

MONTVILLE TOWNSHIP PLANNING BOARD
Held at: 195 Changebridge Road, Montville Municipal Building
Minutes of Thursday, April 11, 2019

Chairman Lewis called the meeting to order at 7:30 p.m. and welcomed everyone to the Montville Township Planning Board hearing and asked everyone to turn off their cell phones. Ms. Kehoe took the roll call.

ROLL CALL

PRESENT R. Conklin (7:30-7:48pm), T. Braden (7:30-7:48pm),
A. Adrignolo (Absent 7:40-7:48pm), A. Maggio, F. Cooney, J. Visco,
R. Lipari (7:30-7:48pm), N. Agnoli & G. Lewis (7:30-7:48pm)

ABSENT EXCUSED L. Korneich & J. Sandham

ALSO PRESENT J. Mowles (Secretary) & K. Kehoe (Recording Secretary)

PROFESSIONALS Joseph Burgis (Board Planner) E. Keller (Traffic Engineer)
& M. Carroll (Board Attorney)

ANNOUNCEMENTS

Chairman Lewis welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE & STATEMENT OF COMPLIANCE

As required by the Open Public Meetings Act, adequate notice of this meeting has been provided, which notice specified the time and place of the meeting to the extent known at that time. The notice was posted on the bulletin board at the Municipal Building, sent to the Daily Record and the Citizen, posted on the Township's website calendar, and placed on file at the Township Clerk's office. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act.

COMMITTEE & LIAISON REPORTS

Chairman Lewis asked the liaisons and committee members for reports:

Board of Adjustment – Mr. Adrignolo said they met with one residential application approved.

Board of Health – Mr. Lipari said they did not meet.

Environmental Commission – Dr. Kornreich was absent.

Water & Sewer – Mr. Maggio had no report.

Historic Preservation Review Commission – Mr. Visco had no report.

Design Review Committee – Mr. Braden reported that they met on April 4th and there were three items including two zoning and one planning board application, which will be heard tonight.

Site Plan/Subdivision Committee – Mr. Visco had no report.

Economic Development Committee – Mr. Lewis said they will be meeting next week.

Open Space Committee – Mr. Agnoli had no report.

Master Plan – Chairman Lewis said they will be meeting on April 26th to wrap up the Master Plan.

Highlands Legislation Review Committee – Chairman Lewis had no report.

Fire Districts – Mr. Conklin (Towaco) had no report, Mr. Maggio (Montville) had no report, and Mr. Braden (Pine Brook) had no report.

Township Committee Mayor's Report – Mayor Conklin reported on the following items: Egg Hunt (4/26), Arbor Day (4/26), MBSA Opening Day (4/27), Community Park Playground Reopening (4/27) Earth Day Clean Up (4/28), and Budget Public Hearing (4/23).

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SWEARING IN OF PROFESSIONALS

Mr. Carroll swore in board professionals.

SECRETARY'S REPORT

Secretary J. Mowles reported that she will be away next Monday through the 25th. She asked board members to email her with any questions.

BOARD DISCUSSION

Chairman Lewis said that the Change Bridge Plaza project is coming along nicely and hopes others will follow suit.

PUBLIC DISCUSSION

Chairman Lewis opened the session to public comment for items not listed on the agenda related to land use matters. There being no public discussion, the meeting was closed for public comment for items not listed on the agenda related to land use matters by Mr. Lipari, seconded by Mr. Agnoli. All present were in favor. None opposed.

PLANNING BUSINESS

Discussion regarding By Laws was carried.

SECRETARY'S REPORT

Secretary J. Mowles had no report.

BOARD DISCUSSION

There was no Board Discussion.

PUBLIC DISCUSSION

There were no members of the public present at this portion of the meeting.

