

WEST AMWELL TOWNSHIP PLANNING BOARD AGENDA

June 15, 2021 – 7:00 PM

ZOOM VIRTUAL MEETING: <https://us02web.zoom.us/j/84414941858>

(To Find Your Local Phone Number: <https://us02web.zoom.us/u/kczVRmzPix>)

Call to Order – Flag Salute

Open Public Meetings Statement – Notice of this meeting has been provided to the Hunterdon County Democrat and was posted on the bulletin board at Town Hall according to the regulations of the Open Public Meetings Act. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

General Policy Statement of the Board – The Board's general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chairman may permit a reasonable extension of those times.

Attendance – Roll Call

Approval of Bill List – 6/15/21

Resolutions of Approval

New Business – Other

1. Discussion: Resolution #56-2021 from the Township Committee and Subsequent Authorization by the Planning Board for Planner Slagle to Begin Working on a Master Plan Re-examination Report
2. Capital Review of Proposed Pole Barn at South Hunterdon Regional High School for Storage of Athletic Equipment
3. Public Hearing Continuation from 5/18/21: MM&J Development, LLC – Block 3 Lot 20.60 – Preliminary & Final Major Site Plan for the Construction of a Dollar General Retail Store on the Site: 1481 Route 179

Unfinished Business

Correspondence

Open to the Public – *(Limited to 15 minutes for any items not listed on the agenda)*

Executive Session

Activity Report

Approval of Minutes

Special Meeting: 5/11/21

Regular Meeting: 5/18/21

Adjournment

Bill List
6/15/21

Escrow

Colliers Engineering

- | | |
|--|----------|
| 1. Services to Dollar General – April 2021 | \$980.00 |
| 2. Services to A-Z Venue – Jan. 2020 | \$23.50 |
| 3. Services to A-Z Venue – Dec. 2019 | \$863.50 |

Banisch Associates, Inc.

- | | |
|---|----------|
| 1. Services to Dollar General – Feb./March 2021 | \$621.00 |
|---|----------|

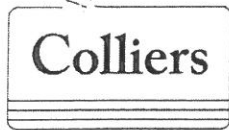
Non-escrow

Banisch Associates, Inc.

- | | |
|--|-----------|
| 1. Services to Farmland Pres. (GIS Mapping) Jan.-July 2020 | \$3666.75 |
| 2. Services to PB (Chapter 109 Ord.) Sept.-Dec. 2020 | \$1363.50 |
| 3. Services to Farmland Pres. (Mapping & Calcs) March 2021 | \$379.50 |

NJ Advance Media

- | | |
|-----------------------------------|---------|
| 1. Special Meeting Notice 5/18/21 | \$47.63 |
|-----------------------------------|---------|



Engineering
& Design

APR 26 2021

331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
732 383 1950

formerly known as Maser Consulting

PCBD

West Amwell Township Planning Board
Attn: Maria Andrews
150 Rocktown-Lambertville Road
Lambertville, NJ 08530

Invoice : 0000653770
Invoice Date : 4/22/2021

Project : WMP033
Project Manager: Burr, William
Project Name : MM&J Development - Dollar Tree
General Site Plan

For Professional Services Rendered Through 4/11/2021

Project: WMP033 - MM&J Development - Dollar Tree General Site Plan

Invoice: 0000653770

M999 - Engineer: Review

Labor

Rate Labor

Class / Employee

Project Specialist

Burr, William

Date

Hours

Rate

Amount

3/15/2021

0.50

150.00

75.00

Review Site Plan, completeness

3/25/2021

1.00

150.00

150.00

Review Site Plan, completeness - start technical

3/29/2021

1.00

150.00

150.00

Disc. w/Applicant's Professionals, completeness, hearing date, etc.

