

**Mount Olive Planning Board
Summary Minutes
April 14, 2022**

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio, Mr. Schaechter, Mr. Forlenza, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Ms. Natafalusy

Excused:

Ms. Mott, Mr. Mania, Mr. Weiss

Board Professionals:

Chuck McGroarty, PP/AICP; James Bryce, Esq.; Mike Vreeland, PE; Walter Lublanecki, PE; Mary Strain, Board Secretary

COMMITTEE REPORTS

Environmental Committee – The Environmental Committee is going to do the well testing again. All the information is available on the township website.

RESOLUTIONS

Ms. Natafalusy noted an amendment to Resolution PB 21-25 stating that a preconstruction meeting be held prior to issuing a building permit for T.Y. Ward Monument Company.

PB 21-25 T.Y. Ward Monument Company, 202 Rt. 46, Block 3303, Lot 2 – Approved with amendment
PB 22-04 Johsahow 50 Main, LLC, 50 Main Road, Block 5400, Lot 7 - Approved
PB 22-03 Estate of Stephen G. Hesse, 5 Anderson Place, Block 3309, Lot 9 - Approved

APPLICATIONS

PB 22-05 Majeed, Tariq (Kahn Market)

67 Route 46, Block 4100, Lot 87

Combined Preliminary & final site plan w/variance

Application carried to June 16, 2022 – will re-notice.

PB 21-21 Hunkele Equities, LLC

160 Gold Mine Road, Block 4400, Lots 85 & 85.02

Site plan w/ d-1 variance

Appearing for the applicant: Patrick Dwyer, Esq.; Joseph Paparo, Esq., of Porzio, Bromberg and Newman; Michael Pucci, P.E. of CPL Partnership, LLC; Charles Schaffer, AICP; Sema Adima, Entitlement Manager for Amazon; Jay Troutman, PE; John Barree, P.P.; Steve Hunkele, Applicant.

Mr. Dwyer explained that the application was for a site plan with a d-1 variance approval for stand-alone off-site parking for the Amazon facility located at 81 International Drive South.

Ms. Adima was sworn in. Ms. Adima testified that the entire DSP (delivery service partners) can be accommodated at this new facility on Goldmine Road. As requested by the Board at the previous meeting, Amazon has looked at future requirements and they are confident that this new facility will

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be sufficient. The Board still had concerns about the site being adequate, especially during holiday seasons. The maximum number of routes were questioned. Ms. Adima explained the operations and how the number of parking spaces proposed would be sufficient.

Mr. Paparo, Esq. was sworn in to testify. Mr. Paparo represented Amazon in 2019 on a previous application. He discussed the 30 staging parking spaces and explained how the operations will proceed with those parking spaces. He testified that these spaces were meant to be a queuing area where the vans will be running and waiting to load.

The Board had concerns about the actual number of parking spaces stated on the application and how they were to be used and accommodating for the Amazon operations, especially during the peak seasons. They questioned if the extra parking was actually needed for Amazon's operations. The Board also wanted assurance that this parking site would alleviate the problem with the Amazon vans parking illegally in the township. The DSP parking problem within the township was discussed at length. Ms. Adima testified this site will satisfy Amazon's needs and no other site would be necessary for parking the DSP Amazon vans.

Jay Troutman, PE, was sworn in as Traffic Engineer for the applicant. Mr. Troutman testified that two reports were submitted to the Board. The final report was dated February 1, 2022, in response to comments from the Board. Mr. Troutman summarized the parking plan for the vans. He testified that the intention of the lot was to accommodate 90 delivery vans. Those vans would be released in waves of 30 vans every 20 minutes after the weekday AM rush hour at 10:00, 10:20 and 10:40 AM. The vans would return back to the lot between 7:30 PM to 10:30 PM. In the AM, drivers would arrive in their personal vehicles, park their vehicles, and take a van. Mr. Troutman discussed the specific route for the vans from the parking lot to the Amazon facility. He presented Exhibit A-1, entitled "Circulation Diagram, colorized version, prepared by CPL Partnership, LLC", dated 2-09-2022, consisting of 1 sheet. He concluded that there will not be a capacity issue. The Board had concerns about the drivers not staying on the designated route to and from the Amazon facility on International Drive. Mr. Troutman testified that the site peak hour would be 7:30 am to 8:30 pm.

John Barree, P.P., was sworn in to provide planning testimony. He explained that they were trying to address the overall parking issues that were raised during the original approval in terms of managing the peak loads and the maximum loads, which fluctuate. The application was also going to clean up all of the outstanding road operations that the township has been dealing with from the Amazon vans. Mr. Barree indicated that the application included a d-1 use variance for off-site parking and a few bulk variances. Mr. Barree testified that there is adequate space on the site for the proposed parking area. The site is in close proximity to the Amazon facility and will be compatible with neighboring uses. He noted that people depend on home delivery, and it promotes the general welfare. Mr. Barree testified that this location will accommodate all of the parking that Amazon will need including during the peak period.

The Board had questions about the overnight lighting and the site's hourly operations. Ms. Adima indicated that the last driver would return by approximately 10:00 pm. It was decided that the lights would be dimmed to 0.2 footcandle after 11:00 pm. A yard marshal would be at the site for drivers to check in and check out. Ms. Adima testified that the parking spaces at this site on Goldmine Road and at the Amazon facility on International Drive will be sufficient for the parking needs of the Amazon vans in the township.

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The application was approved by roll call vote with 5 affirmative votes and 2 opposed.

With no further business the Board adjourned at 10:03 PM.