

**Mount Olive Planning Board
Summary Minutes
February 10, 2022**

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

ATTENDANCE:

Planning Board Members:

Present:

Mr. Schaechter, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Nelsen, Mr. Galop, Mr. Batsch, Ms. Shanaphy, Mr. Weiss (arrived 7:15 pm)

Excused:

Mr. Scapicchio, Mr. Mania

Board Professionals:

Chuck McGroarty, P.P., AICP, James Bryce, Esq., Mike Vreeland, P.E., C.M.E., Walter Lublanecki, P.E., Mary Strain, PB Secretary

COMMITTEE REPORTS

Open Space Committee – Discussions ongoing about the property the township purchased.

Ordinance Committee – Discussions held regarding Village Green boundary modifications to make the property consistent with the R-5 zoning and correct a northeast boundary line of the property. A preliminary review of the concept for Cobblestone residential health facility plan was done. They are considering options on single family homes and street configurations.

MINUTES

Minutes of December 9, 2021 – approved.

Minutes of November 18, 2021 – approved.

Minutes of February 11, 2021 – approved.

RESOLUTIONS

PB 21-18 Excel Property Group, LLC, Old Budd Lake Road, Block 4101, Lots 4, 5 & 6 – approved.

EXTENSION REQUEST

PB 20-10(1) Budd Lake Storage, LLC

89 Route 46, Block 4100, Lot 85

The application was carried to the March 10, 2022 public meeting without further notice.

APPLICATIONS FOR PUBLIC HEARING

PB 21-21 Hunkele Equities, LLC

160 Gold Mine Road, Block 4400, Lot 85.02

Site Plan w/d-1 variance

Appearing for the applicant: Patrick Dwyer, Esq., Michael Pucci, P.E., Charles Schaffer, A.I.C.P., Joe Paparo, Esq., Jay Troutman, Traffic Engineer, John Barree, P.P., AICP., Seema Adina, Entitlement Manager for Amazon; Dan Fuchs, Senior Manager of Entitlements for Amazon, Steve Hunkele, Applicant.

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Mr. Dwyer explained the reason for the application and that Lot 85.02 was recently created and approved by the Board under a minor subdivision approval. It is a vacant lot, approximately 5 acres in size. The current application is seeking site plan approval and variances including a use variance for stand-alone parking. The parking will serve an Amazon delivery station. In addition to the use variance, the applicant is asking for some bulk variances and waivers including front yard setback for a fence, a shelter and bathroom facilities. Also, a request for a rear yard setback for parking, a setback for a dumpster, a waiver for the height of the light poles and limited lighting on the site.

Michael Pucci, P.E. was sworn in as the professional engineer for the application. He noted that he would be exhibiting with the full set of site plans that were submitted to the Board for this application. Mr. Pucci discussed lighting, drainage facilities and stormwater management. He also talked about the parking lot, fencing proposed, and the number and size of parking spaces. He showed the locations of the proposed structures for the site and explained the need for the numerous variances being requested. The Board had concerns regarding the lighting. They also discussed options and concerns regarding setbacks for the three structures proposed for the site. The traffic circulation was questioned and discussed.

Charles Schaffer, AICP., of Charles Schaffer Associates, was sworn in as professional architect for the application. Mr. Schaffer submitted Sheet A1 for exhibit, a schematic for the application. He explained about the restroom structure and the shelter. The restroom structure would be 20 feet by 10 feet with metal siding and a metal roof. It is ADA accessible. The shelter structure is an open space which is a prefab building that is made by a shelter company. The building is 20 feet by 20 feet on a concrete slab. The restroom usage and heating were discussed.

Seema Adina was sworn in and testified for Amazon. Ms. Adina indicated that she is also a licensed planner. Ms. Adina explained the delivery station operations on International Drive so the Board would better understand the need for this site being proposed, and the application submitted. She discussed the hours of operation and when the vans would be coming in and going out of the site. Ms. Adina also explained about the use of the shelter structure. The Board had concerns regarding traffic volume. Peak hours were discussed. Also discussed were the various routes that the delivery vans use. Sufficient parking was a concern.

Dan Fuchs, Senior Manager of Entitlements for Amazon was sworn in for the record. Delivery Service Partners (DSP's) for Amazon were discussed and current parking issues. The delivery routes were also discussed. Mr. Fuchs said he will follow up with the issues at Amazon and report back to Mr. McGroarty.

Year-round parking and peak demands were questioned and discussed. The Board was concerned that this site would not fix the current issues with delivery service partners parking and future variances will be requested.

The applicant requested that the application be carried to allow them to address some of the concerns that have been raised with Amazon. The application was carried to the April 14, 2022 public meeting, without further notice.

With no further business the Board adjourned at 9:25 pm.