

**Springfield Township Planning Board Meeting Minutes
July 16, 2019**

Chair Jacques called the meeting to order at 7:30 p.m. and led the salute to the Flag.

The Chair 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 4, 2019;

- 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 the Trenton Times.
- 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:

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| Jo Jacques, Chairperson | Present |
| Denis McDaniel | Present |
| John Hlubik | Present |
| Bernard Dunn | Present |
| Theresa Nicholson | Absent |
| William Bauma | Present |
| Stephen Makuka | Absent |
| Richard Toone, 1 st Alternate | Present |
| Alexandra Corwin Johnson 2 nd Alternate | Present |

Also present – Douglas Heinold, Esq.; Jeffrey Richter, PE, PP of ACT Engineers; Elizabeth McManus, PP of Kyle & McManus Associates

Minutes:

April 16, 2019

Mayor McDaniel indicated a typo on page 1; correction to the Resolution appointment for "Jeffrey" which should read "Jeffrey Richter". Chair Jacques called for motion to approve said minutes with corrections. Mayor McDaniel motioned to approve said corrected minutes; seconded by Mr. Bauma. Abstain: Mr. Dunn and Ms. Johnson. All in favor.

Application:

#1-19 2018 Monmouth Wrightstown, LLC – Block 2017, Lot 2
Preliminary and Final Major Site Plan

Applicant's Attorney: Keith Davis, Esq.
Applicant's Engineer: Paul Mutch, PE
Applicant's Planner : Jeffrey Martel, PP
Michael Murphy, VP of Entitlements and Construction of the Ferber Company

Mr. Davis gave overview of the applicant's previous hearing regarding the redevelopment plan for the town to allow for this use to exist. Mr. Davis indicated this application for Preliminary and Final Major Site Plan with a C Variance to construct a 5585 sq. ft. convenience store with fuel stations on the corner of Monmouth and Wrightstown-Georgetown Roads being in a CC-Community Commercial zoning district. The maximum width for the drive aisles is 30' per Township Ordinance but the applicant is seeking a 35' width to allow for tractor trailer truck deliveries and large vehicle customer entry/exit. The project exists in Springfield Township and Chesterfield Township. Public Notice has been provided and Mr. Heinold has agreed the notice is in order. Mr. Davis and the Professionals have received the review letters from Mr. Richter and Ms. McManus.

Mr. Heinold swore in the applicant's Professionals as Mr. Jeffrey Martel, PP, Mr. Paul Mutch, PE and Mr. Michael Murphy, VP of Entitlements and Construction of the Ferber Company.

- Mr. Mutch provided his credentials to the Board and were accepted. Mr. Mutch presented Exhibit A1 prepared by Stonefield on July 16, 2019– Aerial of the Site and gave overview of the properties. The massing of the site is all within Springfield Township and the remainder of the site is wooded and as part of this expansion, the Wawa convenience store will be upgraded along with the adding of the fuel stations and the rear area will be cleared for the expansion to allow for rear access which is under review by the County
- In Exhibit A2 – Colorized Site Plan with Landscaping, Mr. Mutch summarized that the existing convenience store will be demolished and adding a new 5,585 sq. ft. convenience store with fuel pumps along the frontage of Wrightstown-Georgetown Road. The team of Professionals have worked to meet the ideas of the Board and the full conforming of the requirements of the Redevelopment Plan. All the driveways provide indirect access to the site. The rear of the building is more utilized for access. It will mimic full movement on Monmouth Road and a right in and right out on Wrightstown-Georgetown Road. The Wrightstown-Georgetown driveway was moved farther from that residence and the accommodation of a 60' buffer from that driveway to that residential property line along with the extensive evergreen and buffer plantings. The operations have been taken away from that residential property while meeting the requirements. Six Oversized onsite parking is being provided to accommodate tractor trailers and landscaper vehicles in addition to the 66 parking spaces. The plan complies with all the Redevelopment goals and objectives per Mr. Mutch
- Mr. Mutch further indicated the signage is typical of signage seen at all Wawa locations. Pylon signs with the fuel pricing; wall signs at front and rear of the building; enter and exit signs at the driveways and a small canopy sign facing Wrightstown-Georgetown Road and spanner signs on the short sides of the canopy sign
- The Redevelopment Plan came with extensive landscaping and the applicant has fully complied with the requirements per Mr. Mutch. 60' Buffers will separate the Wawa and the residents. All of the site will be upgraded with LED lighting with shields so it doesn't project onto the residential properties
- For the site utilities, a new extensive septic system will be provided; the plan was approved by the County Health department and the New Jersey Department of Environmental Protection and it's ready to be constructed. A private water exists on the property. The electrical system will mimic its existing use and provide heat, cooking and electricity service via the electrical service on site so no cutting into the roadway
- The stormwater conditions will all be addressed per Mr. Mutch. The design was taken back to before anything was developed to be a conservative design that meets all of the stormwater regulations. Mr. Davis interjected that the applicant will agree to address all issues of stormwater for approval and will provide a maintenance manual
- Exhibit A3 – Architectural Plans of the Building Exterior and Fuel Pumps with the canopy were summarized by Mr. Mutch
- Exhibit A4 – Exterior and interior building layouts were summarized by Mr. Mutch. Mr. Mutch described the exterior to be a major upgrade of what is present today on the site; a modern look to the site with great architectural elements are proposed

