

**JACKSON TOWNSHIP PLANNING BOARD MEETING**

**MONDAY, APRIL 19, 2021**

The April 19, 2021 meeting of the Jackson Township Board was called to order at 7:38 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

**ROLL CALL:** Tim Dolan Terence Wall, Township Representative  
Dr. Michele Campbell- *arrived at 7:11 p.m.* Martin Flemming, Councilman  
Jeffrey Riker-*arrived at 7:11 p.m.* Joseph Riccardi, Mayor's Designee  
Andrew Jozwicki Len Haring, Board Vice Chairman  
Anthony Luisi- Alt #1 Robert Hudak, Board Chairman  
Manuela Brito- Alt #2- *arrived at 7:18 p.m.*

**Also Present:** Planning Board Attorney Sean Gertner, Mr. Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, Anthony Jacob, Township I.T. representative, and Danielle Sinowitz, Planning Board Recording Secretary.

*Mr. Gertner stated the Planning Board subject to requirement of the OPMA act, which allows for executive sessions for necessary reason, and in the session the Board will discuss items authorized current litigation, the Jackson Parke, Jackson Trails and Governmental Investigations the Board will go into executive session and no action will be taken at this time*

**Motion to enter executive session at 7:09 p.m. by FLEMMING/ Haring. Yes:** All in favor among those present.

**Motion to exit executive session at 7:37 p.m. by FLEMMING/ Haring. Yes:** All in favor among those present.

**Payment of Recording Secretary, Danielle Sinowitz, for 4/19/21 motioned by RIKER/ Dolan Yes:** All in favor among those present.

**Motion to approval Planning Board regular meeting minutes of April 5, 2021 by FLEMMING/ Dolan. Yes:** Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak

**Resolutions: OCEAN COUNTY VOCATIONAL TECH SCHOOL COURTESY REVIEW, Block 18401, Lot 4, 850 Toms River Road- Motion to approve by JOZWICKI/ Haring. Yes:** Dolan, Campbell, Riker, Jozwicki, Wall, Fleming, Riccardi, Haring, Hudak.

**Applications: 1. Dreamview, LLC, Block 4201, Lots 1 & 2, 584 Cedar Swamp Road-** Mr. Klee stated this is an application for preliminary final major sub division approval and site plan approval, and the proposal involves dividing the property into 5 lots and 3 are involved in the site plan and 2 are being reserved and there will be variance for lot corner width and lot frontage and interior lot width and frontage and there should be some supporting testimony on that, and the site plan is clean as far as variances and there is one for parking and all lots fail to meet that requirement, the application is impacted by several environmental constraints and the applicant has provided a certificate of filing and the location is fresh water wetlands and there should be some testimony that there will be an updated letter of interpretation and the applicant is required to have a waiver of submission of an LOI and the application will connect to public water and sewer and there should be a brief over view of that, and there are outside agency approvals and there should be operations discussed, there is a liquor store, pharmacy with drive thru convenience store and gas station, and the driveway connections connect to County Roads; Cedar Swamp and Commodore Boulevard and there will be a condition of approval from Ocean County Planning Board and Engineer Department and there are design waivers for the 100' inter drive length where 35' is being purposed, there is a circulation waiver required for the drive thru as it relates to the pharmacy and the applicant is purposing 16', and there should be discussion of cross access between the site as well as the reserved lots for future development and the drawing should be reviewed and the parking is in ordinance compliance and there are 94 required spaces and 103 are purposed, there is a lighting plan and there should be testimony on the pole mounted lights and there is a landscaping plan to ordinance standards and there are some variances required to the signage and there have been technical revisions and there is no exception to the drainage. Mr. Peters stated there is a report date April 9, 2021, and the site is in the MUN-HC zone of the uses purposed is a Wawa gas station which is a permitted conditional use and there needs to be testimony on how this belongs here and the report goes through a number of landscaping and lighting comments that may require a waiver and there can be an adjustment to the plans and there are a number of sign variances and lastly on page 16 under miscellaneous comments there are purposed air pumps and when there is a gasoline convenient store, the pumps end up on the perimeter and they are accessory structures and require a variance and the Board can advise if they are accessory structures.

