

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 22, 2016**

1. Call to Order

Chairperson Galida called the meeting to order at 7:33p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Robert Schueler, John Sweeney, John Anello, Mayor DiMura, Paul Woska and Frank Ryan.

Also in attendance were: Board Attorney, Ms. Joan Dowling
Board Planner, Mr. Paul Ricci
Board Engineer, Bob Bucco Jr.

5. Minutes

Member Sweeney made a motion to approve June 8, 2016 meeting minutes as amended by Members Anello and Sweeney, seconded by Member Anello. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Schueler abstain, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

6. Old Business

**P2016-04
Quick Chek
107 Harris Ave
Block 173 Lot 1 and 1.02**

Continuation

Mr. Marmora had Mr. Vallario inform the Board Members that Quick Chek's garbage hauler automatically separates the recycling so everything can go into one container at the store.

Mr. Marmora stated:

- the free standing sign was revised and no longer requires a variance
- truck turning exhibit was revised
- sidewalk from Union Ave into site will be shown

- self diming light will reduce the lighting by 28%
- Quick Chek will contribute \$30,000 to the Tree Replacement Fund
- the applicant addressed the drainage issue and will comply with the Engineer

Ms. Dowling duly swore in Jeffrey Albanese, 3 Old Highway 28, Whitehouse NJ.

Mr. Albanese stated that he is the Senior Real Estate Manager and has worked for Quick Chek for 20 years.

Mr. Albanese stated that he has contacted Waste Management after the last meeting and informed the Board that the garbage hauler is the recycler; that everything can be place in one container and the company separates the trash from the recycling.

Member Schueler explained how and why the Borough keeps track of the recycling information.

Quick Chek will make recycling information available if possible and provide to the town.

Chairperson Galida opened the meeting to the public for questions for Mr. Albanese.

Bob Kizis, 229 Harris Ave. questioned why Quick Chek picked this particular site.

Chairperson Galida stated that questions need to be on what was testified to and that open comments will be at a different time in the hearing.

There being no other public questions the Board continued with the application.

Mr. Marmora entered the following as exhibits:

- A9- Revised site plan rendering
- A10 Revised Lighting plan
- A11 Truck turning exhibit
- A12 Proposed sign rendering

Ms. Dowling duly swore in Matthew Seckler of Stonefield Engineering and Design, 75 Orient Way Suite 303, Rutherford NJ.

Mr. Seckler stated his education and credentials.

The Board accepted Mr. Seckler as an expert witness.

Mr. Seckler stated that Stonefield studied the traffic on the site and prepared the Traffic Impact Study dated March 18, 2016.

Mr. Seckler used Exhibit A9- colorized revised site rendering to show the Quick Chek site, the 2 lanes of traffic on Union Ave. He also explained the traffic counts and formula for new trips to the site.

Mr. Seckler explained that:

- the site has two driveways
- how the flow of traffic will exit the site
- the distance from the intersection to the driveway is 140ft
- The gaps in the traffic will allow for left hand turns onto Union Ave.
- NJDOT is reviewing the application
- There are currently 19 parking spaces on the site, 25 parking spaces are proposed

Mr. Seckler used Exhibit A11 Truck Turning to show the fuel truck and which directions the truck would enter and leave the site.

Mr. Seckler used Exhibit A9 to show the height of the brush to screen the headlights. There will be a split rail fence behind the plantings.

Mr. Seckler used Exhibit A12 revised sign rendering and compared it to the previous sign Exhibit A5.

Mr. Seckler used Exhibit A12 to show that the new sign would be a lower monument sign that is compliant with the Borough codes.

Mr. Seckler used Exhibit A10 to show the lighting plan and how the foot candles were reduced altogether for a 24% reduction.

Chairperson Galida referred to the Police Department Memo dated June 3, 2016 in which concerns were raised to left hand turns from the site.

The Board discussed making a left hand turn from the site onto Union Ave and concerns with delivery vehicles.

