MINUTES
PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 17, 2013
REGULAR MEETING & PUBLIC HEARING 7:00 P.M.
SENIOR CENTER, 11 CHERRY HILL ROAD

Present: Chair E. McGuigan, C. Andres, P. Fischer, J. Chadwick & J. Vaiuso

Not Present: J. Lust, M. Palluzzi, S. Duhamel

Staff: Town Planner, José Giner

Chairman McGuigan called the meeting to Order at 7:02 p.m. and introduced the Commission members and staff present. Commissioner Chadwick will be sitting in on all votes for Commissioner Duhamel.

CALL OF MEETING: P. Fischer read the Call of the Meeting into the record.

PUBLIC HEARING:

1. William W. Schneider, PE
   TA Travel Center
   3 East Industrial Road
   Special Exception-4,700 sq. ft. addition to existing building
   Application#13-9.3 a/r 09/19/13 PH 10/17/13

William (Skip) W. Schneider, PE from CEI Engineering presented the application. Also present was Mark Jackson, with Croft & Associates, the architect for the applicant. Mr. Schneider presented revised plans and summarized the changes that had been made as a result of comments received in the Staff Report. During the presentation members of the public were invited to the table to view the plans. Chairman McGuigan asked about the coverage issue. Mr. Schneider stated that they were showing additional pervious area by eliminating an existing parking space and expanding the landscaping island. As a result the impervious coverage will not change. J. Giner went over the Staff Report and noted the location of the temporary trailers that were currently occupying the area of the landscaped island located to the west of the subject building. Mr. Schneider stated that these would be removed and the island restored and expanded.

Chairman McGuigan asked if any consideration had been given to adding trees along the East Industrial Road frontage. Mr. Schneider responded that he believed there may be issues with underground utilities that may hinder the planting of trees along this stretch. Chairman McGuigan asked if there could be additional green space added to the site since it was non-conforming with respect to impervious coverage. He specifically inquired about the unused area that used to be drive-thru on the property. Mr. Jackson stated that adding additional green area should not be a problem for the applicants.

Mr. Schneider next addressed the comments regarding site lighting. He stated that no new poles were being proposed but that they would be adding wall packs to the building. He submitted a cut sheet of the wall pack lighting for the record. He stated that the lights would be 350 watt metal halide. There was discussion as to the exact type of lighting that was being proposed and whether it met the requirements of the regulations. Commissioner Chadwick suggested that it
should be easy for the lighting supplier to do a quick ISO-LUX plan for the applicants to submit to the Commission.

Mr. Schneider next addressed the comments regarding the connection to the sewer. He stated that the plans had been revised to address the Town Engineer’s concerns. He also stated that he had added a detail to the plans for the storm drain inlet protection measures that will be in place during construction. Commissioner Andres stated that the Town Engineer would need to review the new plans.

Chairman McGuigan stated that there were new plans that needed to be reviewed by staff and issues that still needed to be addressed before the Commission could close the hearing. He then asked if there was anyone in the Public who wished to speak.

Jaycee Wyatt, 84 E. Main Street stated she was concerned about the lack of landscaping and encouraged the Commission to require more landscaping along the East Industrial Road frontage. She suggested a double row of trees if possible.

Ed Fusco, the owner of the property containing the Stop and Shop was present during the applicants’ presentation and asked about the location of the work in relation to the Stop and Shop. It was determined that the Stop and Shop was located approximately 350 feet to the west of the entrance drive to the subject building.

Hearing no further Public Input the Commission discussed the schedule for November. Commissioner Chadwick moved that the hearing for this item be continued to 7:00 p.m. on November 21 at the Canoe Brook Senior Center. Commissioner Fischer seconded the motion which passed unanimously, 5-0.

2. Paul G. Edward
   Liberty Bank
   1 Summit Place
   Special Exception-add dedicated drive-up ATM lane to existing bank
   Application#13-9.5 a/r 09/19/13 PH 10/17/13

Joe Wren, PE presented the application with Wayne Garrick, AIA, the project architect. Mr. Wren gave an overview of the project and stated that the work will result in a decrease in the non-conforming impervious coverage ratio. Two parking spaces will be lost as a result of the work but the site still met the requirements of the regulations. Mr. Wren read a letter into the record from Mr. Paul Edwards who could not be present for the meeting.

Mr. Wren pointed out that the drive-up ATM would be in operation 24 hours. It would be lit at all times by fully recessed lighting located under the canopy.

Mr. Garrick went over the architectural plans. The applicants are mainly extending the existing building’s themes and materials in the construction of the new canopy extension.

After a brief discussion about the location of sidewalks Chairman McGuigan asked if anyone in the public wished to address the Commission. Hearing none the Chairman closed the Public Hearing and moved the item for consideration under later in the meeting.

MINUTES: Commissioner Fischer moved to approve the minutes of September 19, 2013 as written. Commissioner Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE: José Giner highlighted the correspondence that was received including

- Request from the Town Clerk for the Commission to submit a Schedule of Meetings for 2014. After discussion it was determined that the July meetings be moved to the second and fourth Thursdays of the month because of conflict with the 4th of July Holiday. The Commission also chose not to schedule any meetings in August. It was noted that they had traditionally not met during August and that they could always schedule a Special Meeting if there was a need to expedite a vote. Commissioner Fischer moved to approve
the schedule for 2014 with the changes as discussed. Commissioner Chadwick seconded the motion which passed unanimously.

- J. Giner noted that he had e-mailed the Commissioners an Appellate Court decision that had been published on Tuesday the 15th regarding the authority of Planning and Zoning Commissions to waive certain requirements of their regulations. It was suggested that staff should review the regulations in light of this court opinion and report back to the Commission for discussion at a future meeting of any changes needed.

RETURNED TO TABLE:

1. Paul G. Edward
   Liberty Bank
   1 Summit Place
   - Special Exception-add dedicated drive-up ATM lane to existing bank
     Application#13-9.5 a/r 09/19/13 PH 10/17/13 PH Closed 10/17/13

After discussion by the Commissioners a motion was made by Commissioner Vaiuso to approve the application with no conditions. Commissioner Fischer seconded the motion which passed unanimously, 5-0.

OLD BUSINESS:

1. Adam Church
   259 Linden Avenue
   - Special exception-Accessory apartment within existing accessory structure
     Application#13-9.6 a/r 10/03/13 PH 11/07/13
     Public Hearing requested to be reset for 11/21/13 by applicant

Commissioner Fischer moved to reset the Public Hearing to November 21, 2013. Commissioner Vaiuso seconded the motion which passed unanimously, 5-0.

NEW BUSINESS:

1. Bluepoint Apothecary, LLC
   469 East Main Street
   - Special Exception-Medical wellness center/medical marijuana dispensary
     Application#13-10.3
     Application to be accepted and public hearing date set.

Commissioner Andres moved to accept the application for review and set the Public Hearing to November 21, 2013. Commissioner Vaiuso seconded the motion which passed unanimously, 5-0.

OTHER BUSINESS:

Commissioner Fischer made a motion to adjourn. Commissioner Andres seconded the motion, which passed unanimously, 5-0.

Meeting adjourned at 08:31 PM

Minutes submitted by José Giner, AICP, Town Planner