**Dennis Collins- attorney for the applicant-** stated there are 3 witnesses, and for the record there has been a notice submitted and hopefully that is in order and the Board has jurisdiction at this point and there have been exhibits submitted and pre marked and they will be called out, and the Engineer will be testifying first.

**James Kinoshian- with Stonefield Engineering and Design, and licensed in New Jersey having been with the firm over 10 years and has been before various Planning and Zoning Boards- credentials accepted- sworn-** Mr. Collins asked for Mr. Peters comments to be addressed with respect to his letter as to jurisdiction, and there were 4 issues of the ordinance standards, can the compliance be testified too starting with condition "A". Mr. Kinoshian stated "A" is in regards to the dimensions of storage tanks and all this information will be provided. Mr. Collins advised second there was spillage of any light from the gas station to the adjoining lots, there was concern. Mr. Kinoshian stated the plan before the Board does have light spillage however that can be revised to comply with the ordinance so there is no direct spillage. Mr. Collins mentioned there is a 15' landscape requirement along the frontage, and asked has the proposal been review. Mr. Kinoshian stated there is one sign that is 10' from the from property line and if that would impede on the landscape strip would be relocated. Mr. Hudak noted there are 64 people online and there are 2 with their hands raised, can they please put their hands down, there will be a time for

public comment. Mr. Gertner stated it's very important that when the questions are asked, the microphone must be used so those online can hear the testimony. Mr. Kinoshian asked for **Exhibit A-2** to be pulled onto the screen. Mr. Collins asked for a description of the proposal. Mr. Kinoshian stated the existing site will be gone through first, and the site is in the south west corner of Commodore and Cedar Swamp, and the surrounding area is trees and there is a store and liquor store with gravel and a parking lot and there is undeveloped land and there is a un name stream with a 300' buffer accompanied and there is also a 150' transition area, and there is a 4' slope down to Commodore that leads to the storm water runoff being run through the land across the asphalt to Commodore Blvd. Mr. Kinoshian presented **Exhibit A-3** which is identical to C-4 in the overall site plan set, there is 4 separate lots and there will be a Wawa convenient store with 8 pumps and south there will be a liquor store and south there will be a retail and pharmacy with a drive thru and the remainder of the lot will which has wetlands and the stream. Mr. Collins asked for the approach to storm water to be discussed. Mr. Kinoshian advised the site will comply with Township and DEP requirements and County regulations and the site does comply with all the storm water management such as ground water re charge and is connecting to a regional basin on the other side of Cedar Swamp Road and there is flow rates that must be matched and there are a number of requirements being required to meet, and there is a detention basin, and there are 2 underground infiltration basins in front of the liquor store and retail pharmacy and all the runoff is done underground and is cleaned before discharged in a 24" pipe which will connect to the regional system . Mr. Collins asked if there has been correspondence to assure the timing will match. Mr. Kinoshian advised that was correct. Mr. Collins asked from the technical nature of Mr. Klee's report, can the comments be complied with. Mr. Kinoshian said yes. Mr. Collins advised there is traffic expert testimony to be given, however can the onsite circulation be spoken too. Mr. Kinoshian stated Wawa will have 55 spaces and the building is set in the applicable setbacks, there is a rear loading area and there are 8 pumps and underground fueling tanks to the east in between the Cedar Swamp right of way, and there is a right in and right out on Commodore Blvd and Cedar Swamp and there is 2 way circulation around the entire building and pumps, and the minimum width is 30' throughout the site and there are 2 purposed cross access driveways from Wawa to the liquor store, with one near Cedar Swamp Road, with another to the rear. Mr. Kinoshian moved to the liquor store, which will have 36 spaces and the liquor store is within the setback and there is loading to the rear and 2-way circulation provided around all 4 sides, and parking on all 3 sides and there is site access from the cross access and the