

**Mount Olive Planning Board
Summary Minutes
February 15, 2024**

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, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Nelsen, Mr. Batsch

Excused:

Mr. Galop, Ms. Shanaphy, Mr. Weiss

Board Professionals:

Chuck McGroarty, P.P., AICP; Mike Vreeland, P.E.; James Bryce, Esq.; Mary Strain, PB Secretary

ANNUAL REPORT ON VARIANCES

In Chairman Weiss' absence, Ms. Natafalusy was acting Chair for the meeting. Ms. Natafalusy suggested that the Board Members review the Annual Report On Variances for 2023 prepared by Mr. McGroarty, and they could provide any comments or ideas at the next meeting. Mr. McGroarty noted that he may supplement the memo report he prepared with additional information including retaining walls or any other information the Board Members may request.

APPLICATIONS FOR PUBLIC HEARING

PB 23-10 Wright Properties, LLC

Preliminary & Final Major Site Plan w/variance

193 Route 206

Block 5401, Lot 29

Appearing for the application: Ursula Leo, Esq. of Laddy, Clark and Ryan; Drew Monarque, AIA; Joseph Wright, Applicant

Ms. Leo addressed the Board Members and noted testimony from the engineer and planner for the application from the previous Planning Board meeting on January 11th. She explained that the architectural plans were submitted to the Board as requested. The architect, Drew Monarque, was present that evening for testimony.

Drew Monarque, AIA, was sworn to testify as architect for the application. Exhibit A-4: *Proposed Improvements: New Commercial Auto Sales Building* prepared by Drew Monarque of MON Architects, revised 2/2/2024, consisting of 3 sheets was presented to the Board. Mr. Monarque explained that he did a preliminary code review to go over certain aspects of the building. He turned to sheet 1 of the plans and noted that it identified the egress for the property and the plumbing calculations for the building. He explained that the original plans submitted were a broad spectrum of a pole barn building and these current plans are more detailed. The plans showed the office space and the necessary facilities for the building. The Board Members were concerned with the exterior aesthetics of the building. Mr. Monarque presented sheet 3 of the plans which showed the exterior. He pointed out the wooded areas and elevations. He explained that there are bollards out in the front of the building. The roof will be metal with a slate gray horizontal system. The doors will be a darker charcoal gray and the veneer will have faux stone. The garage doors will be glass with aluminum charcoal gray framing. The rear bay door has been removed due to a drop in the grading.

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Mr. McGroarty asked about the HVAC units and why they were moved closer to the residential area than originally proposed. Mr. Monarque explained that they moved the HVAC units to keep the sales floor more open. The Board had concerns regarding the HVAC units and location, and why two units if only the office space was to be air conditioned. Mr. Monarque confirmed that the proposal was to air condition only the office space, and not the showroom. He said they could use just one bigger unit. He further explained that both the office and showroom are proposed to be heated. He explained that the showroom is proposed to be heated with ceiling hung gas fired heater units. The office will be ducted forced air. Mr. McGroarty suggested some type of a closed fence should enclose the HVAC units. Ms. Leo agreed with the suggestion for a closed fence around the units.

The Board discussed the appearance of the building. It was agreed at the hearing on January 11th that the building was not going to be a warehouse or look like a warehouse, but warehouse was mentioned a couple of times that evening. Mr. Wright agreed that he did not want the building to look like a warehouse. It will be a showroom storing high end vehicles. The color was also questioned. Mr. Monarque explained that the overall theme of the building will be a slate gray with a darker charcoal gray. The vertical elements will be a lighter tone gray.

Paving and the driveway entrance was questioned. Ms. Natafalusy stated that the Board did not receive revised plans in accordance with the Board's comments regarding the entrance at the hearing on January 11th. Ms. Leo asked about the approving resolution which was to be prepared for the meeting. Mr. Bryce explained that the resolution was not prepared because the revisions were not received to be reviewed. It was also noted that a developer's agreement will have to be established.

No public came forward. A motion was made by Mr. Schaechter, second by Mr. Nelson to approve application PB 23-10 for Wright Properties, LLC, preliminary and final major site plan with variances, pending conditions of approval. Mr. Bryce listed the conditions of approval, which included the following items: revisions for fire lane demonstration must be submitted, removal of the sign from the right-of-way, light fixtures will have motion sensors, tow truck parking will be in the rear, the HVAC will have a screening fence, details for the lighting must be provided, no stacked parking, no parking outside the apron, provide stormwater revisions satisfactory to the engineer, provide details of the sight triangle, a preconstruction meeting will be required, and a letter of no interest will be required from the NJDOT. Mr. McGroarty explained the highlands requirements and conservation easement details that would also be a condition of approval.