WAIVERS

PMISC19-11 – Olympic Payroll Services Generator – 64 US Highway 46 West – BL: 178, L:2.1 - Install standby Generac (Model 7077) 20kw on 3' high platform on left side of building – testing cycle will be Mondays at 8 am with a duration of 5 minutes

A motion to approve the waiver was made by Mr. Visco, seconded by Mr. Agnoli. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, J. Visco, R. Lipari, N. Agnoli, & G. Lewis)

PMISC19-12 – Montville Oral Surgery Associates – 150 River Road, Units J1A&J1B and J3B – BL:123, L:10.11, 10.12, &10.23 – Current tenant seeking to move to another location within the development for 1600sf dental office and 800sf administrative office space above – Hours of operation: 8am – 6pm, Mon-Fri – 9 employees total – no overnight parking of vehicles – replace name on existing sign; signage in compliance with Montville Office Park complex

A motion to approve the waiver was made by Mr. Visco, seconded by Mr. Agnoli. All in Favor by Voice Vote. None Opposed. (R. Conklin, T. Braden, A. Adrignolo, A. Maggio, F. Cooney, J. Visco, R. Lipari & N. Agnoli) 1 Abstained – G. Lewis

INVOICES

Burgis: - Trust for: \$862.50 (AKR); \$600.00 (DLS); \$525.00 (DLS); \$75.00 (DLS); \$150.00 (Daughtry); \$300.00 (Lucin); \$37.50 (Lucin); \$300.00 (McDonald's); \$412.50 (Mill Creek); \$487.50

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(Montville Residency); \$187.50 (Montville Residency); \$487.50 (Roome Road); \$562.50 (29-46 East LLC); \$825.00 (29-46 East LLC)

Carroll - O/E: \$112.50 (PBNJ Lit); \$600.00 (Bylaws). Trust for: \$75.00 (Daughtry); \$337.50 (Lucin); \$150.00 (PBNJ); \$37.50 (Roome Road); \$900.00 (29-46 East LLC); \$112.50 (Woodland Properties)

Dorsey & Semrau: - Trust for: \$30.00 (Towaco Station)

Omland Associates: - Trust for: \$1,860.00 (Roome Road)

A motion to approve the resolution was made by Mr. Braden, seconded by Mr. Agnoli. Roll Call. All present were in Favor. No opposed. (R. Conklin, T. Braden, A. Maggio, F. Cooney, J. Visco, R. Lipari, N. Agnoli, & G. Lewis) A. Adrignolo was absent during this portion of the meeting.

RESOLUTIONS

There were no Resolutions to come before the board.

MINUTES

There were no Minutes to come before the board.

LOI/DEP NOTIFICATIONS

There were no LOI/DEP Notifications to come before the board.

LEGAL/LEGISLATIVE UPDATES

There were no Legal/Legislative Updates to come before the board.

OLD BUSINESS

PSPP/FC16-23/PSOIL16-24 – PBNJ (Wawa) - 16 Rt. 46 – B: 162, L: 7 – remand hearing – carried with notice from 3/14/19 hearing

Chairman Lewis summed up the remand.

Planning Board members Conklin, Braden, Lipari & Lewis departed at this time, 7:48pm. Mayor Conklin and Deputy Mayor Cooney put on record that they had listened to the recording from the March 14, 2019 hearing.

Present on behalf of the applicant: Mr. Steven Schepis, Esq., Mr. Mr. Bersch, Site Engineer, and Mr. Nick Verderese, Traffic Engineer.

Art Maggio explained the meeting process for the public including the testimony from the traffic engineer, professional comments, and then opening the meeting to the public for questions.

Mr. Schepis, Esq. gave his opening statement regarding board and professional comments and the modified plan submission.

Exhibit A-3 (Colorized Site Plan) last revised 4/11/19 prepared under the direction of Mr. Bersch was submitted.

Mr. Bersch, Site Engineer, still under oath, described the modifications to the site and landscape plan. He discussed the parking stall addition, retaining wall height, number of parking spaces, addition of bollards to trash receptacle and attachment to building, and reduction of variances.

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Exhibit A-4 (Colorized Elevation Rendering) dated 4/2/19 was submitted. The only change being the color of the gate.

He further discussed the site plan changes including: relocation of bike rack, possible trash receptacle locations, plantings, lighting, no left turn sign, additional inlets for storm water collection, modified foot candles at driveways, illumination compliance, providing street lights on all three frontages for safety reasons, and loading zone variance.

Exhibit A-5 (Alternate Loading Zone) dated 4-11-19 was submitted.

He discussed the changes including the mirrored image, compliant location, functionality, further distance from residents, and board preference. He addressed Mr. Burgis' concerns regarding streetscape amenities of park benches and trash cans and painted bicycle lanes. He addressed Planning Board and public questions regarding the setbacks from churches, residents, and carwash, air quality index, and fire truck circulation. Mr. Burgis asked questions regarding the bollards, loading zone area, public manifest test, crosswalks, bicycle parking/rack, and the consistency and discrepancies on site and landscape plans. Board members asked questions about the storm water, garbage disposal, fire safety, loading zone options, and generator.