3/30/2021

0.50

150.00

75.00

Disc. w/Applicant's Professionals

4/1/2021

0.50

150.00

75.00

Review Site Plan

4/2/2021

1.00

150.00

150.00

Review Site Plan

4/5/2021

1.00

150.00

150.00

Review Site Plan

5.50

825.00

825.00

Total Burr, William

Total Project Specialist

Senior Project Specialist

Valenzuela, Nevien

4/5/2021

1.00

155.00

155.00

Review Docs

Total Rate Labor

980.00

Total Labor

980.00

Total Bill Task: M999 - Engineer Review

980.00

Total Project: WMP033 - MM&J Development - Dollar Tree General Site Plan

980.00



331 Newman Springs Road | Suite 203 | Red Bank | NJ 07701
Tel: 877.627.3772 | Fax: 732.383.1984
www.maserconsulting.com

West Amwell Township
Attn: Maria Andrews
150 Rocktown-Lambertville Rd
Lambertville, NJ 08530

Invoice: 0000558728
Invoice Date: 1/10/2020

Project: WMP031
Project Manager: Burr, William
Project Name: A-Z Management Site Plan

For Professional Services Rendered Through 12/31/2019

A-Z Venue Management

Engineering

Current
Billings
1,287.00

Current Billings 1,287.00
Amount Due This Bill 1,287.00 *

\$400.00

* PARTIAL PMNT MADE 10/21/20
AS FULL FUNDS NOT AVAILABLE IN ESCROW

** BALANCE DUE \$887.00

use up escrow

5.19.21 / \$23.50 + pay balance
from Pl. Bd. prior year funds
(maria).

A-Z Venue Management, LLC
16 Mill Road
West Amwell, NJ 08530

16 Mill Road

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Maser Consulting P.A. is notified by 14 days from the date of this invoice. If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@maserconsulting.com and we will reply as soon as possible. Payments are required in 30 days.



331 Newman Springs Road | Suite 203 | Red Bank | NJ 07701
Tel: 877.627.3772 | Fax: 732.383.1984
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West Amwell Township
Attn: Maria Andrews
150 Rocktown-Lambertville Rd
Lambertville, NJ 08530

Invoice: 0000558728
Invoice Date: 1/10/2020

Project: WMP031
Project Manager: Burr, William
Project Name: A-Z Management Site Plan

155
7011A
2-10

For Professional Services Rendered Through 12/31/2019

A-Z Venue Management

Engineering

Current
Billings
1,287.00

Current Billings 1,287.00
Amount Due This Bill 1,287.00 *

\$400.00

* PARTIAL PMNT MADE 10/21/20
AS FULL FUNDS NOT AVAILABLE IN ESCROW.

** BALANCE OWED \$887.00

A-Z Venue Management, LLC
16 Mill Road
West Amwell, NJ 08530

16 Mill Road

Using up remainder of escrow -
\$23.50. Balance to be paid
from prior year Planning Bd funds.
\$863.50 (maria)

*

5.19.21 Bill
list

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Maser Consulting P.A. is notified by 14 days from the date of this invoice. If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@maserconsulting.com and we will reply as soon as possible. Payments are required in 30 days.

BILL TO:

Township of West Amwell

150 Rocktown-Lambertville Road
Lambertville, NJ 08530

For professional planning services rendered to the Planning Board in the matter of MM&J Development, Block 3, Lot 20.60, as follows:

Planning Services

			<u>Hrs/Rate</u>	<u>Amount</u>
2/22/2021	JS	Review completeness letters and correspondence	0.50 138.00/hr	69.00
3/30/2021	JS	Review application and plans; prepare site plan review memorandum	2.50 138.00/hr	345.00
3/31/2021	JS	Prepare site plan review memorandum	1.50 138.00/hr	207.00
Total			4.50	\$621.00

April 08, 2021

BANISCH ASSOCIATES, INC.

Invoice # P2031207

111 Main Street
Flemington, NJ 08822
908-782-0835

BILL TO:

Township of West Amwell
150 Rocktown-Lambertville Road
Lambertville, NJ 08530

For professional planning services rendered in the matter of Farmland Preservation planning, as follows:

