

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.

LOWER TOWNSHIP PLANNING BOARD

A regularly scheduled meeting of the Lower Township Planning Board was held on October 21, 2010 at the Lower Township Municipal Building. The meeting was called to order at 7:02 P.M. by Chairman Jay Dilworth. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT: Chairman Jay Dilworth
Charles Hewitt, Jr.
Johnnie Walker (Mayor's Designee)
Daniel J. Senico
Paul St. John
Brian Sullivan
Chris McDuell
Robert Crompton

MEMBERS EXCUSED: Michael Beck
Kevin Lare

STAFF PRESENT: Avery S. Teitler, Board Solicitor
Thomas Thornton, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

E-Mail:

FROM: Mark Sray
TO: Bill Galestok
SENT: September 9, 2010
SUBJECT: Sight Triangle Easements Intersection Diagrams

Handouts:

List of Board Solicitor vouchers dated October 14, 2010.

List of Board Engineer vouchers dated October 21, 2010.

Chairman Dilworth read the agenda for the benefit of the public.

3. Preliminary & final site plan and hardship variance applications for McDonald's. Variances needed for drive aisle width, sign area and number of signs, submitted by McDonald's USA, LLC, for the location known as Block 741.01, Lot 28.03, 3857 Bayshore Road.

Mr. Stephen Nehmad, Esq., represented the applicant.

Mr. Nehmad explained to the Board that the applicant would like to remodel the existing building. He explained that they are not proposing any expansion. He explained that the building will have an entirely new look. He explained they are proposing indirect lighting, masonry and stone facade and improving the drive-thru.

Mr. Nehmad explained that 60 to 70% of McDonald's business is through the drive-thru. He explained that the lanes will be side by side. He explained that this concept has worked well at other locations.

Mr. Brian Zappala, PE, Ms. Laurie Kiedaisch, Senior Real Estate Agent for McDonald's and Ms. Elizabeth Hodge, owner/applicant, were sworn in by Chairman Dilworth.

Mr. Zappala reviewed an aerial photograph of the existing store with the Board. The photograph was marked into evidence.

Mr. Zappala reviewed the proposed site plan, which was marked into evidence. He explained the parking spaces would remain unchanged. He explained the existing trash

enclosure would be removed and a new dual door enclosure will be installed in the same location. He explained that ingress and egress to the site would be unchanged. He explained they are proposing a dual drive-thru. He explained that this would provide shorter wait times and cars would not queue. He explained that this would enhance traffic safety, air circulation and customer satisfaction.

Mr. Zappala reviewed proposed elevation photos with the Board, which were marked into evidence. He explained that the existing brick would be resurfaced with stucco above to the roof line. He explained that around the entrances and windows would be a cream-colored cobblestone.

Mr. Zappala explained that the existing free standing sign would remain. As would the existing five directional signs. He explained that currently there are 13 signs and what is proposed would increase the number of signs to a total of 17. He explained that even though the number of signs would increase, the total square footage would be slightly reduced.

Mr. Zappala explained that McDonald trucks would unload the same as they do now. He explained that the trucks come two to three times a week during off-peak hours. He explained that they would use the side door as they do today.

Mr. Zappala explained the benefits to approving this application would be substantial. He explained that there would be no negative impact to the zone or zone plan if this application were approved.

Mr. Thornton read Engineer comments dated October 15, 2010, with a revision date of October 20, 2010.

Mr. Galestok asked about the existing unload zone to the rear of the building? Ms. Hodge explained that this area wouldn't be used for deliveries. Mr. Galestok explained that he saw a delivery truck for the CO2 tanks. He explained that this location would be lost with this application. Mr. Zappala explained they would relocate the area of CO2 to the interior of the building.

Mr. Galestok read Bureau of Fire Safety comments dated October 12, 2010 in which they found this application acceptable.

Mr. Galestok read Cape May County Planning Board comments dated October 20, 2010.

Mr. Zappala explained that they could add an additional two feet to the rear parking spaces to make them conform. He explained this would not affect the drive lane. He explained that the trash enclosure would be no different then it is today.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Nehmad explained that the variance for the signs is minimal. He explained that square footage wise, it is less than what presently exists.

Mr. Senico made a motion to conditionally approve the variance application. The motion was seconded by Mr. Hewitt.

VOTE:	Mr. Hewitt	YES	Mr. Walker	YES
	Mr. Senico	YES	Mr. St. John	YES
	Mr. Sullivan	YES	Mr. McDuell	YES
	Mr. Crompton	YES	Chairman Dilworth	YES

Motion carried.

Mr. Senico made a motion to approve the site plan applications. The motion was seconded by Mr. Crompton. Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

Mr. Crompton made a motion to approved Board Solicitor and Board Engineer vouchers. The motion was seconded by Mr. Sullivan. Motion carried.

Mr. Sullivan made a motion to approve the resolutions from the September 16, 2010 meeting. The motion was seconded by Mr. Crompton. Motion carried.

Mr. Galestok discussed with the Board presenting Ms. Spencer a plaque for the years of service Mr. Imler provided the Board. The Board agreed.

1. Proposed to eliminate 400:A 1, Sight Triangle Easements Diagrams (400-110 Plate 1) and replace it by "utilizing AASHTO requirements for sight triangles at driveways and streets that intersect a Township Road" Tom Thornton, PE, CME and Mark Sray, PE, CME.

Mr. Thornton explained there is a sight triangle easement diagram in the Ordinance and they have tried to figure out where it came from and why it is there. He explained that they would like the Ordinance revised so that it is consistent to the AASHTO standards. Mr. Galestok explained that the General Ordinance has a 30 x 30 triangle.

Mr. Thornton explained that Mr. Sray went through the Ordinance for all references to sight triangle and he also recommends that the County wording be inserted in section 400-31.

The Board explained that they did not have a problem with this revision.

Mr. Galestok explained that a gentleman called who wants to have a brewery at the airport. He explained that the Board has no jurisdiction over what happens on the runway side of the airport.

Mr. Galestok explained that a brewery would need use variance and site plan approval. He explained that he would like too added additional uses to this zone. He read some uses from the General Business zone that the Board may want to consider as permitted uses at the airport.

Mr. Hewitt made a motion to adjourn at 8:03 P.M. The motion was seconded by Mr. Sullivan. Motion carried.

Respectfully submitted,

Lisa A. Schubert,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

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