share of a full movement driveway in between the liquor store and pharmacy. Mr. Kinoshian moved onto the pharmacy, and stated there is 2 way driveways on the 3 sides and there is a drive thru with a bypass lane and there is a waiver identified for a 16' width to the drive thru at the southwestern corner, however the plan can be modified for the curve radius and there can be modification to comply with the 20' drive isle and the waiver can be removed and the intention is for the circulation to be consistent with all of what is seen for the uses and no matter what driveway is entered there is way to get to either building within the site. Mr. Collins asked if this site contains loading docks. Mr. Kinoshian advised there are no loading docks, there are loading areas behind Wawa as well as behind the liquor store. Mr. Collins asked for testimony to the overall parking if there is anything additional. Mr. Kinoshian stated the traffic expert can explain the shared parking agreement with the pharmacy and liquor store to assure as one of the board professionals' comments is addressed. Mr. Hudak asked if there was loading for the pharmacy. Mr. Kinoshian stated the site is looking for a local pharmacy however there is no tenant yet, so the deliveries are unknown at this point to determine what type of loading area will be necessary. Mr. Collins asked for testimony as it relates to lighting. Mr. Kinoshian advised overall there is LED light fixtures with a 60 LED count and to appropriately illuminate there are 20 area lights with max height of 20' which complies with the mounting height and those numbers may fluctuate and as noted all the lights will be shielded and there will be no spillage. Mr. Collins asked if there is any landscaping purposed. Mr. Kinoshian stated on the color rendering all the landscaping has been shown and for this application, no trees are being removed and in the areas being developed and there is some re foresting being done and the intention here was to comply with the landscape ordinance, and the shade trees and street stress are in compliance and there is landscape around the parking area to avoid headlight glare. Mr. Hudak noted with this site near 195, it's a gateway property to the town, and the Board is looking for a landscaping plan to really show case this sight to welcome visitors as they enter Jackson, so just meeting the ordinance might not be enough, so if the professionals can be spoken with it would be appreciated to highlight the area. Mr. Collins stated that is more than acceptable and the professionals would have a better view and if the Board were to grant approval the landscape plan would be adjusted with the assistance of the professionals. Mr. Collins mentioned that Mr. Kinoshian's office was instructed to submit the statement of operations. Mr. Kinoshian stated the Wawa will be open 24 hours; 7 days a week and as far as deliveries there are different types, first there is a dairy truck that comes 3 times a week, groceries are delivered by tractor trailer 4 to 5 times a week during non-peak hours, and there are a number of vendors to stock the shelves which is done by box truck every other day when the site is off peak hours and for fuel there is a tractor trailer which is done as needed, and trash is picked up 3 times per week, and to speak to the number of employees, there is 30-40; and 6 to 10 are part time, in the morning there are 10-12 employees then 7-9 employees for the afternoon shift, then 3-4 for the evening/ overnight shift. Mr. Kinoshian stated the liquor store will be open from 8 a.m. -11 pm, and box trucks will perform the deliveries and there are trash and recycle pickups that remove waste, and as it relates to employees there is one manager and 2 employees, and relating to the pharmacy, the hours will be from 6 a.m. - 11 p.m. and box trucks would visit the site 5 times a week and similar to the liquor trash and recycles will be removed twice per week and usually there is one manager and 2 employees per 10,000SF, and at peak hours there will be 10 employees. Mr. Collins asked for the sign exhibit to be discussed. Mr. Kinoshian presented **Exhibit A-4** and stated there are pylon signs on each entrance, and there are Wawa canopy signs over the pumps, and there are 2 signs on the liquor store with a pylon sign near Cedar Swamp and the retail/ pharmacy has not been chosen however at this time no deviations are required. Mr. Collins asked if the signs provide site visibility. Mr. Kinoshian said yes. Mr. Collins asked if this is part of the Wawa sign package. Mr. Kinoshian advised that was correct.

