

March 22, 2012

Mr. Ford called the regular meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mr. Hirt, Mr. Walchuk, Mr. Nace, (Mrs. Corcoran 7:05 p.m.)
Mr. Badenhausen, Mr. Ryland, Mrs. Dziubek, Mr. Ford
(Mr. Kirkpatrick 7:05 p.m.)

Members Absent: Mr. Bischoff, Mr. Kastrud

Others Present: Atty. Jolanta Maziarz, (Robert Clerico 7:05 p.m.), Atty. Joseph Paparo, Stephen Schwartz

Approval of Minutes: Mrs. Dziubek made a motion to approve the minutes of the February 23, 2012 meeting, with amendments. Mr. Nace seconded the motion.

Vote: Ayes: Mrs. Dziubek, Mr. Nace, Mr. Hirt, Mr. Walchuk, Mr. Ryland, Mr. Ford
Abstain: Mr. Badenhausen

Wells Fargo Bank: Block 22, Lot 19, 2 Pittstown Road: Atty. Joseph Paparo was present on behalf of Wells Fargo. Atty. Maziarz had reviewed Notice Documents and found them to be in order, giving the Board jurisdiction to hear the matter. Mr. Paparo said his client was seeking approval for an amendment of their Final Site Plan. Applicant proposes a twenty-five foot high flagpole with an American Flag and a four-foot wide increase in the drive aisle adjacent to the drive-thru lanes. The increased impervious surface coverage would be approximately four-hundred square feet and is below that allowed by Ordinance. Atty. Paparo said there are no associated variances. Applicant was responding to customer concerns about the drive-aisle not being wide enough.

Atty. Paparo called Engineer Stephen Schwartz forward. Mr. Schwartz was sworn by Atty. Maziarz. Mr. Schwartz provided his educational background and experience. Atty. Paparo offered Mr. Schwartz as an expert in the field of civil engineering.

Mr. Ford asked for a motion to accept Mr. Schwartz. Mr. Kirkpatrick made a motion to accept Mr. Schwartz's qualifications. Mr. Nace seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Mr. Schwartz gave an overview of the site. He displayed an Exhibit, Proposed Rendering, showing the area of proposed improvements. The Exhibit, which was a colored rendering of the Site Plan submitted to the Board, was marked A-1. The impervious, grassy, and landscaped areas are light green and the existing pavement is light grey. The darker shade on the western portion of the Wells Fargo Building shows the proposed pavement. Mr. Schwartz referenced the perceived tightness of the existing sixteen-foot drive aisle at the rear of the building, especially for larger vehicles. Applicant proposed extending the existing curb line approximately four feet, resulting in an increase in impervious surface.

Mr. Schwartz said the two area lights at the rear of the building would be shifted approximately three feet from their present location. Mr. Schwartz said the Ordinance allows 20% impervious coverage. Applicant proposes 12.35% coverage. That is an approximate .02% increase from the approved Site Plan. Mr. Schwartz testified that the existing Storm Water Management Facility would be adequate to accommodate the additional impervious coverage. Regarding Water Quality, Mr. Schwartz said there are no changes proposed from the approved Site Plan that provided for 80% removal of Total Suspended Solids (TSS). Mr. Schwartz addressed Groundwater Recharge. He said the existing soils do not permit infiltration. Mr. Schwartz said it meets NJDEP requirements because of existing conditions and proposed improvements there is no Groundwater Recharge. Atty. Paparo said Mr. Clerico had made a comment about the Sanitary Sewer Line. Mr. Schwartz said all approved utility connections, including electric and water would remain the same with the proposal. He noted that Mr. Clerico, in his letter dated March 19, 2012, stated that the widening of the driveway included construction over an existing sanitary sewer lateral and that applicant had applied to the Hunterdon County Health Department (HCHD) for approval of the modification. Mr. Schwartz said applicant received approval from the HCHD and that information was submitted to the Board on March 21, 2012. Applicant received Unconditional approval from the Hunterdon County Planning Board (HCPB) on January 31, 2012.

Atty. Paparo asked Mr. Schwartz if he felt the additional four feet would improve the function of the drive aisle and address the concerns of customers. Mr. Schwartz said it would give a greater level of comfort to customers. Mr. Schwartz said he had reviewed the March 15, 2012 letter from Planner Carl Hintz and Engineer Clerico. Mr. Paparo said he did not believe there were any open issues. He said Mr. Clerico could address that matter. Mr. Ford asked Mr. Clerico if he had any concerns. Mr. Clerico said that the Flag Pole request should be addressed. Mr. Schwartz said applicant has conferred with Mr. Hintz regarding the proposed installation of a twenty-five-foot flagpole with a solar-powered downward facing light. The proposal complies with the Ordinance. The American Flag would be five by eight feet. The Flag Pole will be located in the southwest corner of the parking area. Mr. Kirkpatrick asked if all signage on the property conformed to the Ordinance. Mr. Schwartz said the signage complies. Mr. Walchuk noted there is a banner in front of the building. Mr. Schwartz said it would be removed.

Mr. Schwartz was asked if construction of the improvements would restrict the use of the drive-thru lights. Mr. Schwartz said one drive-thru lane would be used. Mrs. Dziubek had a question about circulation. Mr. Schwartz said entrances are from Pittstown and Frontage Roads and vehicles exit onto Frontage Road. All vehicles will rotate counterclockwise around the building and can exit without going through the drive-thru. Mr. Ford asked if the driveway from Pittstown Road was only for entrance. Mr. Schwartz said that was correct.

Vehicles entering from Pittstown would proceed in front of the building into the parking area and if the customer wanted to use the drive-thru lanes, they would go through the parking area and make a left into the lane that is proposed to be widened. Mr. Kirkpatrick asked if there was two-way traffic to the rear of the building.

Mr. Schwartz said traffic along the rear of the building, as well as to the southwest is all one-way. Mr. Kirkpatrick asked if the proposed widening was in the back. Mr. Schwartz said that was correct. It would accommodate two lanes of counterclockwise traffic. Mr. Kirkpatrick asked if striping would be necessary. Mr. Schwartz indicated that striping should not be required. Mr. Ford asked if a customer entering by Frontage Road who did not want to use the drive-thru would have to go through those lanes. Mr. Schwartz said they could make a left turn to access the parking area.

Mr. Ford asked Mr. Clerico if conditions in his letter had been satisfied. Mr. Clerico said applicant would be required to post an appropriate Performance Bond and construction inspection fees prior to the start of any site disturbance.

Mr. Ford asked for comments from the Public. There were none.

Mr. Kirkpatrick made a motion to approve the widening of the drive aisle and the addition of the American Flag, with three conditions: That conditions in Mr. Clerico's and Mr. Hintz's letters are adequately addressed, all nonconforming signage to be removed from the property and that a corrected As-Built Plan showing the widened driveway shall be submitted upon completion of the activity. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mrs. Corcoran, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mr. Badenhausen, Mr. Ryland, Mrs. Dziubek, Mr. Ford

Correspondence: None

Comments from the Public/Other Discussion: None

Appointment of Hydrologist: Mr. Ford said it would be in order to carry the matter to the next meeting. Mr. Kirkpatrick made the motion. Mr. Hirt seconded the motion. Mr. Ford said it was so ordered.

Motion to Adjourn. Mrs. Dziubek made the motion. It was seconded by Mr. Walchuk. (7:45 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary