

**MINUTES OF THE HARDYSTON TOWNSHIP PLANNING BOARD MEETING
HELD JUNE 25, 2015**

CALL THE MEETING TO ORDER: Chairman Kaminski called the meeting to order at 7:30 p.m. and read the following Statement of Compliance.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in section 3D of Chapter 21 P.L. 1975, has been made to the New Jersey Herald and is also posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

Leslie Hamilton – Present
Carl Miller – Present
Robert Neubig – Present @ 7:50 p.m.
Robert Schultz – Present
Bill Hickerson – Present
James Homa – Present
Donald Trien – Present
Brian Kaminski – Present

OTHERS PRESENT: Robert P. Guerin, P.E., P.P.; Thomas J. Molica, Esq., and Carrine Piccolo-Kaufer, P.P., A.I.C.P., were present.

FLAG SALUTE: Chairman Kaminski led the *Pledge of Allegiance*.

APPROVAL OF MINUTES:

A motion to approve the *Minutes of the Hardyston Township Planning Board Reorganization Meeting Held January 22, 2015* was made by Carl Miller and seconded by Leslie Hamilton. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

A motion to approve the *Minutes of the Hardyston Township Planning Board Meeting Held January 22, 2015* was made by Leslie Hamilton and seconded by Carl Miller. There was no discussion. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Brian Kaminski – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled for review.

HEARINGS: PB-5-15-1, Singh, Sarabjit. Preliminary and Final Site Plan, C Variances, Block 60 Lot 7.01- Thomas J. Molica, Esq., informed the Board notice was satisfactory. James P. Fox, Esq., appeared on behalf of the Applicant.

Jasvinder Arjani, R.A., LEED AP, and Brian Shortino, P.E., P.P., C.L.A., R.A., were sworn, qualified, and accepted by the Board as expert witnesses. Board members reviewed a report dated June 19, 2015 prepared by Robert P. Guerin, P.E., P.P., and discussed completeness. Mr. Guerin identified waiver requests. He recommended granting the waiver requests of Preliminary Site Plan Technical Checklist Items 21, 26, 27, 33, 34, 35 and Final Site Plan Technical Checklist Items for completeness. He stated that EIS information could be obtained through testimony.

With reference to Highland's applicability, Ms. Piccolo-Kaufer stated they would qualify for an exemption; however, confirmation that no site work has been done since 2010 would be required. A motion to grant the waiver requests and deem the application complete was made by Leslie Hamilton and seconded by Donald Trien. Roll Call: Leslie Hamilton – yes; Carl Miller – yes; Robert Schultz – yes; William Hickerson – yes; James Homa – yes; Donald Trien – yes; Brian Kaminski – yes. The motion carried.

Mr. Arjani stated the applicant proposes development of a service station and convenience store that are permitted uses in the B2 Zone. He identified the location of the 1.28 acre property, the existing conditions, and described surrounding properties. He stated there are no community well heads or well head protection areas around the property, and the existing well is to be

relocated. Mr. Arjani confirmed the existing septic field would be abandoned and relocated to the west of the driveway. He stated there are no proposed changes to the drainage or grading patterns. Discussion of drainage for the proposed canopy was tabled pending engineering review. Mr. Arjani stated proposed development includes renovation of the 3492 sq.ft. building to be used as a convenience store and the addition of a 5700 sq. ft area with four dispensers providing eight fueling positions. It was noted that one fueling position would supply diesel. The Applicant clarified that the diesel pump would be a slow pump and is intended for small trucks. A proposed 58' x 46' canopy with a minimum clearance height of 15.5 ft and maximum clearance height of 18 ft. would cover the fueling area. The Applicant agreed to work with the Board Engineer to lower the canopy lighting intensity. Mr. Arjani discussed a propane distribution/exchange area in front of the building and agreed to add bollards. He identified propane tanks utilized for heating purposes and stated they are enclosed within a masonry structure that features interior bollards. He confirmed that no generator is proposed but may be added during construction. He also confirmed that the 20,000 gallon underground water storage tank would be installed in accordance with the Hardyston Township Fire Department's request. Mr. Arjani stated that no outdoor sales are proposed aside from customary items such as windshield cleaner. He confirmed store hours would like 5 a.m. to midnight. He stated the Applicant would like a 24-hour operation should business support it.

With reference to variances, Mr. Arjani presented that front yard variances are needed due to two frontages on the corner lot. He noted the canopy is 38.3 ft from Rt. 23 and 27.4 ft. from Holland Mountain Road. He stated the canopy is in front and not permitted in front yard. Additional variances for lot coverage, signage, and parking were noted.