- Trash removal will be handled by a private contractor; all the driveways will be oversized to accommodate the garbage pickup and the delivery trucks. Zoning relief is needed. Both memos were read and the applicant will agree to all conditions of approval. There are no waivers requested.

Mayor McDaniel asked about the material referred to as EIFS. Mr. Mutch replied it is a painted material; a composite on the building. Mayor also asked about the exit of traffic onto Monmouth where a bush/tree is located. Mr. Mutch indicated that is a tree which is outside of any site triangles.

Chair requested to hear from the Board Professionals. Chair indicated the applicant has been very accommodating to agree with all wishes and Chair asked Mr. Richter to address anything further in his July 10, 2019 review letter that the applicant may not have mentioned.

- Mr. Richter met with the applicant Engineer on a few occasions where the applicant's revised plans addressed Mr. Richter's June review letter. All concerns with stormwater management have been satisfied and have provided soil testing for the basin subsequent to the preparation of Mr. Richter's July 10, 2019 review letter. The soils are suitable for the applicant's proposal and in conformance with the revised calculations. Most of the other comments deal with plan changes to details and things of that nature. Otherwise, the site is laid out like any other Wawa. Mr. Richter agrees with the 35' wide driveways for larger vehicle maneuvering which is consistent with other Wawa locations throughout the state
- Ms. McManus is pleased the applicant will agree to the items in Ms. McManus' mid-June report. Ms. McManus asked for amendments to the landscaping buffer on page 5 regarding a change in tree species from Tsuga Canadensis to another more compliant species. Ms. McManus also requested for the applicant to complete the row of street trees along Wrightstown Georgetown Road and provide additional plantings in the proposed basin to naturalize the appearance of the basin. Ms. McManus asked the Board to impose said conditions to the satisfaction of the Planner so Ms. McManus has an opportunity to look at the basin to determine compliance. Mr. Davis has no objection and mentioned new plans were submitted

Mr. Davis requested that Mr. Martel provide brief testimony on record for the variance. Chair obliged Mr. Davis' said request.

- Mr. Martel provided his credentials as a licensed Professional Planner and Engineer in this state and gave his qualifications. Mr. Martel was accepted by the Board. Mr. Martel described the requirement for a maximum curb cut for commercial driveways to be 30'. The applicant is proposing 35' for every driveway to predominately accommodate the tractor trailer deliveries to the store and the fuel. Additionally on this site, there is oversized vehicle parking provided to satisfy the comments of the street parking for larger vehicles from two (2) years ago when the application was presented to the Board. There has been six (6) oversized parking spaces separate from the main parking area to accommodate the larger vehicles on site. Mr. Martel feels it would be safer to provide the 35' driveways to allow the trucks to easily move onto and off the site. Mr. Martel asked the Board to consider this C-2 Variance (flexible variance) positive elements outweigh any of the potential negative detriments. In this case, it's the free flow of traffic and avoiding congestion on roadways. The benefit provides for a safer roadway so the tractor trailers do not have to swing out on its way in or out of the driveway. It would not impair any intent of the zoning plan. The property is significantly sized with ample frontage. The additional width does not have any impairment to the zone and does not have any detriment to the neighboring properties. Mr. Martel considers this C-2 Variance positives outweigh the detriments and requested the Board to consider the variance which Mr. Martel feels is warranted.

Being no questions from the Board, Chair Jacques opened the floor to public comment.