Vice Chairman Maggio opened the meeting to the public on Mr. Bersch's continued engineering testimony.

Ms. Kerry Laurito of 29 Dogwood Circle in Pine Brook asked about the variance language regarding the property lines.

Exhibit A-6 (Copy of Ordinance 230-147) regarding Public Garage and Motor Vehicle Service Stations and the Schedule of Permitted Uses was submitted.

Ms. Stephanie Sharratt of 11 Waxberg Lane in Pine Brook asked about the WAWA and property measurements.

Ms. Melissa Benno of 4 Hillcrest Road in Towaco asked about the changes in the number of plantings, foot candles of lighting plans, and street signs.

Ms. Stephanie Sharratt of 11 Waxberg Lane in Pine Brook asked about the reasoning for relocation of the loading dock from the east to west side of property.

Ms. Andrea Wong of 16 Bogert Road in Pine Brook asked about the width and depth of the Wawa property and the number of parking spaces.

Ms. Monica Trogani of 4 Kokora Ave in Montville asked about how the determination of the distances for variances is determined and the reasoning of. Mr. Burgis explained the standards, history, safety, and design reasoning.

Ms. Rachel Fein of 11 Marguerite Drive in Pine Brook asked questions about signage on Rt. 80, crime/drug studies, bicycle rack, and Bloomfield Ave. bike lanes.

Ms. Stephanie Sharratt's of 11 Waxberg Lane in Pine Brook questions were deferred to the traffic engineer about bike lanes and delivery truck activity.

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Ms. Kerry Laurito of 29 Dogwood Circle in Pine Brook asked about the distance of the Wawa New Road location to Montville one.

There being no further questions on Mr. Bersch's testimony, the meeting was closed for public comment on a motion made by Mr. Visco, seconded by Mr. Agnoli - All in Favor by Voice Vote. None opposed.

Mr. Verderese, Traffic Engineer, was sworn in and his credentials accepted. He discussed the previously submitted traffic studies including the latest submission on 3/20/19. He said the last study was done on 3/13/19 during the peak hours of 8am to 9am and 3pm to 4:30pm. He testified on the following items: three proposed driveway entrances, consideration for two proposed developments and traffic to be generated, trip generation, number of vehicles on and off property during peak hours, current use on property, driveway analysis, traffic patterns, pass by traffic, new trip traffic, pre and post development studies, traffic signals, level of standards, volumes, site lines, engineer comments, driveway location choices, site distances regarding tree trimming, removal, and motel sign.

Exhibit A-8 (Bloomfield Ave. Site Line Exhibit) dated 4/11/19 was submitted.

He continued his testimony on the following items including: the location, site distances, speed limits, motel sign, driveway direction, no left turn out of site, relocation of driveway on Bloomfield Ave further from traffic signal, delivery truck circulation/flow around property, east side loading area preference, entering/exit maneuvering, fire truck navigation, fuel delivery, circulation, canopy and store locations, drive isles, vehicle traffic off Rt. 80 & 280, on/off trips, market area, and oriented to draw traffic from Rt. 46 & 80 or local roads.

Exhibits A-9 (Turning Truck Delivery 1), A-10 (Turning Truck Delivery 2), A-11 (Fuel Truck Delivery), A-12 (Fire Truck Circulation), and A-13 (SU-30 Delivery Truck) part of plan set were submitted.

Mr. Verderese addressed Mr. Keller's report dated 4/7/19 regarding the following items: existing use of shopping center, ITE (Institute of Traffic Engineer) trip generation rates vs. equations, calculations, uses of data, DOT submissions, convenience store variables, using square footage of building, accepted methodology, variables with canopies, trip distribution for shopping center use, pass by trips, driveway efficiency, e-level of service, traffic impact study, queuing of vehicles on Bloomfield Ave., gap study, turning movement for trucks, providing directional signs, site lines, and the bicycle lane.

Break from 9:37pm to 9:47pm.

Mr. Keller asked about the following items: counts comparison from 2019, 2017, and 2014, pass by traffic number basis, DOT acceptance, site lines, sign impact, site distances, and fuel pricing signs and lettering size.