Motion: Mr. Schaechter

Second: Mr. Nelsen

Roll Call:	Mr. Scapicchio	Yes
	Mr. Schaechter	Yes
	Mr. Forlenza	Yes
	Ms. Mott	Yes
	Mr. Mania	Yes
	Mr. Nelsen	Yes
	Mr. Batsch	Yes
	Ms. Natafalusy	Yes

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PB 23-16 Flanders Fuel, LLC

Amended Combined Preliminary & Final Site Plan w/d3 variance

114 Route 206

Block 4500, Lot 33

Appearing for the application: Michael Selvaggi, Esq.; Anthony Gianforcaro, P.E., R.A.; William P. Byrne, R.A.; Manjit Bajawa, Owner/Applicant

Mr. Selvaggi explained that the property at 114 Route 206 has been a gas station for a very long time. It is in the CLI Zone, however the gas station itself is a preexisting non-conforming use having been granted a use variance in 1969. The proposal for this application is to convert the area of the three existing service bays into a convenience store and to extend the canopy over the gas pumps. The extension of the canopy will require a use variance. The drive-thru that was originally proposed has been omitted.

Manjit Bajawa was sworn for testimony. Mr. Bajawa testified that he was the owner of Flanders Fuel and the property at 114 Route 206 for a little over a year. Currently, there is a gas station and Dunkin Donuts on the property. He testified that he wanted to eliminate the three service bays and put in a convenience store. There will be no drive-thru. He anticipated to sell items like candy, soda, chips, eggs and milk at the convenience store. There will be no need for a kitchen. There will be 2 to 3 gasoline deliveries by tanker trucks per week. Most deliveries will be at night. The Dunkin Donuts are not made on site, there are daily deliveries. Deliveries for the convenience store will be delivered by vans and box trucks. Hours of operation are proposed to be 5:00 am to 10:00 pm and lights will be out at 10:15 pm. There will be two or three employees. The storage area and ice machine will stay where they are in the back of the building. They will be adding an EV ready parking space. Mr. Bajawa explained that he would like to expand the canopy another 10 feet to cover all the gas pumps. Lastly, it was noted that the convenience store will be a little bigger than originally proposed and the Dunkin Donuts will stay the same.

Mr. McGroarty mentioned that the large storage shed in the back of the building was never approved by the Township. He asked what the shed is being used for and did the applicant want to keep it. Mr. Bajawa replied that the shed was being used by the Dunkin Donuts for plates, cups and other nonperishable items. Mr. Bajawa asked if he could apply for a permit to keep the shed. It was noted by Ms. Natafalusy that electrical wiring was connected to the shed. Mr. McGroarty explained that if the shed is to remain, it would need to be inspected by various code officials of the Township.

Anthony Gianforcaro, P.E., R.A, was qualified to testify as professional engineer for the application. Mr. Gianforcaro presented Sheet SP-1 of the plans submitted. He pointed out that the drive-thru has been removed. He explained that the northern side of the property will be lined with 11 parking spaces. There will be 4 more parking spaces along the building and another 5 parking spaces on the southerly side to total 20 parking spaces including the EV parking space. A small concrete pad will be constructed towards the rear of the site on the southerly side for the garbage dumpsters. There are two lights proposed for the northerly side of the property. The light on the building and the light in the corner on the southerly side of the property will remain. The canopy is proposed to be extended 10 more feet to the south so that all the gas pumps are covered. Lastly, the County

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requested that a stop bar be added at the exit onto Drakesdale Road. The details of the EV space and additional lighting were discussed and will be shown on the plans. Mr. Gianforcaro explained that the canopy has lights underneath the ceiling in the box area and they could be moved up higher if the Board requires. Mr. McGroarty noted that the plans showed the canopy extended 5 feet not 10 feet as proposed by the applicant. Mr. McGroarty asked for clarification that the existing canopy will remain and only be extended 10 feet. The plans will be revised to reflect the additional 10 feet and no additional footings will be required. The outside lighting for the restroom was to remain and an additional goose-light will be added over that doorway.

Mr. McGroarty referred to the Highlands Exemption for the property. The property is in the preservation area. He noted that the dumpster pad will only add approximately 136 square feet of coverage. The project meets the criteria for the Highlands Exemption #4, but the plans need to show the information and an application must be submitted. With that information the application will qualify for the Highlands Exemption #4. Mr. Gianforcaro said they will add that information to the plans and submit the application.