- Kathy Schumway-Tunney of 745 Monmouth Road, Chesterfield approached the Board. Ms. Schumway-Tunney, the property owner behind the Wawa, moved the exhibit board and indicated she has several

issues of the project and one being an impact on traffic. After much explanation from the applicant's Professionals was provided to Ms. Schulman-Tunney, Mr. Davis indicated the application to go before the Chesterfield Board is pending and will be noticed to all property owners within 200' of the site to be heard when that meeting will take place

- Zach Rotsides, Garden State Diner owner, approached the Board. Mr. Rotsides is pleased the tractor trailers will be parking on-site at the new Wawa but he has a concern with overnight parking and the noise. Mr. Rotsides also has concern with the left turn base traffic and the County road striping. The applicant's Professionals addressed the concerns.
- Michael Kapinski 6 Cebulka Drive, Chesterfield approached the Board. Mr. Kapinski has a concern with noise for the night-time deliveries and requested to have deliveries no later than 10 pm. Mr. Davis responded that they will comply with the noise ordinance but they have little control over vendors' deliveries. Mr. Davis will pass his comment along to Wawa. Mr. Kapinski also has a concern with the traffic impact. The applicants' Professionals addressed his concerns. Mr. Dunn asked about "No Parking" signs at the roadway to keep parking at the end of the driveways. Mr. Davis indicated they can address with the County Road Department
- Gene Tunney of 745 Monmouth Road, Chesterfield approached the Board. Mr. Tunney had questions regarding the septic field and well. Mr. Mutch addressed Mr. Tunney's concerns.

Being there was no further public comment, Chair called for motion to close the public comment for this application. Mr. Toone motioned to close; seconded by Mr. Dunn. All in favor.

Chair indicated the parking will be safer than now. Mayor asked the applicant's Professionals to not post the cigarette signage on the exterior of the property. Mr. Davis responded that particular signage is promotional and temporary and they are not prepared to address at this hearing since no Wawa representation for that is present.

Being there is no other comments or questions from the Board; Chair called for motion for said application. Mr. Toone motioned to approve the Preliminary and Final Major Site Plan application with the C-2 Variance, recorded conditions, the informal request for no exterior tobacco signage, stipulations of what the applicant will take back to the County and Wawa Corporate and the final landscape plan is subject to final review and approval of the Board's Planner; seconded by Ms. Johnson. Mr. Heinold indicated if the Municipality is not happy with tobacco advertising, an Ordinance can be put in place to control it. Mayor indicated we'll see what happens.

Roll Call:

Aye: McDaniel, Hlubik, Dunn, Bauma, Toone, Johnson, Jacques

Nay: None

Abstain: None

Motion passed

Discussion:

- Master Plan re-examination
 - Mr. Toone mentioned that he spoke with Brian Egleston septic system installer regarding the three (3) new Habitat homes approved by the County. Mr. Toone learned these homes have modernized septic systems that can be installed on wet property. They've been installed with cement weights and straps on both sides to hold in place. The field doesn't need a specific size comparison to a regular septic system and no mound. The cost is the same as a regular septic system. Mr. Toone described the new system. The company will inspect it annually. Chair asked if its oxygen based. Mr. Toone replied as yes and it's referred to as a mini septic system. Mr. Toone feels that farmland can be saved by building on smaller lots and the County is approving it.
 - Ms. McManus is creating mapping with analysis to identify areas of farmland preservation, open space and environmental constraints to provide graphic ideas for the Board. The work is ongoing and

it should be ready in advance for the August 6th Work Session. Chair indicated there is not a time constraint.

- Mayor gave feedback on the Helis Farm situation. A letter was sent to Linda Lovendusky to provide to Helis Farm. There was no response, so the Municipal Clerk sent a certified letter to Helis Farm and no response has been received by Mayor. Mayor feels that Helis is happy with their property being undeveloped. If they are interested, they will respond. Further discussion took place regarding preservation.

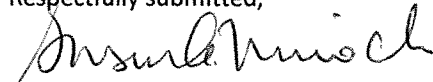
Public Comment:

No public available for public comment.

Adjournment:

Chair called for motion to adjourn. Mr. Toone motioned to adjourn, seconded by Mr. Dunn. All in favor. Meeting adjourned at 8:55 pm.

Respectfully submitted,



Susan A. Minock
Planning Board Secretary