

LITTLE EGG HARBOR TOWNSHIP PLANNING BOARD
665 Radio Road
Little Egg Harbor, NJ 08087

Minutes of Meeting Held On October 6, 2016

Regular Meeting, Thursday, October 6, 2016, 7:00 p.m., Municipal Court Room, 1st Floor, 665 Radio Road, Little Egg Harbor, New Jersey.

1. READING OF THE OPEN PUBLIC MEETING STATEMENT

2. SALUTE TO THE FLAG.

3. ROLL CALL

Chairman Kenneth W. Laney Jr., Vice-Chairman George Garbaravage, Mayor Eugene Kobryn, Deputy Mayor Dave Schlick, James Boyle, Jr. & George Sauer

Absent: Ann McDonald, Ed Andrew – Alternate & Tim Venutolo – Alternate

APPEARING FOR THE PROFESSIONALS:

Thomas Kunz, Esq., of Brady & Kunz, Planning Board Attorney

Robert Mullin, PE, PP, CME of T & M Associates, Planning Board Engineer

Amy Cieslewicz of Taylor Design Group, Planning Board Landscape Architect

4. ANNOUNCEMENTS

None

5. APPROVAL OF MINUTES

On a motion by Mr. Schlick, seconded by Mr. Sauer, the minutes of the September 1, 2016 Planning Board meeting were moved for approval. Roll Call:

Boyle – Yes

Sauer – Yes

Schlick – Yes

Kobryn – Yes

Garbaravage – Yes

Laney - Yes

6. ADMINISTRATIVE MATTER

None

7. MATTERS OF DISCUSSION

None

8. MEMORIALIZATION OF RESOLUTIONS

- A. Resolution #2016-21
GT Holdings, LLC (Shooters)
Application #2010-03B
Amended Site Plan Approval
Block 65, Lot 6

On a motion by Mr. Garbaravage, seconded by Mr. Kobryn, Resolution 2016-21 was moved for approval. Roll Call:

Boyle – No	Sauer – Yes	Schlick – Yes
Kobryn – Yes	Garbaravage – Yes	Laney - Yes

9. APPLICATIONS FOR CONSIDERATION

- A. Application No. 2016-05
CGP Acquisitions and Development, LLC
(Dollar General Store)
Preliminary / Final Site Plan Approval
Block 254, Lot 4.01

Jason T. Tuvel, Esquire for the Applicant. Applicant is requesting preliminary and final site plan approval, and Variances for parking and bulk standards as set forth in the board engineer's letter dated September 26, 2016 for a 9,243 sq. ft. free-standing Dollar General to be built on Route 539. Sworn in Dan Doherty, Applicant's professional engineer, who provided his background. Marked as Exhibit A-1 was an aerial photograph prepared by Dynamic Engineering dated October 5, 2016 and Exhibit A-2 was a color rendering of the site plan prepared by Dynamic Engineering. Applicant has been in contact with the county as to ingress and egress. Applicant is proposing 34 parking spaces. The trash and loading areas will be in the rear of the building. Proposed hours of operation will be 8:00 am – 10:00 pm, with approximately 2-4 employees at one time. Deliveries will happen 2-3 times per week. Marked as Exhibit A-3 were revised architecturals. Additional residential type features were added to the revised plans, such as awnings and masonry wayne's coating. The site has residential uses on both sides, but lies in the GB Zone within the Scenic Gateway Overlay Zone. A Variance is also needed for the proposed monument sign, which will be internally laminated. The location of the sign was discussed. The fire department did not provide written comments, but did request the location of the trash enclosure be moved back, additional stripping and a lock box. The necessary turning radius has been met. The required buffers were discussed in detail. Irrigation will be added. Some of the existing wooded area in the front of the site will remain. Hedges and plantings are being proposed for the site. A revised Traffic Impact Study was completed as requested taking into consideration school traffic, but no additional impact was noted. Mr. Kobryn asked about the applicant's compliance with the Scenic Gateway Overlay Zone requirements. The parking requirements were discussed in detail. Applicant is only three spaces short of

their requirement and peak demand is projected at 22-25 spaces being used. Marked as Exhibit A-4 was a vehicle circulation plan dated October 5, 2016. Loading and deliveries will be done during low peak hours. The proposed lighting plan complies with the Township Ordinance and the Applicant agreed to minimal security lighting as suggested by the board's engineer. A sidewalk along Route 539 will be installed as required. There is no outside storage or displays proposed. Applicant agreed to all suggestions contained in the board's landscape architect's letter. Mr. Sauer asked if bollards are being proposed in the parking lot, which they are. There will be ADA compliant parking spaces as well. Trash pick-up will be after 8:00 a.m. and during low peak hours. Mr. Kobryn and Mr. Sauer discussed some recycling options with the Applicant. Sworn in Applicant's Planner, James Kyle, you summarized the application including the positive and negative criteria.

On a motion by Mr. Boyle, seconded by Mr. Kobryn the application was opened to the public. Roll Call:

Boyle – Yes	Sauer – Yes	Schlick – Yes
Kobryn – Yes	Garbaravage – Yes	Laney - Yes

Tom Hickman (698 North Green Street)- Mr. Hickman stated that he owns the property on the north side of the site and would request that the Applicant install a privacy fence between his lot and the site. Applicant agreed. Mr. Hickman also confirmed that all HVAC equipment will be located on the roof of the building.

Peter Ferwerda – Mr. Ferwerda suggested that the county be contacted so that the Ocean Ride bus can add the new store to their route.

On a motion by Mr. Schlick, seconded by Mr. Kobryn the application was closed to the public. Roll Call:

Boyle – Yes	Sauer – Yes	Schlick – Yes
Kobryn – Yes	Garbaravage – Yes	Laney - Yes

On a motion by Mr. Sauer, seconded by Mr. Schlick application #2016-05 was approved. Roll Call:

Boyle – Yes	Sauer – Yes	Schlick – Yes
Kobryn – Yes	Garbaravage – Yes	Laney - Yes

10. PUBLIC COMMENT

On a motion by Mr. Boyle, seconded by Mr. Sauer the meeting was opened to the public. All aye. There being no public wishing to comment, on a motion by Mr. Boyle, seconded by Mr. Sauer, the meeting was closed to the public. All aye.

11. PAYMENT OF VOUCHERS

On a motion by Mr. Boyle, seconded by Mr. Schlick the following payments were approved:

1. \$5,038.66 to T&M Associates;
2. \$3,435.50 to Taylor Design Group;
3. \$2,154.50 to Brady & Kunz; and
4. \$100.00 to Robin Schilling, Recording Secretary.

Roll Call:

Boyle – Yes
Kobryn – Yes

Sauer – Yes
Garbaravage – Yes

Schlick – Yes
Laney - Yes

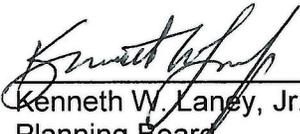
12. ADJOURNMENT

There being no further business, on a motion by Mr. Kobryn, seconded by Mr. Sauer the meeting was adjourned at 8:17 p.m. All aye.

Respectfully submitted,



Robin Schilling,
Planning Board Recording Secretary



Kenneth W. Laney, Jr., Chairman
Planning Board