Mr. McGroarty suggested that an enclosure for the trash containers should be required by the Board. Mr. Gianforcaro said a trash enclosure will be added to the plans. Also, a detail should be added to the plans for the HVAC units and the ice machine should be shown if it will remain outside. The plans should be revised to say Drakesdale Road not Drakestown Road.

Impervious coverage was discussed. Mr. Gianforcaro noted that the shed sits within the permitted building envelope and could be considered to be part of the building envelope. The rear yard setback is behind the shed. Mr. McGroarty noted that the CLI Zone may have a requirement to separate accessory structures from the building.

William Byrne, R.A., was qualified to testify as architect for the application. Mr. Byrne pointed out the the Dunkin Donuts and service bays along with some other existing conditions. He explained that the plan is to remove the bay doors and add a gable roof to create some emphasis to the front door. They propose to replace the existing front windows and the current roof. The existing brick on the front, back and sides will be painted to blend with the Dunkin Donuts side of the building. The colors proposed are white with a charcoal roof. A couple of minor exterior changes proposed include a soffit over the gable, a faux barn door to give a country look, a gooseneck light over the entrance door and a gooseneck light over the restroom door. There is an existing light pole in the parking lot that will remain. The existing spot lights on the building will be taken down. The existing HVAC units are proposed to stay in place. It may be necessary to replace them with bigger units or add a third unit closer to the shed side of the building.

Mr. Byrne testified regarding the existing shed. It is separate from the building and sits in the recessed part of the building. The shed is approximately 10 feet by 16 feet. He believed that it would be unlikely that the shed will be viewed as an issue by the fire official or construction official because the building is a 12 inch thick masonry wall and the drive-thru has been omitted. He added that other projects he has worked on have walk-in refrigeration storage that are used as cooler boxes for food similar to the existing shed.

Mr. Byrne explained the proposed changes for the interior of the building. The Dunkin Donuts sits on the south side of the building and it is not proposed to be changed. It has not yet been determined

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if the convenience store and the Dunkin Donuts will be connected internally. The entrance for the Dunkin Donuts will also stay on the south side of the building. There is an office for the service station that will be removed. He pointed out the proposed doors and windows to replace the 3 service bays.

Mr. McGroarty confirmed that the fencing along the northerly side of the property will be removed. Mr. McGroarty also confirmed with Mr. Bajawa that no auto repair work will be done on the premises. Ms. Natafalusy asked about air pumps for the gas station. Air pumps will be added to the plans.

Traffic volume and circulation was briefly discussed. The Board decided traffic testimony would not be required since the drive-thru was omitted.

Mr. Gianforcaro came forward to testify as Planner for the application regarding the request of the extension of the canopy over the gas pumps, which would require a d3 variance. He explained that the canopy would provide weather protection. He noted that very few gas stations exist without coverage over the gas pumps. If the canopy is not extended it could make it awkward that part of a car will be covered by the canopy but not the complete car, which could affect a driver's judgement where to stop the car, especially if it is raining or snowing. He also indicated that the columns for the canopy were uneven and there would be an aesthetic improvement to balancing the canopy with the extension. He noted that the extension of 10 feet is very insignificant and will not intensify any negative impact from a visual standpoint. He believe the positive criteria outweighed the negative criteria for the expansion of the canopy.

Merchandise that will be sold at the convenience store was questioned and discussed. Mr. Bajawa explained that he will not be selling anything illegal and the store is intended to be a convenience not a smoke shop. His merchandise will be the same products that 7-11 and Wawa currently sell.

No public came forward. A motion was made by Mr. Schaechter, seconded by Ms. Mott to approve application PB 23-16 for Flanders Fuel, LLC amended combined preliminary and final site plan with d3 variance, with the following conditions: the plans will show the 5 extra feet for a 10 foot extension on the canopy, the trash will have an enclosure, the shed will be subject to Township Code, no auto repair on site will be permitted, an air pump will be included, the fence along the northern side of the site will be removed, the applicant will comply with comments of Township Planner's report, and the required highlands information will be provided. The Board voted 6 in favor with 0 opposed, therefore approving application PB 23-16 with the conditions as listed.

Motion:	Mr. Schaechter	
Second:	Ms. Mott	
Roll Call:	Mr. Scapicchio	Yes
	Mr. Schaechter	Yes
	Ms. Mott	Yes
	Mr. Nelsen	Yes
	Mr. Batsch	Yes
	Ms. Natafalusy	Yes

With no further business the Board adjourned at 8:59 pm.