE REPORTS
MAYOR ORMOSI

- Nothing to report

COUNCILWOMEN SHOFFNER

- Noting to report

ENGINEER

- Noting to report

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Dennis Allenovitch, seconded by Terry Warrelmann, and approved by all.

Meeting Closed at 7:50PM

Submitted by:

Carol A. Rice

Secretary

SOUTH BOUND BROOK PLANNING/ZONING BOARD
12 MAIN STREET

SO. BOUND BROOK, NJ 08880

November 13, 2013

The Planning/Zoning Board met on Wednesday, November 13, 2013 in the new Borough Chambers, 12 Main Street, South Bound Brook, NJ. The meeting was opened at 7:30 PM by Chairman, John Rockwell with a reading of the Open Public Meeting Law Statement of 1975, Chapter 231.

Mayor Tomas Ormosi	P	John Rockwell	P
Chris Shoffner	A	Terry Warrelmann (Alt I)	P
Dennis Allenovitch	P	Jeffrey Williams (Alt II)	A
John Elter	A		
Harold Kildow	A	Carol Rice, Secretary	P
Paul Kaminsky	P	Michael Cresrtelli, Board Attorney	A
		Tom Herits, Board Engineer	P

APPROVAL OF MINUTES

Minutes of July 10, 2013

Minutes of July 10, 2013 will be approved at our next regular meeting

NEW BUSINESS

COMMITTEE REPORTS
MAYOR ORMOSI

- Nothing to report

COUNCILWOMEN SHOFFNER

- Noting to report

ENGINEER

- Noting to report

BOARD ATTORNEY

- Nothing to report

ADJOURNMENT

A motion was made to adjourn by Dennis Allenovitch, seconded by Terry Warrelmann, and approved by all.

Meeting Closed at 7:45 PM

Submitted by:

Carol A. Rice

Secretary