With reference to parking and circulation, the Applicant discussed a NJDOT plan to improve the intersection of Holland Mountain Road and Route 23. He noted restrictions that prohibit exits onto Rt. 23. He stated the NJDOT timeline is two years. The circulation pattern was discussed and curbing changes to improve existing conditions on Holland Mountain Road to address traffic concerns were introduced. Alternative parking design was also discussed as Mr. Guerin requested additional spaces suggesting four to be located behind the building for employee parking. The Applicant agreed to review the matter with the Board Engineer. The applicant agreed to restrict deliveries to off-hours and agreed deliveries would be made from the southbound entrance-way.

With reference to signage, three signs were proposed. The Applicant agreed to eliminate a monument sign and replace it with the proposed freestanding sign. Site distance and location of the sign was carried pending engineering review. Mr. Arjani stated the 6' x 6' brand sign would be a standard industry sign. He stated the brand was not yet known.

With reference to landscaping, the Applicant proposed the addition of two deciduous trees to the north of the site and four flowering trees to the south of the property line. One hundred low shrubs were proposed for placement at the front of the parking lot.

The following exhibits were submitted by the Applicant and identified by Mr. Arjani.

Exhibit A-1: County "no interest" letter dated June 17, 2015.

Exhibit A-2: Landscape Rendering prepared by Bertin Engineering dated 6-22-15

Exhibit A-3: Three 11 x 17 photographs described as follows: Photograph 1 – a Google aerial of the site dated 6/25/15; Photograph 2 – existing site showing building from Rt. 23 taken six months ago; and Photograph 3- NJDEP map showing no wetlands or streams on the property.

Exhibit A-4: Future NJDOT Layout Plan prepared by Bertin Engineering dated 4-28-15

Exhibit A-5: Preliminary sketch of site dated 6/25/15 showing location of septic field.

Chairman Kaminski opened the meeting to the public. Mr. Rick Peru asked about NJDOT plans and turning from Holland Mountain. Mr. Miller stated the Applicant agreed to review the matter. Mr. Peru stated the number of parking spots was not realistic. He asked where does snow get plowed. Mr. Arjani stated he wanted to use the rear of the site for the septic field. He indicated add parking spaces to the front may be an option.

Ms. Julie Lacatena asked if a traffic or feasibility study was done. It was concerned She expressed a concern that delivery trucks would use Maple Tree Plaza to make the turn. She asked if anything was being done to prevent parking along Holland Mountain if the store was full. It was noted the town could put *No Parking* signs along Holland Mountain Road.

Mr. Frank Lacatena asked about school buses and site distance at Holland Mountain Road. He asked about the Applicant's ownership of a gas station in Washington Township.

Mr. Ellis Marples asked about truck turning capability. Mr. Arjani, referencing the plan's circulation pattern sheet, explained truck turning on the site and agreed to review the matter further. He confirmed that additional pavement would be minimal. Mr. Marples suggested using pervious concrete.

No other members of the public addressed the witness. Chairman Kaminski closed the meeting to the public.

Brian J. Shotino, P.E., P.P., C.L.A., R.A., stated testimony was fair and accurate, and that he had nothing to add. There was no further discussion. Chairman Kaminski opened the meeting to the public. No members of the public addressed the witness or the Board. The meeting was closed to the public.

The matter was carried to the July 23, 2015 meeting without further notice required. The applicant agreed to provide details on the septic design, soil permeability testing for both the front of the project and the septic system, storm water calculations, turn radius information, parking calculations, site distance information for the signs, fire suppression location, and location of the propane exchange. The applicant also agreed to inquire about the status of the DOT improvement easements.

Chairman Kaminski called a 10-minute recess at 9:35 p.m. The meeting was called to order at 9:45 p.m.

CORRESPONDENCE: There was no correspondence.

BILLS: Subcommittee representative Homa presented that the bill report was correct. A motion to approve a recommendation that the Township Council pay the bills listed on the February 26, 2015 Hardyston Township Planning Board Escrow Report, April 23, 2015 Hardyston Township Planning Board Escrow Report, and the June 25, 2015 Hardyston Township Planning Board Escrow Report was made by James Homa and seconded by Leslie Hamilton. All were in favor. The motion carried.

DISCUSSION: *Township of Hardyston Zoning Board of Adjustment Report on 2014 Variance Applications and Amendment Recommendations:* A motion to accept the report was made by Carl Miller and seconded by Bob Neubig. All were in favor. The motion carried.

PUBLIC PARTICIPATION: No members of the public addressed the Board.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Brian Kaminski. All were in favor. The motion carried. The meeting concluded at 9:50 p.m.

Minutes respectfully submitted by,

Anne-Marie Wilhelm
Land Use Administrator