Planning Services

	<u>Hrs/Rate</u>	<u>Amount</u>
1/3/2020 Review previous Farmland Preservation Plan; convert previous files to Word; review mapping	1.50 135.00/hr	202.50
2/6/2020 Prepare for and attend meeting with Cathy Urbanski re: Farmland Preservation Plan	1.10 135.00/hr	148.50
4/6/2020 Prepare information for Farmland Preservation Plan	1.00 135.00/hr	135.00
4/7/2020 Prepare GIS data, analysis and mapping for Farmland Preservation Plan	5.00 135.00/hr	675.00
4/8/2020 Prepare GIS data, analysis and mapping for Farmland Preservation Plan	2.75 135.00/hr	371.25
4/9/2020 Prepare GIS data, analysis and mapping for Farmland Preservation Plan	2.75 135.00/hr	371.25
4/10/2020 Prepare GIS data, analysis and mapping for Farmland Preservation Plan	6.25 135.00/hr	843.75
4/23/2020 Review and respond to grant agreement email with SADC; email AG to set up meetings	0.50 135.00/hr	67.50
6/3/2020 Correspondence and information for Farmland Preservation Plan meeting and data	0.50 135.00/hr	67.50
6/22/2020 Correspondence and information for Farmland Preservation Plan meeting and data	1.00 135.00/hr	135.00
	<u>Hrs/Rate</u>	<u>Amount</u>
6/25/2020 Review documents and agricultural information from SADC for Farmland Preservation Plan	1.00 135.00/hr	135.00
7/2/2020 Preparation and attendance at kick-off telephone call with SADC	1.00 135.00/hr	135.00

\$3666.75

BANISCH ASSOCIATES, INC.

111 Main Street
 Flemington, NJ 08822
 908-782-0835

BILL TO:

**Township of West Amwell
 150 Rocktown-Lambertville Road
 Lambertville, NJ 08530**

For professional planning services rendered to the Planning Board, as follows:

Planning Services

	<u>Hrs/Rate</u>	<u>Amount</u>
9/14/2020 Review Chapter 109 for possible amendments for structures and assembly uses; prepare memorandum re: Chapter 109 amendments	4.50 135.00/hr	607.50
9/15/2020 Attend Planning Board meeting re: general business; discussion with Board after meeting re: Chapter 109 updates	0.30 135.00/hr	40.50
10/20/2020 Attend Planning Board meeting - general business	0.80 135.00/hr	108.00
Prepare for Planning Board meeting - Chapter 109 ordinance amendments	0.75 135.00/hr	101.25
12/7/2020 Prepare Chapter 109 ordinance amendments re: accessory structures and assembly uses	1.75 135.00/hr	236.25
12/15/2020 Prepare for Planning Board meeting	0.75 135.00/hr	101.25
Attend Planning Board meeting - general business	0.50 135.00/hr	67.50
12/16/2020 Prepare revisions to Chapter 109 ordinance amendments and resolution; distribute	0.75 135.00/hr	101.25
Total	10.10	\$1,363.50

April 09, 2021

Invoice # P2131237

BILL TO:

**Township of West Amwell
150 Rocktown-Lambertville Road
Lambertville, NJ 08530**

BANISCH ASSOCIATES, INC.

111 Main Street
Flemington, NJ 08822
908-782-0835

For professional planning services rendered in the matter of Farmland Preservation planning, as follows:

Planning Services

	<u>Hrs/Rate</u>	<u>Amount</u>
3/31/2021 Prepare Farmland Preservation Plan mapping and calculations	2.75 138.00/hr	379.50
Total	<u>2.75</u>	<u>\$379.50</u>

**WEST AMWELL TOWNSHIP PLANNING BOARD
SPECIAL MEETING NOTICE**

PLEASE BE ADVISED that the West Amwell Township Planning Board (the "Board") will conduct a special public hearing on May 11, 2021 to determine whether or not the following properties located in the Township identified in this notice may be designated as an area in need of redevelopment pursuant to the criteria set forth in Sections 5 and 6 of the Local Redevelopment and Housing Law ("LRHL") (N.J.S.A. 40A:12A-1 et. seq.):
Block 21, Lots 12, 12.01, 13, 14, 14.01, 15, 16, 17, 18 and 19
Block 23, Lots 1, 3, 4, 4.01, 5, 6, 9, 10, 10.01, 11, 12, 13, 28 and 32