Mr. Collins asked for the planners review to be gone through. Mr. Kinoshian stated there was a variance request and it was sought to design the subdivision to service the uses selected, and referencing **Exhibit A-3** minimum lot width on 2 separate deviations and the design was to subdivide the Wawa use, liquor store and pharmacy to accommodate the circulation access from the roadway and this did bring this to a lot frontage under the recommended footage, and the site is adequately designed and there is cross access for proper service, and there is the minimum rear yard setback and it was identified as the side yard through interpretation, and it is about 35' where 40' is required and a variance is being requested for adequate parking. Mr. Collins asked if the property line goes through the parking lot. Mr. Kinoshian stated that was correct, there are parking spaces on the purposed lot lines and by letter of the law there would be a variance request because the setback isn't provided however that is for cross access to each space and that covers the high-level items. Mr. Collins stated as the Board can see this plan, there have been variances gone through, and it will be an interactive area and there is a cross access request and there is the intent, and the easement will be reviewed to assure the site is functioning as it should, and whatever is necessary it will be provided. Mr. Hudak thanked Mr. Collins. Mr. Collins asked Mr. Kinoshian if he noticed the receipt of the professional reports for modified plans. Mr. Kinoshian stated they have all been received, and there is no issue complying. Mr. Collins mentioned there is a waiver being requested for an EIS, can that be spoken too. Mr. Kinoshian stated because this is previously developed and because the areas being touched are asphalt, there is no wooded areas being touched. Mr. Collins asked for the status of outside agency approvals. Mr. Kinoshian advised there was submission to Ocean County and the applicant is working with the county to come to an agreement on their requirements and there has been submission to the soil conservation and there has been Board of health submission, submission to the JTMUA, the Environmental Commission and fire bureau and there have been comments that will be addressed. Mr. Collins asked if the frontage improvements are county improvements. Mr. Kinoshian advised that was correct. Mr. Collins asked if the site is purposing sidewalks. Mr. Kinoshian said no. Mr.