The Board discussed left turn vs. right turn for delivery vehicles.

The Board decided as a condition of approval that there would be no fuel deliveries or any deliveries during the peak hours of 7am to 9am and 4pm to 6pm.

The Board continued with the application and reviewed the revised monument sign.

Board Members still had concerns regarding left hand turns.

Bob Bucco, Planning Board Engineer recommended that he would meet with the Traffic Safety Officer and Mr. Seckler to formulate a plan that would satisfy the Board, the applicant and NJDOT based on the discussions that were held this evening.

Mr. Seckler explained the proposed lighting and pedestrian access and circulation.

Chairperson Galida opened the meeting to the public for questions.

Bob Kizis, 229 Harris Ave questioned if Mr. Seckler evaluated the history of traffic accidents at the corner of Shepherd Ave and Harris Ave. He also questioned the glare standards.

Mr. Seckler stated that he did not evaluate the traffic accidents.

Mr. Ricci stated that the applicant has complied with the Board requests and that the application complies with the current ordinances when it comes to the lighting standards.

Ms. Dowling duly swore in Christine Nazzaro of Cofone Consulting, 125 Half Mile Rd, Suite 200, Red Bank NJ 07701

Ms. Nazzaro stated her education and credentials.

The Board accepted Ms. Nazzaro as an expert witness.

Ms. Nazzaro stated that this use is a permitted use as the Zoning Board previously stated that this was a service station.

Ms. Nazzaro reviewed the application from a planning perspective reviewing the signage on the canopy and why a variance was needed for the signage on the site, reviewed the variance for the maintenance shed, stated the reasons the benefits outweigh the detriments from a planning perspective.

Chairperson Galida opened the meeting to the public for questions.

Steve Anello, 26 Harris Ave questioned the statement of Ms. Nazzaro regarding the dry cleaning building.

Ms. Nazzaro addressed the question.

There being no other questions Mr. Marmora summarized the application.

Member Ryan stated his concerns regarding the traffic issue.

Mr. Marmora stated that the applicant will remove the request for final site plan and just ask for preliminary approval to allow for the meeting of the professionals to develop a plan to satisfy the Board regarding traffic issues.

Chairperson Galida opened the meeting to the public for comments.

Bob Kizis, 229 Harris Ave stated that:

- he did listen to the cd of the last meeting
- thanked the volunteers for their service
- he disagreed with the application
- stated that there are 10 gas stations in Middlesex some near residential areas
- air pollution issued not addressed
- not all issues addressed

Member Anello made a motion to approve the variance for the signage of canopy and accessory building setbacks, seconded by Mayor DiMura. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Member Anello made a motion to approve the preliminary site plan with the conditions of a split rail fence added behind the shrubs, traffic restrictions consisting of no deliveries by tractor trailer between 7am to 9am and 4pm to 6pm need a revised letter from the Safety Officer and NJDOT approval, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Mayor DiMura stated that he lives by the site and in the past the site was a gas station before it was a Dry Cleaner.

7. New Business

P2015-09

Minor site plan

Hortencia- Jaco Damiani

443 Union Ave

Block 107 Lot 7

The Board announced that this application was adjourned to the July 13, 2016 meeting, and no new notices would be sent.

P2016-06

Advanced Dentistry

Minor site plan

7 Greenbrook Rd

Block 85 Lot 1

The Board announced that this application was adjourned to the July 13, 2016 meeting, and no new notices would be sent.

8. Correspondence

A. Flood Hazard Permit

The Planning Board received a notification of a Flood Hazard Permit applied by Piscataway. No action was required by the Board.

9. Board Member Comments

LED lighting would be discussed at the next Council meeting.

Board Members stated that work has begun on the building next to Dollar General.

Chairperson Galida opened the meeting for public comments, there being no public he closed the public portion of the meeting.

There being no further business Member Sweeney made a motion to adjourn the meeting at 10:07pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk