

BOROUGH OF SPOTSWOOD
77 Summerhill Road
Spotswood, New Jersey

Planning Board
September 18, 2018
7:30 PM

The regular meeting of the Planning Board of the Borough of Spotswood was called to order by Charles McCook at the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of this meeting was properly given in the new schedule of meetings of the Spotswood Planning Board on December 20, 2017. The new schedule was transmitted to The Home News Tribune and the East Brunswick Sentinel; it was filed with the Clerk of the Borough of Spotswood and posted in the Spotswood Municipal Building, 77 Summerhill Road, Spotswood, NJ.

The following Planning Board Members and Professionals were present at the meeting:

Mayor Edward Seely, Business Administrator Dawn McDonald, Councilman Curtis Stollen, Charles McCook, Larry Kraemer, Charlie Catania, James Farley, Mark Koppel, Vincent Davis, James Kinneally, Esq., Bruce Koch P.E., P.P.

The following Planning Board Members and Professionals were absent from the meeting:

Andy Mashanski Zoning Officer

Note: There are three alternate positions (#2, #3 & #4) vacant on the Board roster.

Concept for: Employee Parking
ShopRite Supermarkets Inc.
380 Summerhill Road
(Informal Hearing)

An informal application is presented on behalf on Shoprite. Mr. Kinneally explains what an informal hearing means, stating that one does not need to advertise or give notice to this meeting it is basically a dry run where they will bounce of their general ideas and see how the members of the board respond, there is no vote and no one is sworn in for testimony. Mr. Bonner who is representing Shoprite Inc. (Wakefern Industries) on this matter explains that they are seeking guidance for the form of the application that they are presenting. Mr. Bonner introduces Dan Pevararo who represents there engineering firm and Ed Colon who represents their planner (Kevin O’Brien) who appeared with Mr. Bonner back in 2008 for a previous application. Mr. Bonner states that Shoprite has owned the piece of property right by the truck entrance for a number of years and that they are hoping to create an employee parking lot which will not be a general use parking lot but they are hoping it will take some of the flow away from the building depending on

what the board engineer has to say. He also states that trucks will still enter and exit the same way as they have all along and that basically ends his presentation and that he will now let the engineer or the planner discuss the project a little bit further. Mr. Dan Pevararo stands before the board and introduces himself once again and states that the lot size behind Shoprite is approximately 13,000sq ft and the idea is to relocate the parking area on the side of the building which is mostly used by the employees and move it so this idea will open up those parking spaces for customers and make traffic flow a little bit better. The layout is a standard parking lot with 33 stalls with perimeter parking and a row down the middle they have made recommendations to the buffer for the roadway about 15-17ft on the perimeter for the residential where 15 is required they are also planning to L shape the existing sound wall around the lot to replicate existing conditions just further away. They are eliminating the right and left turns that come with the residence since it is the only driveway that is in existence will not be utilized anymore the employees will only be able to make a left out of the parking area where the trucks exit. It will alleviate the flow of traffic since it exits on the street this house fronts on Old Stage Rd. Mr. Farley asks about the hill that is there and Mr. Pevararo states that they have no topography charts yet to review. Mr. Farley bring up the drainage problem in this side area and wants to know do they foresee the same problems in the employee parking area Mr. Pevararo doesn't anticipate drainage issues for this property especially since it is something they can head off with a design. Mr. Koch explains the design for the second inlet that was put in to help eliminate the problem with flooding issues. Mr. McCook asks if there is an aerial picture with the current condition and Mr. Pevararo states unfortunately they don't. Mr. Koppel wants to know if there was any feedback from existing neighbors and Mr. Bonner states that the store representative Wilson was supposed to show up and he did not. Mr. Bonner states that manager and assistant manager have not received any complaints from neighbors about noise. Mr. Farley asks if shrubbery will be put up against the wall and Mr. Pevararo concurs. Wall is 12ft from the property line. Mr. Koch states ordinance states it needs to be a minimum of 15ft and Mr. Bonner states they have 17ft. There was a type-O on the plans about the impervious ratio on the R-10 lot is 60% that is incorrect it is 35% so there is a 1 new bulk variance required. Mr. Koch responds "yes" it is a use variance. Mr. Bonner states the correction has been made. The conversation leads into the approximate number of parking spots and the addition of ADA parking. Talk of the sound report comes into the conversation also the ordinance of idling along with signage for employee parking. Mr. Kraemer states that he has seen trucks blocking that road and that will interfere with the employees leaving and that will cause them to go out illegally. Mr. McCook and Mr. Kraemer again ask about customers parking in the back of the building and how crucial the signage would be. Mr. Koch indicates the need for another sound engineer report because of the generator and the loading dock, trucks and the HVAC units on the roof were a big contributor to the noise. No other questions were before the board and Mr. Bonner wanted to avoid the topic of the sound report but that didn't happen. Mr. Bonner thanks the board for their time.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. McCook						
Mr. Kraemer						
Mayor Seely						
Ms. McDonald						
Mr. Stollen						
Mr. Davis						
Mr. Farley						
Mr. Koppel						
Mr. Williamson						
Mr. Auciello						

MINUTES – A motion to approve the minutes from the September 4, 2018 meeting minutes were moved by Mr. Koppel and seconded by Mr. Kraemer. All present were in favor, and the minutes were approved. Mr. Stollen asks to abstain along with Mr. McCook since they were not present.

PAYMENT OF VOUCHERS

Vouchers were circulated to the Board. Mr. Stollen moved that the vouchers be approved for payment. Mr. Kraemer seconded the motion. All present were in favor, and the vouchers were approved for payment.

MEMORIALIZATION

Scott Psulty
397 Main Street
Block 108, Lot 5

The above resolution was circulated and a motion to approve was made by Mr. Stollen, which was seconded by Mr. Koppel. A roll call vote was taken; all eligible members were in agreement.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. McCook						X
Mr. Kraemer						X
Mayor Seely			X			
Ms. McDonald			X			
Mr. Stollen	X		X			
Mr. Davis						X
Mr. Farley			X			
Mr. Koppel		X	X			
Mr. Catania			X			
Mr. Auciello						X

CORRESPONDENCE

Prior to the meeting, members received copies of correspondence for their review and comment. Correspondence did not need acted on and was for informational purposes only.

BOARD COMMENTS

The Board did not have any other business to discuss.

PUBLIC COMMENT

There were no public comments

ADJOURNMENT

As there was no other business before the Board, Mr. McCook moved that this meeting be adjourned. Mr. Kraemer seconded the motion. All present were in favor, and the meeting was adjourned at 8:12 PM.

NEXT SCHEDULED MEETING

Tuesday, October 16, 2018 at 7:30 P.M.

Location: Court Room, 77 Summerhill Road, Spotswood, NJ

Respectfully submitted,

Joanna Carlson

Joanna Carlson
Board Secretary

Approved at meeting held on:
October 16, 2018