

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, March 11, 2014

Chairman Kricun called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mr. Owens	Absent
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner; Joe Raday, Traffic Engineer, were qualified as experts.

Chairman Kricum seated Ms. Pinolini for Ms. Costa and Mr. Dority for Mr. Owens.

Minutes for memorialization

No minutes for memorialization

Resolutions for Memorizations

College Drive Redevelopment Study	Multiple blocks and lots
-----------------------------------	--------------------------

Mr. Guevara made a motion to approve the resolution, seconded by Ms. Pinolini.

All were in favor.

Applications for Review

#131028INCUCPFS Somerset Tire Services	Conditional Use, Bulk C, Preliminary & Final Site Plan Block: 20601 Lots: 2&3
---	---

Appearing before the Board was Richard Goldstein, Esq. representing the applicant. Also appearing before the Board was Nicole Johnson, Director of Leasing for Paramount Realty; Ted Haas, Senior Vice President of STS; Norman Rodgers, P.E. & P.L.S; Glenn Arbesfeld, Architects for STS; Michael Brown, Traffic Engineer; and Tiffany Cubliello, PP; Randle Barranger, sound engineer.

Mr. Goldstein informed the Board that the property is located between Kelly Drivers Lane and Chews Landing Road. The shopper center will be part of its sixteen (16) acres in a high commercial district. There was previous discussion of a bank with drive through access; however, the property owners could not get a bank to build in that location.

Since this is not going to be a gas station, the tire center and service centers are permitted uses in a high commercial district. They are asking for one design waiver for off street loading and two (2) variances for signage. Planners' letters have been review and agreed upon with a few minor exceptions.

Ms. Johnson told the Board that Paramount purchased the property in 2007 and gave a brief overview of the company. They have been experiencing challenges with tenants leasing. They have just made some improvements with landscaping and by adding music. They are committed to making their center a success. The Fire Marshal sent a letter, which referenced the refuge for the daycare in an event of an emergency. After a meeting details, were worked out.

Mr. Haase is familiar with this proposal. He has been with STS for 34 years and in the business for 55 years. STS has 105 locations in the tri-state area with

1,200 employees. They will be serving passenger vehicles and light trucks. The work they will be doing mostly consists of oil changes, brakes, and tune-ups. There will be no heavy engine, transmission, or bodywork. All the work that is done will be within the structure, along with any and all parts. If a vehicle does not work, then it will have to be towed off of the property. Also, no vehicles will be on sale. The center will have 6-8 employees working during hours of operation, which will be from 7 a.m.-6 p.m. Monday through Friday and Saturday 7 a.m.-5 p.m. Since everything is done inside, there will not be noise or air quality issues. There are no windows along the rear and one side of the building. They will add three (3) new lights adjacent control by STS that will turn off at 10 p.m. The building will have a two (2) yard dumpster that gets serviced every 1-2 weeks. The dumpster will be in an enclosure at the rear of the building. Byproducts are recycled motor oil, car part boxes, and tires. Those items will be stored within the building in approved containers. Deliveries usually happen once a day by an STS vehicle.

There will be signs to direct the customers to park in a parking space and not in front of the building. From there an employee will be the only ones to move cars in and out of the bays. They will provide three (3) spaces for employee parking next to the loading zone. There is one façade sign that exceeds eighty (80) feet, which will display their logo and is within proportion with the building. They are in line with the other building with regards to set back.

Mr. Rodgers directed the Board to exhibit A-1, site plan, which he used to review the plans of the proposed location. The site was previously an area of pavement and some landscaped islands. The location has an entrance by signal off of Chews Landing Road and two off of Kelly Drivers Lane. The ordinance required them to have 30 parking spaces. They will have 37, which includes two (2) handicap parking spaces by the customer entrance. In the rear, there will be employee parking, trace enclosure, and a loading area for deliveries.

There is reduction for total impervious coverage, so there will be no storm water drainage. However, there will be an inlet installed, and the roof will drain underground. Areas that were once paved will be grass.

There are currently three (3) lights, and they will be adding three (3) more. This will meet the overall lighting coverage. Of the three (3) lights, one will be in the rear, and two in the front. The lighting will match the current ones with the

height and intensity. All their lighting will turn off at 10 p.m. They are planning to use evergreens as a buffer.

Mr. Lechner asked that they clarify the comment regarding buffers along the whole property, not just Kelly Drivers Lane. The entire tree that needs replacing will be taken care of.

Mr. Bach was concerned with not having concrete wheel stops for the handicap spaces. The applicant wanted something more decorative and wanted the bollards instead. Mr. Bach had no objections.

The only area to have irrigation will be the new landscaped area that is shown on the plans. Mr. Bach referred to Mr. Lechner, who had no objections. However, he wanted a maintenance plan on how it was going to be taken care of. The applicant will comply with the request.

Mr. Raday reviewed the plans for traffic and has no objections.

Mr. Arbesfeld, the architect for STS, gave a brief history of his experience. Most of the one floor building will be stone masonry with exterior brick. They have modified plans to meet requirements. Using exhibit A-1, he showed the Board the floor plan where the waiting area, restrooms, lockers and bays, and tire recycle area are located. On the exterior, there will be a trash enclosure. Using exhibit A-2, façade, he showed the exterior of the building is brick with a canopy on all four sides. There will only be windows on main customers' entrance, show room, and service bays.