Exhibit A-14 (Sign Exhibit) was submitted.

Mr. Verderese explained the criteria and standards as it relates to speed limits. He discussed the proposed pile-on and monument signs on Bloomfield Ave. and Rt. 46. He further discussed the overall heights and widths, what is proposed, site identification, price points, Wawa colors, LED lighting, safety benefits, and alternate to 18 foot pile-on sign. Mr. Keller inquired about the 2 sided signs and the monument vs. pile-on options. Mr. Verderese discussed the County issued review dated 3/29/17 regarding egress/ingress on Change Bridge Road, the study of the three driveway regarding site lines, traffic going East on Rt. 46 getting to the site, and the Hook Mountain U-turn.

Board members asked questions regarding the following items: traffic anticipation on Bloomfield Ave

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and Change Bridge Road entrance percentages, customer traffic, condition of truck traffic routes, data of traffic studies, trip generations, super convenience market of 10th edition, future development consideration, curb cuts, left turn strains, effect of elimination of Bloomfield Ave. entrance/exit regarding fire safety and overall traffic, traffic study hours and days, trips and capacity, gap study, traffic from Bloomfield Ave. to Hook Mountain Road, tractor trailer traffic turning left into site, distribution table, existing volumes, and study of traffic coming through Bloomfield Ave. entrance of east vs. west bound and am vs. pm.

Vice Chairman Maggio opened the meeting to the public on Mr. Verderese's traffic engineering testimony.

Ms. Cindy Abramson of 20 Dogwood Circle in Pine Brook asked if a Wawa has ever not been built based on the traffic study done, inquired about the no-left turn sign and concrete island, and for clarification on the data collection.

Ms. Rachel Fein of 11 Marguerite Drive in Pine Brook asked about east vs. west bound traffic, no left turn, exiting onto Rt. 46, deliveries, and manned doors.

Ms. Sandy Zwizkel of 47 Gathering Road in Pine Brook asked about delivery truck entrance/exit options and bike lanes.

Ms. Kerry Laurito of 29 Dogwood Circle in Pine Brook asked about the truck traffic circulation patterns, property operation, and levels of service.

Mr. Leka Azia of 12 Lisa Place in Pine Brook asked about the number of cars at peak hours, average time at fuel pumps, percentages, and fire truck circulation.

Ms. Monica Trogani of 4 Kokora Ave in Montville asked about the size of the fuel delivery trucks and turn efficiency for trucks turning left into site.

Ms. Stephanie Sharratt of 11 Waxberg Lane in Pine Brook asked about the consideration of the amount of traffic to the site, impact on Hook Mountain traffic, turning lane shoulder, consideration of left turn traffic light, customers using Waxberg Lane, traffic coming off Rt. 80 to go to Rt. 280, sign visibility to residents on Waxberg Lane, and traffic coming off Rt. 80 East.

Ms. Lynda Justnes of 1 Waxberg Lane asked about the percentages of the Wawas that have 2 vs 3 entrances onto property, improving traffic flow, importance of Bloomfield Ave entrance, and the consideration of the Wawa being used as a cut through.

Mr. John Sharratt of 11 Waxberg Lane in Pine Brook asked about the number of cars per hour, the turnover rate, and what kind of traffic study had been done.

There being no further questions on Mr. Verderese's testimony, the meeting was closed for public comment on a motion made by Mr. Agnoli, seconded by Deputy Mayor Cooney - All in Favor by Voice Vote. None opposed.

****CARRIED WITH NOTICE PRESERVED TO 4/25/19.**

NEW BUSINESS

There was no New Business to come before the board.

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CORRESPONDENCE / EXTENSIONS / DISMISSALS

There were no Correspondence/Extensions/Dismissals to come before the board.

CONCEPTS

There were no Concepts to come before the board.

CLOSED SESSION

There was no need for Closed Session.

ADJOURNMENT

There being no further business to discuss Vice Chairman Maggio asked for a motion to adjourn. On a motion made by Mr. Adrignolo, seconded by Mr. Agnoli, the meeting was unanimously adjourned at 11:42pm.

Respectfully submitted,

Kelley Kehoe, Recording Secretary

I certify that this is a true copy of minutes adopted at Planning Board meeting of _____.

Jane Mowles, Secretary