

Springfield Township Planning Board Meeting
August 19, 2014

Chair Jacques, called the meeting to order at 7:30 p.m., led the Flag Salute, and read the Open Public Meetings Statement. "Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 7, 2014;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing written notice to the Burlington County Times and Register-News.
- c. Filing written notice with the Clerk of Springfield Township.
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such service.

Roll Call:

Jo Jacques, Chairperson	Present
Anthony Marinello	Present
John Hlubik	Present
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma	Present
Stephen Makuka	Present
William Pettit, 1 st Alternate	Present
Michael Welsh, 2 nd Alternate	Present

Also present were Denis C. Germano, Esq., Board Solicitor; and Mr. Jeff Ritcher PE, PP of Lippincott Jacobs;

Minutes:

June 17, 2014

Chair Jacques indicated that on page 3; the voting for the Lippincott application needed revising. The "motion passed unanimously" needed to change to "motion passed" being that the voting was not unanimous.

Mr. Marinello motioned to approve the amended minutes, seconded by Mr. Dunn

All in favor: Marinello, Dunn, Nicholson, Makuka, Welsh, Jacques

Abstained: Hlubik, Bauma, Pettit

Opposed: None

Applications:

#5-14– Moose Run Development, LLC, Block 2107, Lot 2

Final Major Subdivision – Postponed until September 16, 2014 announced by Chair Jacques although no public notice was required per Mr. Germano.

#6-14– Wawa, Inc., Block 2106, Lot 2.01

Minor Subdivision & Bulk Variances

Duncan Prime, Esq. - Applicant Attorney

Douglas Grysko – Applicant Engineer

Mr. Prime introduced himself to the Board as the legal Counsel for the applicant. Mr. Prime indicated that the applicant is requesting a change and site plan waiver for some modifications to the existing Wawa site. Wawa has a program where its upgrading all its existing stores to make them A.D.A. (American Disability Act) compliant and to modify the trash enclosures.

Applicant Engineer, Douglas Grysko, was sworn in by Mr. Germano. Mr. Grysko stated his credentials as a New Jersey State Licensed Engineer working for Dynamic Consulting and he was accepted by the Board. Mr. Grysko designed the site plan for Wawa. The proposed improvements are maintenance improvements. Wawa is evaluating all their stores for A.D.A. compliance, parking, trash & recycling enclosures. No physical changes will occur to the enclosure. Instead the dumpster will be replaced with a new dumpster with a new trash compactor having electric. The A.D.A. improvements entail the front spaces along the front of the store will be replaced with concrete versus asphalt for A.D.A. accessibility. The parking stalls, the sidewalk at the building where the ramp is going in will be the minimum improvements. The only small addition will be a small sidewalk that is going to lead from the building out to the public right-of-way which is required by A.D.A. to provide an accessible route in the public right-of-way to the building. No changes will take place to the driveway, the store, the traffic patterns and the grading.

Mr. Richter indicated that very minor grading in the parking lot. He asked the applicant's engineer to verify the impervious coverage while it is a small amount it is an increase of impervious coverage. It does not affect the existing drainage on the site and it does not push the site over the limits. It's still within the allowable impervious coverage limits.

Mr. Prime indicated that Mr. Grysko had reviewed the Board Engineer's letter. There are 7 General Comments that will meet compliance. Mr. Germano reiterated that they will comply with everything in Mr. Richter's July 22, 2014 review letter and Mr. Prime replied as yes. Mr. Richter indicated that he received the new plans that afternoon. He read the letter that the applicant had made revisions to the plan that had been requested. Mr. Richter asked if it's a Site Plan Waiver or a Minor Site Plan.

Mr. Germano stated that the Township Ordinance defines a Minor Site Plan which entails no more parking spaces, no increase of the building size and no increase in impervious coverage. Mr. Germano asked Mr. Prime if there is an advantage of getting a Site Plan Waiver as opposed to getting Minor Site Plan approval. Mr. Prime responded that he didn't believe so. Mr. Grysko interjected that it's mainly a timeframe to get the improvements done before the bad weather moves in before the winter. Mr. Germano indicated that the resolution won't be ready until the next month so either relief would be fine. Mr. Prime indicated that he routinely requests a Site Plan Waiver and sometimes Boards will grant them and sometimes, they will not grant them. Mr. Germano suggested to look at it as a Minor Site Plan.

Chair Jacques indicated that based on Mr. Richter's letter for Completeness Review, it looks as though the application can be deemed as complete. Mr. Richter interjected that the only question was on the coverage and they have answered that question and the provided information is more than adequate. Chair asked Mr. Richter if the applicant has agreed to all his comments and Mr. Richter responded as yes.

Chair asked the Board for questions. Being no questions from the Board, Chair Jacques opened the floor to public comment on this application. Being no public comment, Chair asked for a motion to close public comment. Mr. Marinello motioned, seconded by Mr. Bauma.

All in favor: Marinello, Hlubik, Dunn, Nicholson, Bauma, Pettit, Makuka, Welsh, Jacques
Abstained: None
Opposed: None

Being no other questions or concerns, Mr. Germano's recommendation is to treat it as a Minor Site Plan as per Chair. Mr. Prime interjected that let the record show that the applicant is amending the application to be a Minor Site Plan. Chair further indicated that based on the review, the application can be deemed complete. So with no further questions or comment on the completeness and based on Mr. Richter's recommendation of completeness, Chair asked for a motion to deem the application complete. Mr. Hlubik motioned, seconded by Mrs. Nicholson.

All in favor: Marinello, Hlubik, Dunn, Nicholson, Bauma, Pettit, Makuka, Welsh, Jacques
Abstained: None
Opposed: None

Chair asked for any comments or questions from the Board in regards to the Minor Site Plan. Chair reiterated the concrete replacing the asphalt. Being no further questions or comments, Chair asked for a motion to approve this Minor Site Plan application. Mrs. Nicholson motioned to approve the application, seconded by Mr. Makuka.

All in favor: Marinello, Hlubik, Dunn, Nicholson, Bauma, Pettit, Makuka, Welsh, Jacques
Abstained: None
Opposed: None
Motion passed unanimously

Public Comment:

Chair Jacques opened the floor to public comment. Being no public comment, Mr. Marinello motioned to close, seconded by Mr. Hlubik.

All in favor: Marinello, Hlubik, Dunn, Nicholson, Bauma, Pettit, Makuka, Welsh, Jacques
Abstained: None
Opposed: None
Motion passed unanimously.

Resolution:

#2014-4– Roger Lippincott, Block 1002, Lot 1.02

Granting Minor Subdivision & Bulk Variances

Motion: Mr. Marinello; 2nd: Mr. Makuka

Roll Call

Yes: Marinello, Dunn, Makuka, Welsh, Jacques

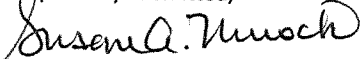
No: None

Motion passed unanimously

Adjournment:

Mr. Pettit motioned to adjourn, seconded by Mr. Makuka. Motion passed unanimously. Meeting adjourned at 7:56 pm.

Respectfully submitted,



Susan A. Minock
Planning Board Secretary