Collins stated there must be contribution to the sidewalk fund, and that is what is being asked for. Mr. Riker advised he is the Environmental Commission chairman and there was a letter on November 18 asking for information for an EIS, a there has been no response and there has been 4 meetings and if there is no paperwork the application is just thrown out, and there is question on how can a waiver be sought when there has been no response in 150 days, the Environmental Commission is just being glossed over, and the waiver will not be granted, the EIS is being instructed to be done and there is no exemption. Mr. Collins apologized, and the standing is understood. Mr. Riker stated the information is required and there is no cooperation, it's a dis service to the applicant. Mr. Gertner stated the Board is generally aware of the development being done around the site and the waiver has been sought for the sidewalks if there is desire to link this site to the new development can that be done. Mr. Collins mentioned the applicant is required to do one or other and will take direction from the Planning Board. Mr. Gertner stated there is the movement towards green energy and with the experience with Wawa, will there be spaces for electric vehicle charging. Mr. Kinoshian advised he was not sure. Mr. Gertner asked if there is space for it. Mr. Kinoshian mentioned it would need to be double checked if a charging station can be in a setback, the code needs to be reviewed and Wawa has incorporated charging spaces at other locations, however it's unsure if this site is chosen, and there is a site usually designed so there can be accommodation in the future. Mr. Gertner asked if this site can be designed that way. Mr. Kinoshian said yes however the code will need to be reviewed. Mr. Collins stated once the air pumps have been addressed, the electric charging station would be handled that way as well. Mr. Gertner stated respectfully the Board is to suspect there are to be proofs provided and that be a requirement of the variance. Mr. Dolan stated there is developed land on the west and south east and from testimony there is going to be changes to the road there is an abandoned road taken down and the road will change near freehold road, and asked if this is coinciding to assure that everything is being worked with in sync. Mr. Collins advised that was correct, there has been interaction with Tom Bovino who is very close to the Glory's and the county has been met to assure that everything is working together. Mr. Riccardi mentioned there are 2 driveways for Wawa, and it looks like the county will be worked with for an acceleration and decel lane. Mr. Kinoshian stated everything in the county right of way and turning movements are being coordinated with the county and as a decel an excel lane there are impacts as the intersection approaches Commodore, the shoulder is being modified so the right in and right out will be done correctly. Mr. Collins advised the traffic engineer will speak more to it. Mr. Riccardi asked if Wawa is getting the same time deliveries, they will coordinate what is the best time so there is the least amount of impact to the site. Mr. Kinoshian stated that was correct, Wawa doesn't want to make it hard on their customers and they coordinate all the deliveries and the vendors that are used. Mr. Klee asked since there is no loading zone in the retail store, how will it be handled. Mr. Kinoshian mentioned that because the tenant wasn't selected there has been an opened mind to the operations and it's assumed to be a smaller box truck that will utilize the rear of the site however it wouldn't be as much of a high demand as a Wawa or a liquor store and once the retail is selected and what is required is seen, it will be recommended to do what is required. Mr. Klee stated that when you think of CVS, Walgreens and rite aid, there's a loading zone in all of those and the deliveries will be problematic if there is no loading zone. Mr. Kinoshian stated once there is a tenant selected the office can be worked with. Mr. Klee stated the storm water system is owned and maintained by the property owner, however, will there be one owner or cross access control. Mr. Collins stated there is an easement required including maintenance and repair. Mr. Klee asked if the basin on the plan will be recoded with the county. Mr. Peters mentioned the trash areas, there seems to be one on site, why is there not more. Mr. Kinoshian mentioned there was the thought of interim, and there will be trash enclosures between the 2 which is the area where there will be some shared movement in the back area and that will be done in accordance with the requirements. Mr. Collins asked if there is a loss of parking if there is extra enclosures. Mr. Kinoshian advised that was correct between building 2 and 3 there is still adequate parking. Mr. Peters stated if there is a waiver or variance this will need to come back. Mr. Collins stated there is a trash enclosure facing the front yard. Mr. Peters suggested asking for what is desired now. Mr. Collins asked the Board for the same relief as the existing trash enclosure, and if there is approval the trash approval would be done. Mr. Gertner asked along those same lines, is the Board comfortable with not having the loading zones marked out for the pharmacy site. Mr. Kinoshian mentioned there is no mention of anything that will create deviation, that is why it was presented as it is because it's not 100% needed at this time and if it is required it would be met. Mr. Collins stated the loading zone would be re striped, and there would be a constructed loading zone coordinated with the traffic. Mr. Haring mentioned the retention basin at the north part of the site and asked will there be a fence. Mr. Kinoshian stated the basin is not as large as an above ground basin it's a bio retention, its small and not steep and usually a deep above ground basin has a fence. Mr. Haring asked how deep the basin would be. Mr. Kinoshian stated 3', and mentioned with driving passed the site it would be very slightly seen. Mr. Riccardi asked regarding the trash, where the enclosure is, will that be dumpsters. Mr. Kinoshian advised that was correct. Mr. Riccardi urged the application to look at how they will be picked up, it will be across the driveway, and there are easier ways to do this which should be explored. Mr. Hudak noted there has been an approved tractor trailer depo a mile front the site and there is no construction on that yet, and it's not in the traffic study for future conditions, and hopefully that was included in the traffic study; however it's been approved and there is land cleared and the route discussed was the trucks coming right passed this site, and there is concern about pedestrian safety, there are 2 developments that will be on both sides, and the pedestrian flow between the 3 buildings is not seen and secondly a walkway or sidewalk internal should be included. Mr. Collins advised there will be a path. Mr. Hudak stated there will be apartments and town houses and kids will be coming across the road and there should be a plan for how the people will get here. Mr. Peters stated the linking of the 2 sites is straight forward and there needs to be a meeting with the Police Department to get the traffic striping and there can be a plan for striping in between the buildings, and to follow up south of the site near the pharmacy there are 2 future cross access points and other then saying they are on the plan can they be spoken too. Mr. Kinoshian stated they were selected and were done in accordance with what would be connected too. Mr. Peter asked if the access for the adjacent properties can be testified too. Mr. Kinoshian mentioned he didn't recall however the traffic engineer may. Mr. Peters noted it's on the plans however there needs to be an understanding of where the access points are. Mr. Dolan mentioned the back of the Wawa on south new prospect has spaces for tractor trailers or buses in the back, and not having them is doing a sizeable dis service. Mr. Kinoshian stated whenever wawa can they try to access those customers they will, however the footprint is restricted, and the location of the wetlands and the streams there are the repairing buffers, and there can only be so much disturbance. Mr. Dolan stated the opportunity needs to be looked at.

