

**WASHINGTON TOWNSHIP PLANNING BOARD
APRIL 5, 2016 MINUTES**

The Washington Township Planning Board was called to order by Mr. Frattali at 7:11 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mrs. Martin, Mr. D’Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mr. Smith and Mr. Bidinger

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Thomas Cundey, Engineer; Rich Fini, Environmental Engineer and Jay Petrongolo, Planner

Mr. Scaffidi swore in the Board Professionals.

APPLICATIONS:

1. Turnersville UE LLC

5700 Route 42

196/8

Preliminary & Final Major Site Plan

John Marmora, Esq. represented the applicant. Mr. Marmora stated that this project includes the demolition of the former Friendly’s restaurant and the construction of a 6000 sq. ft. Verizon store. Mr. Marmora noted that signage would be a separate application.

Mr. Petrongolo reviewed the submission items for the application. The applicant indicated that they would either supply the items or ask for waivers. Mr. Petrongolo had no objection to the waivers requested.

Mr. Scaffidi swore in Russell McFall, P.E., Kenneth Kin, A.A., Timothy Kernan, P.P. and Jeffrey Paszkizwicz, Director of Real Estate for Verizon.

Mr. McFall testified that the applicant plans to demolish the existing Friendly’s restaurant and construct a new 6000 sq. ft. Verizon retail store. Mr. McFall marked an Existing Conditions Plan be marked as Exhibit A1. Mr. McFall stated that the entire parking lot would be

reconfigured to fit the proposed retail space and the addition of entrance driveway off the main driveway. Mr. McFall noted that 65 parking stalls would be removed, which brings them down to 915 parking stalls for the entire center. Mr. McFall testified that the applicant agreed to add landscaping and an additional green area.

Mr. Kin noted that signage is not being addressed tonight. A rendering of the front and right south elevations was marked as Exhibit A2. Mr. Kin commented that the building would be made with a simple metal panel material. A material sample board was marked as Exhibit A3. A plan that depicted the east and north elevations was marked as Exhibit A4. Mr. Kin testified that the hours of operation for the Verizon store are Monday through Saturday, 10:00 am to 8:00 pm and Sunday, 11:00 am to 6:00 pm. They are anticipating a staff of ten employees. Mr. Kin noted that all deliveries would be by small box trucks with no tractor-trailer deliveries.

Jeff Paszkizwicz, Director of Real Estate for the northeast territory testified regarding the application and business operations. Mr. Boyer asked if there would be a drop off box for FiOS sales at this location. Mr. Paszkizwicz stated that there is no drop off or pickup proposed at this time.

Timothy Kernan, the applicant's planner testified that the applicant is requesting one variance for the loading area.

Mr. Petrongolo addressed his 4/4/16 review letter. Mr. Petrongolo noted that the applicant agreed to comply with all of the comments of his letter with the exception of the loading requirements which would require a variance. He noted that the applicant agreed to provide sidewalks along Route 42. Mr. Petrongolo stated that the applicant is requesting a waiver from installing an irrigation system. Mr. Petrongolo added that the applicant is aware that they must maintain the landscaping. The applicant is proposing additional landscape islands, which Mr. Petrongolo stated is an improvement to this site. Mr. Boyer asked for clarification on the sidewalks. Mr. McFall stated that the applicant would connect the sidewalk between the Hampton Inn and the driveway entrance.

Mr. Fini addressed his 3/4/16 review letter. Mr. Fini stated that the applicant agreed to submit the Environmental Impact Worksheet. He added that he did receive the Environmental Impact Statement. Mr. Fini noted that he had no objection to the applicant's request for a

waiver of a site assessment. Mr. Fini noted that six trees are to be removed, but since they are less than ten inches in diameter, no compensatory fee is required. Mr. McFall testified that no soil would be removed from the site. Mr. Fini questioned if the applicant would provide deed restrictions for the new and existing landscape. Mr. Marmora replied that the applicant is requesting a waiver. Mr. Fini responded that the deed restriction is to assure the buffer area is maintained. Mr. Fini stated that since the property is not adjacent to any residential properties, the Board could consider waiving it.

Mr. Cundey addressed his 4/4/16 review letter. Mr. Cundey noted that as far as stormwater management, the applicant is utilizing the existing facilities. Mr. Cundey stated that the applicant agreed to comments of his letter. Mr. Cundey noted that the applicant agreed to match the trash enclosure with the exterior of the building.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to open the meeting to the public. No one in the public wished to comment.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to close to the public.

Mr. Frattali entertained a motion to approve preliminary and final site plan approval with variances and waivers for the applicant, Turnersville UE, LLC.

A motion was made by Mr. D'Ariano and Mr. Boyer.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Sparacio, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

Abstained: none

Opposed: none

Application Approved: (9-0)

MINUTES:

1/19/16

A motion was made by Mr. D'Ariano and 2nd by Mr. Sparacio to approve the minutes of January 19, 2016. All eligible members voted in favor of the January 19, 2016 minutes.

2/2/16

A motion was made by Mr. Sparacio and 2nd by Mr. D'Ariano to approve the minutes of February 2, 2016. All eligible members voted in favor of the February 2, 2016.

Open Meeting to the Public:

A motion was made by Mr. McPoyle and 2nd Mr. D'Ariano to open the meeting to the public. All in favor. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. D'Ariano and 2nd by Mr. McPoyle to close to the public. All in favor.

Adjournment:

A motion was made by Mr. Sparacio and 2nd by Mr. Boyer to adjourn the meeting. All in favor. The meeting adjourned at 7:49 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Township Planning Board meeting held April 5, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Township Clerk
Council
Director of Community Development
Tax Assessor
File

