

**WASHINGTON TOWNSHIP PLANNING BOARD
SEPTEMBER 20, 2016 MINUTES**

A regular/work session meeting of the Washington Township Planning Board was called to order by Mr. McPoyle at 7:12 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Boyer, Mr. Bidinger, Mr. Sparacio, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mr. Frattali

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Michael Angelastro, Traffic Engineer and Jay Petrongolo, Planner

Mr. Scaffidi swore in the Board Professionals.

APPLICATIONS:

**1. McDonald's USA, LLC #1984
122 Delsea Drive
8/2.01**

Duncan Prime, Esq. represented the applicant. Mr. Prime stated that the applicant is requesting a minor site plan with bulk variances. The applicant proposes to remodel, modernize and update the façade and add a second driveway. Mr. Prime noted they would remove the play area. He further noted that the new signage would match the new façade.

Mr. Scaffidi swore in Michael Jeitner, the applicant's engineer. Mr. Jeitner reviewed the site plan and the changes to the site. An aerial of the site was marked as Exhibit M1. Mr. Jeitner noted that the trash enclosure would be replaced with a new, larger masonry receptacle. Mr. Jeitner commented that the main component of the application is the drive thru upgrade. He further commented that because of customer ever-changing needs, they have found that expanding the dining area is

not needed. The drive thru lanes will be side by side, which allows customers two places to order. There will be two monitors taking photos of customer's cars. Mr. Jeitner testified that relief is required for Belgian block curbs. The applicant will provide sidewalk along the frontage. They will comply with street lighting along Delsea Drive. A rendering of a site plan was marked M2. An architectural elevation was marked as Exhibit M3. A second architectural elevation of the right side of the building was marked as Exhibit M4. Mayor Wallace stated that when cars are stacked, you cannot get out. Mr. Jeitner replied that they would be widening the area, which will improve the situation. Mr. Dennis was concerned about the stacking of cars and that it could be dangerous to pedestrians. Mr. Prime asked Mr. Jeitner if he felt this was a safe situation. Mr. Jeitner replied that he believes it is safe. Mr. Petrongolo asked if a crosswalk could be provided. Mr. Jeitner stated that they would provide a crosswalk. Mr. McPoyle asked if there would be three ADA parking spaces. Mr. Jeitner stated that they are required to have two. Mr. Jeitner reviewed the proposed signage. The building signs are to be reduced from 110 sq. ft. to 84 sq. ft. A rendering of the drive thru side of the building was marked as Exhibit M4. A rendering of the proposed signs for the drive thru were marked as Exhibit M5. Mr. Boyer asked if anything is to be done to the freestanding sign. Mr. Jeitner stated that landscaping would be added. Mr. Boyer asked Mr. Petrongolo if any issues had with the signage proposed. Mr. Petrongolo stated that he had no objection with the signage presented tonight. Mr. Boyer added that McDonald's signage is very consistent with prior applications, such as Chick Fil A. Mr. Petrongolo agreed.

Mr. Petrongolo addressed his 8/31/16 review letter. Mr. Petrongolo testified that he has had extensive conversations with the applicant and their professionals. He added that the applicant has agreed to most of the comments of his letter. Mr. Petrongolo noted that as per the Delsea Drive Redevelopment standards, parking in the rear is preferred. However, as it is an existing site, Mr. Petrongolo had no objection to the variance. Mr. Petrongolo stated that there is 43 existing parking spaces, 39 spaces are shown on the plans and three will be eliminated. The applicant agreed to increase the landscaping in that area. Mr. Petrongolo noted that a waiver is necessary to allow driveways no closer than 5 ft. to any property line. He had no objection to this waiver. As per the Redevelopment Plan, bike racks are required. Mr.

Petrongolo testified that very few people bike up to the site. A variance is required. The applicant agreed to provide Redevelopment lighting along the frontage. The applicant will provide landscaping around the trash enclosure, to screen the utilities and remove the bollards.

Mr. Angelastro addressed his 9/13/16 review letter. Mr. Angelastro stated that an 18 ft. drive aisle is required whereas a 15 ft. drive aisle is proposed. Mr. Angelastro testified that 15 ft. is adequate. Mr. Angelastro noted that parking spaces on the east side of the site are 9' x 17' whereas the ordinance requires 10' x 18'. A variance is necessary. Mr. Angelastro had no objection to the variance. The applicant has addressed his remaining comments.

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

Mr. Scaffidi swore in Fran Chavenson, 138 Trent Rd., Turnersville, NJ. Ms. Chavenson testified that her family owns 116 Delsea Drive. She spoke of her concern with adding an additional drive thru and additional traffic. Since her property is up for sale, she felt that this would have an impact on the sale. Ms. Chavenson stated that McDonald's customer park on her lot. She asked if the Board could promise her that by adding the second drive thru it will not make it harder for her to sell her property. Mr. Petrongolo stated that the applicant is making two lanes instead of one. He recommended a Letter of No Interest from NJDOT so that it can be a condition of approval. Mr. Petrongolo explained that the driveway between both properties is an easement for both properties.

Mr. Scaffidi swore in Ms. Chavenson's brother. Sal Amoroso testified that NJ Transit buses park on their lot. Mr. Petrongolo agreed that the bus should not be parking there. Mr. Boyer suggested making it a condition of approval that customers cannot park on their lot. He added that the McDonald's manager should be responsible for that.

Mr. Prime testified that the applicant is not adding an addition to the building, but trying to make it more of an efficient service.

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

Mr. Boyer and Mr. Dennis questioned the possibility of two designated parking spaces for pick up. Mr. Jeitner replied that a new facility might have designated spaces, but this is an existing site. Mr. Boyer stated that McDonald's employees would have to instruct customers to circle around the building. Mrs. Martin also asked if they could have designated two spaces. Mr. Prime testified that they will agree to two spaces and will recommend circling around the building.

Mr. McPoyle entertained a motion for a minor site plan approval with variances, waivers and conditions for the applicant, McDonald's USA, LLC.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer.

Roll call was taken as follows:

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

Abstained: none

Opposed: none

Application Approved: (10-0)

RESOLUTIONS:

RES. #2016-19 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO THE APPLICANT, TURNERSVILLE DEVELOPMENT

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer.

Roll call was taken as follows:

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

Abstained: Mr. Smith, Mr. Bidinger, Mayor Wallace and Mr. Dennis

Opposed: none

Res. #2016-19 Approved (5-0)

RES. #2016-20 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING A MINOR SUBDIVISION APPROVAL TO THE APPLICANT, UNITED DEVELOPMENT

A motion was made by Mr. D'Ariano and 2nd by Mrs. Martin.

Roll call was taken as follows:

In favor: Mrs. Martin, Mr. D’Ariano, Mr. McPoyle, Mr. Sparacio, and Mr. Centrone

Abstained: Mr. Smith, Mr. Boyer, Mr. Bidinger, Mayor Wallace and Mr. Dennis

Opposed: none

Res. #2016-20 Approved (5-0)

MINUTES:

7/12/16

A motion was made by Mr. McPoyle and 2nd by Mr. Dennis to approve the minutes of July 12, 2016. All eligible members voted in favor of the minutes of July 12, 2016.

Open Meeting to the Public:

A motion was made by Mr. D’Ariano and 2nd by Mr. Bidinger 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. Boyer to close the meeting to the public. All in favor.

ADJOURNMENT:

A motion was made by Mr. D’Ariano and 2nd by Mr. Boyer to adjourn the meeting. All in favor. The meeting adjourned at 8:38 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held September 20, 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