Recess taken at 9:01 p.m. reconvened by Mr. Hudak at 9:17 p.m.

*Mr. Hudak announced there is a second application, and seeing the hour, there are numerous residents for comment and testimony still to be heard for the current application, the second application 2. Ehrman Family Investment Co.,LLC, Block 4801, Lot 24, 440 N. Count Line Road will not be heard this evening and that will be carried to the June 7, 2021 meeting and there are no other applications scheduled for that evening. Sal Alfieri- attorney for the applicant- thanked the Board, and stated the applicant will consent to the time extension until June and request that there be no additional notice. Mr. Gertner stated for members of the public the Board and the applicant have accepted the second application shall be carried to the June 7,2021 meeting. Mr. Hudak announced once again this will not be heard this evening.*

**Motion to carry 2. Ehrman Family Investment Co.,LLC, Block 4801, Lot 24, 440 N. Count Line Road to June 7, 2021 by CAMPBELL/ Fleming. Yes:** Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Haring, Hudak.

Mr. Collins stated the traffic expert will be called next. **Andrew Jafolla- professional engineer in NJ and certified traffic engineer, and has been in the traffic transportation field for his career, and has testified in front of many Board's in New Jersey- credentials accepted-sworn-** Mr. Collins asked if there was a traffic study done for this application. Mr. Jafolla said yes. Mr. Collins asked for the study to be described along with the conclusions. Mr. Jafolla stated the firm was required to obtain a study, and the study was reviewed and submitted September 18, 2020 and the purpose is to evaluate the surrounding area and the impact to the area, and quickly some surroundings; Cedar Swamp is to the east, and west is Commodore, and both roads are under the jurisdiction of Ocean County, and there has been much study in looking at the area for developments and this intersection does has significant improvements purposed such as widening in all a signalized intersections to accommodate future development and to establish the counts were done in 2020 and have been lower due to the pandemic, and counts were done in June 2015 and there was a factor applied for the reduced volumes and there is significant development to the south, and at the time of the study it was not 100% clear what these buildings would be and that was based on a standard retail use and what is seen on the plans today with the liquor store and the retail it would be less than the standard retail use, and the existing site is glory's market, and it's been there for a very long time, it's a grocery/ convenient store with liquor store, and the existing trip generation was not taken into consideration, and the traffic volumes were taken and there was the addition of those 3 buildings and there is an element of being conservative that Glory's will no longer be on site, and with that the capacity analysis was done and the further improvements were done and the operations were viewed with and without the site purposed and with the future improvement without this project it would be the same then what is purposed, and the future improvements at this intersection will accommodate the building before the Board. Mr. Jafolla advised the traffic study has been submitted and there has been certain requirements from the site engineer, and there is work being done with the county, and to Mr. Peters letter there are improvements to the intersection and along the frontage and today going northbound there are 2 lanes to turn left or right, and there will be a dedicated left turn lane similar to the south, and there will be a left turn only lane and traveling east on commodore there is one lane with a split turn lane to make a right or slip by into the left lane, and commodore going west bound there is a left through lane and the ability to make a right handed turn and these will require a total intersection replacement and there will be 3 crosswalks installed, and there will be pedestrian facilities to get one from corner of the intersection of the other, and from a parking perspective the site is compliant with the ordinance. Mr. Collins asked if the site overall will comply as a whole site. Mr. Jafolla stated that was correct, and to recap there is a right in right out access with a changeable island in the center to help with the right in right out access and there is a full movement driveway on cedar swamp and there is a utilization from one end of the site to the other to get to the accesses, and there are variances for the sign heights and the setback from Cedar Swamp and Commodore, the ordinance is 16' maximum and 20' is purposed and the importance of the sign siting will provide for the support and there is a 50 mile per hour roadway that is the main roadway and there should be full visibility to the site and that is why the sign is purposed at the height it is, and providing the signs is appropriate, and there was a question regarding the access for the cross access as represented there are 2 cross access points, and if someone does visit the liquor store and wants to go to another