Mr. Lechner inquired if there will be any lights on the exterior of the building. The applicants replied that there would be by the canopy and entrance by show room. Mr. Lechner also wanted to know if the exterior of the building is going to be painted. They replied that it is going to be brick, a medium brown.

Mr. Brown, traffic engineer, concluded that even at peak hours, there would not be a significant impact. The two signs they would like to have, based on a traffic standpoint, are an appropriate size. The benefits are that with the size, they are easily identifiable to drivers from the roadway.

Ms. Cubliello, PP, has reviewed and been out to the site. Testimony was already given for them to be considered a conditional use. Along with the

property, the lighting and landscape are compatible. They also feel that STS is a business that you would find in a shopping center such as this one. There is minimal activity on the residential side and parking for employees only. All the customer parking and moving of vehicles to and from the service bays are all done on the front side of the building. They are extending the landscaping for the whole frontage. Looking at their application as a whole, they have met all the requirements.

STS feels that they are part of the shopping center, even though they are not attached. Looking at it as a whole, the STS logo sign is proportional with the building and is not overwhelming. With the second sign, they are going to have it over the entrance where the customers will enter. The sign is not pointing towards the residential area and will help motorist safely locate the building.

Mr. Bach feels that they have satisfied their reasoning for the signage and does not have a problem with them, especially since the sign will go off in the evening.

Mr. Lechner asked if they are going to have a freestanding sign. Ms. Cubliello replied that they are but will go down to the 80 sq. ft.

With nothing further from the applicant, it was open to the Board members. With nothing further from the Board, the Chairman opened the application up to the public.

Anthony Pastorino: Mr. Pastorino does not feel that they should be adding any more businesses since there has already been a few failed ones. As a father, he is also concerned with the day care being so close. On the weekends especially, the area is already so busy without adding another business. The town already has businesses like STS. Overall, he feels that it is a bad idea to add another building that could become vacant.

Chairman Kricun asked the applicant to answer his concerns. Mr. Goldstein replied that there will be curbing between the drive isle and the bays doors. The traffic engineer has determined that this is not a high volume use compared to other businesses. Mr. Bach added that the daycare center would not be taking the children out front. There is also ballard all around for added safety.

F. Leigh: Mr. Leigh delivers parts to service centers in the area. When Pep Boys opened, they really hurt the smaller shops. He has seen that once the dumpster is full, they will be leave trash outside the building. There are numerous service centers already; some are hurting for business now. He did not feel it was wise to add another to the mix. The most important concern was that there are children so close to where there will be chemicals. Mr. Haase replied that trash would be picked up depending on the volume of business. The products they are using are non-toxic. They services that they provide are all done in the building. The waste chemicals are stored within the building in recycle containers and only leave the building by a licensed removal company. The building will not contain any floor drains, and they have a cleaning protocol. The impact from running a car while they do a performance check is very minimal. There are no windows on that side of the building. A majority of their business is tires, and maybe ten percent involves a running car.

Chairman Kricun asked if there is something they could do to help with any of the fumes. Mr. Haase is not aware of anything, but he will look into it.

Mr. Raday asked what is the period of time that a car would be running. Mr. Haase replied that a diagnostics test only takes a few minutes.

With nothing further from the public, the public portion was closed.

Mr. Moffa asked if there will be any concern for noise, especially with the daycare and park across the street. Mr. Haase replied that there would not be excessive noise. Mr. Moffa added that this is not the best place to be with open doors with children playing outside.

Mr. Barranger gave a brief history on his educational background. There were measurements taken at the location. When the doors are open, any sound will go straight out and not toward the location of the daycare. After fifty (50) feet, the sound starts to go down from there. Any noise that comes out is even with the sound of traffic in the area.

Mr. Dority asked about a lighted walkway for the parents to walk their kids. Mr. Bach replied that what they have has to be acceptable.

Ms. Washington comments that she would not have her child at the daycare with a business such as this next to it. Also, she is concerned that there are other centers such as this not that far away.

Mr. Lechner asked about the note on the plans dealing with paint. Mr. Arbesfeld stated that it is going to be a block wall and will not be painted. Mr. Lechner also inquired as to how many cars a day they will average, and he also wanted to know about the Fire Official's letter. Mr. Goldstein replied that it would be addressed when they go for their permits. Mr. Haase replied that there would be up to forty (40) cars in a day. Lastly, Mr. Lechner wanted to know if there was a possibility of more landscaping to help with the noise and fumes. Mr. Rodgers replied that they can add more between them and the daycare. They will be happy to work with Mr. Lechner on the issue.

Mrs. Washington made a motion to approve the preliminary and final site plan with the conditions made during testimony, variances, and waiver. Mr. Jones seconded the motion.

Roll Call:

Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Ms. Washington	Yes
Chairman Kricun	Yes

Mr. Lechner informed the Board that the next meeting is April 8, 2014.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

Recording secretary