pad on site the applicant doesn't want people pulling out and leaving the one parking lot to get into the other, the cross access is what is desired its being provided to connect the 2 sites, and the site engineer did go through the circulation. Mr. Peters asked regarding the adjacent site traffic, is the site to the south going to have access to cedar swamp. Mr. Jafolla advised he was not familiar with that, however that has been approved from the Board and would have to have access to the street. Mr. Peters asked if the Cedar Swamp access is the full movie movement access. Mr. Jafolla advised that was correct. Mr. Peters asked how can someone who lives to the west of the site get back to their site if they wanted to come to this location. Mr. Jafolla stated for a resident that is residing in the west they would typically going in through the right in and if they were returning to the west they would utilize the full access make a left out and go to Commodore and make another left, and it was touched on and the trip generation should be spoken too, it's a convenient store with fuel sales and when someone thinks about a convenience store the thought it about convenience, and typically in the morning rush hour the store is visited by someone who is commuting to work and the question on how someone would enter if they live here which was answered, and the reality is during the peak operation of the site and the interaction, a majority of the traffic coming to the site will be pass by traffic, and certainly other access is possible. Mr. Peters mentioned that the concern had to do with a safe and efficient layout in the site and there was a figure eight for primary trip distribution and there was left out of the driveway, and the Board should be assured that the routes being taken are safe. Mr. Jafolla stated the anticipated queueing was looked at and what was found is that the 95th percentile coming out is about 3 vehicles so that considers the adjacent residents. Mr. Peters asked given the limited right turn movement out of the south access along Cedar Swamp, would there need to be a dedicated right turn lane in that area, it's 24' one way in and one way out. Mr. Jafolla advised it could be provided however from a traffic perspective that 75' queue does accommodate a right turn lane so it's not something that needs to happen. Mr. Klee stated there was acknowledgement for a need for crosswalks between the commercial entities. Mr. Jafolla advised if they can be included it would be a positive to the site. Mr. Klee asked if there is concern about cut throughs coming through the site, or is the intersection an advantage. Mr. Jafolla noted cutting through would take longer. Mr. Klee mentioned the county roadway striping improvements should be completed while the adjacent property improvements are being done. Mr. Collins stated the arrangement is that Mr. Bovino is going to construct the improvements and will be cost sharing. Mr. Klee asked in regards to the curbing, the project to the south will be developed and if there is no curbing on the property line can that developer be forced to improve their frontage. Mr. Jafolla advised the application has been submitted to the county and the applicant will be working with them, and it will be addressed, and whatever is required it will be compiled with. Mr. Collins stated whoever constructs second will make the curbs connect. Mr. Klee asked if the same standards would apply on commodore, it cuts out and stops however what about the rest of the commodore frontage. Mr. Jafolla advised it was discussed in the pre application meeting. Mr. Klee stated pedestrians walk along cedar swamp to the south, it will be attached to another property line, and sidewalks are not required from the pharmacy to the southerly property line the next applicant does not require sidewalks, and this is enhancing pedestrians surrounding the site. Mr. Jafolla stated the question has come up and the sidewalks will be installed, or the funds will be paid, and the connectivity can be done, and it can be looked at. Mr. Flemming suggested a second lane on egress from the only full travel entry, it would be beneficial. Mr. Collins stated if the Board supports the comment, it will be accepted as a condition of approval. Mr. Fleming asked if the sidewalks will go to the end of the property along cedar swamp. Mr. Jafolla stated if the sidewalks were to be installed that is correct. Mr. Hudak asked if the traffic engineer typically studies pedestrian traffic and makes recommendations. Mr. Jafolla advised it's certainly something that can be looked at and the engineer will be worked with. Mr. Hudak stated there are 3 buildings and developments on both sides and there should be a closer taken look at that, and in the study there is future conditions and in that there is no mention of the truck depot that is planned for a mile west of the site which will have 100 bays with trucks coming in and out coming down commodore to 195 and, they will all stopping in for food, and in observing the Wawa on county line and currently a landscaping for example would come in and take up almost a dozen spaces and that should be looked at.

**Eugene Wright- licensed architect in the state of New Jersey, also a member of American Institute of architects- credentials accepted-sworn-** Mr. Collins asked if Mr. Wright prepared **Exhibit A-6** which is the elevations of the liquor store. Mr. Wright advised that was correct. Mr. Collins asked if this is the floor plan. Mr. Wright said yes. Mr. Collins asked for testimony as it relates to the signs, and whether they are compliant. Mr. Wright stated the signs are compliant and they will be precast concrete and there will be a thin winds coat on the lower portion of the building and there will be windows and door frames and there are 2 signs, which are smaller signs on the base part of the

building and same on the east side and the west elevation there are 2 smaller signs. Mr. Collins asked if the variances to the number of signs can be spoken too. Mr. Wright stated there are 6 signs, and the building is in an island and the signs are important for those who travel the site. Mr. Collins asked if the design is purposing signs on all sides. Mr. Wright said that was correct. Mr. Hudak stated this is a gateway to the Township of Jackson and the applicant should put the best foot forward, and asked if Mr. Wright would you be involved with landscaping. Mr. Wright advised not landscaping, however the color schemes have been viewed to and it will be kept uniform. Mr. Collins stated there is no problem coordinating with the professionals. Mr. Gertner asked what the scheme is. Mr. Wright mentioned he can't say specifically, however there will be uniformity, and there will be wall patterns and stone at the bottom. Mr. Collins stated the applicant doesn't want the buildings to all to look the same, but they will look nice. Mr. Gertner stated the Board has a tradition to make certain with folks who have been online to allow for some opportunity for public comment, however, is it the Boards inclination to see some of the additional plans and information prior to the voting and if that is the case public comment is assisting the applicant. Dr. Campbell agreed, and although this is not being finished his evening, the public input is appreciated and there are issues that should be dealt with to come back before the Board.

*Opened public comment.*

**Joseph Ricchiuti- 7 Corey Lane- sworn-** said with the housing development across the street there is going to be kids crossing the street to get to the Wawa, and there should be sidewalks along Cedar Swamp wrapping around to Commodore. Mr. Hudak advised the applicant will be coming back with a solution to that problem

**Joseph Ricchiuti- 7 Corey Lane-** asked with 90 spaces and 30 employees on site how will there be enough parking for customers Mr. Hudak mentioned the 30 employees was the total number of staff that will be employed

**Joseph Ricchiuti- 7 Corey Lane-** there are parking bays in the back of the other wawa in town, and even with parking bays designated there are still trucks that park along the main road and drivers run across the street, and there is going to be a lot of traffic which is going to make going north impossible

**Seeing no one use else use the "raise hand" function, Motion to close public comment by FLEMMING/ Campbell. Yes:** All in favor among those present.

Mr. Gertner asked how much time is needed before this can come back. Mr. Collins asked if the applicant could have until June. Mr. Hudak stated the application that was 2nd was carried, and there were over 40 attendees, and there is June 21st which is the meeting after that. Mr. Collins stated the June 21, 2021 meeting will be good. Mr. Gertner announced for members of the public with the consent of the applicant this matter has been carried without the need for further notice to June 21, 2021, and the public is directed to the municipal website for meeting information.

**Motion to carry to June 21, 2021 by HARING/ Campbell. Yes:** All in favor among those present.

**Motion to adjourn at 10:23 p.m. by RIKER/ Dolan. Yes:** All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,  
Planning Board Recording Secretary