This hearing will take place on May 11, 2021 at 7:00 p.m., in the West Amwell Township Municipal Building, 150 Rocktown Lambertville Road, Lambertville, New Jersey 08530. The Study Area is identified on the Township's Tax Assessor's Records as follows: Block 21, Lots 12, 12.01, 13, 14, 14.01, 15, 16, 17, 18 and 19 AND Block 23, Lots 1, 3, 4, 4.01, 5, 6, 9, 10, 10.01, 11, 12, 13, 28 and 32 (the "Study Area"). A map showing the boundaries of the Study Area and the location of the parcels included in the Study Area, as well as the Redevelopment Study & Preliminary Investigation Report prepared by Charles Latini, PP/AICP titled, "Redevelopment Area Determination Report, Non-Condensation Study Area Route 31 & 579", which Report may be updated, revised, and/or supplemented prior to the public hearing, all of which will be considered by the Board at its May 11, 2021 hearing, are on file at the office of the Planning Board Secretary, West Amwell Township Municipal Building, 150 Rocktown Lambertville Road, Lambertville, NJ 08530. The map, the Report, and any supplemental reports that may be generated may be viewed during regular business hours, Monday through Friday, between 8:30 am to 3:30 pm.

Based on the testimony presented at this hearing, the Board may take action and recommend to the Township Committee that the Study Area be designated an area in need of redevelopment. This recommendation will be sent to the Township Committee of the Township of West Amwell for further action as per the requirements of the Local Redevelopment and Housing Law. The Township Committee can approve, reject, or amend the Planning Board's recommendation and may adopt a resolution determining that the Study Area, or any part thereof, is an area in need of redevelopment. If the Township Committee adopts a resolution that the Study Area is in need of redevelopment, this designation will include the properties in the Study Area unless the Township Committee alters or revises the Study Area.

If the Township Committee adopts a resolution designating the Study Area as being an area in need of redevelopment, any property owner wishing to challenge the designation must file a complaint in the Superior Court within 45 days of the adoption of that resolution. Failure to file any such challenge to the designation of the Study Area as an area in need of redevelopment within the 45-day period shall prevent any challenge to the designation. Any interested party may appear at the Special Meeting of the Planning Board on May 11, 2021 and participate in the public hearing. All evidence provided at the hearing, given orally or in writing, shall be received and considered and made a part of the public record.

Maria Andrews
Planning Board Secretary, West Amwell Township
150 Rocktown Lambertville Road
Lambertville, New Jersey 08530
(609) 397-2054
Dated: April 27, 2021
Published: 4/29/21
(Prs fee \$47.63)

04/29/21

\$47.63

Resolution # #56-2021

**TOWNSHIP OF WEST AMWELL
HUNTERDON COUNTY**

A RESOLUTION DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 21, LOTS 13, 14, 14.01, 15, 16, 17, 18 AND 19 AND BLOCK 23, LOTS 1, 3, 4, 5, 6, 9, 10, 10.01, 10.02, 11, 12 AND 13 BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 97- 2020 adopted on December 2, 2020 (as amended by Resolution No. 39-2021 adopted on April 7, 2021), the Township Committee ("Committee") of the Township of West Amwell (the "Township") authorized and directed the Planning Board of the Township of West Amwell (the "Board") to conduct an investigation to determine whether certain properties, identified as Block 21, Lots 12, 12.02, 13, 14, 14.01, 15, 16, 17, 18 and 19 and Block 23, Lots 1, 3, 4, 4.01, 5, 6, 9, 10, 10.01, 10.02, 11, 12, 13, 28 and 32, or any portions thereof (the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Board conducted an investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its investigation, the Board directed Charles Latini, P.P., AICP, to prepare an Area In Need of Redevelopment Investigation Study ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area entitled "REDEVELOPMENT AREA DETERMINATION REPORT – Route 31 and 579 Redevelopment Area;" and

WHEREAS, Mr. Latini recommended that Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18 and 19 and Block 23, Lot 1, 3, 4, 5, 6 and 9 be included in the Redevelopment Map area included in the Redevelopment Plan and that Block 23, Lots 10, 10.01, 10.02, 11, 12 and 13 be included in the Rehabilitation Map area included in the Redevelopment Plan; and

WHEREAS, the Area in Need Study included a map prepared by Mr. Latini showing the boundaries of the proposed redevelopment area and locations of the parcels included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, the Board conducted a public hearing on May 11, 2021, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Board reviewed the Area in Need Study and heard testimony from Mr. Latini and others; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board and Mr. Latini concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, the Board further concluded that there was sufficient credible evidence to support findings that any designation of the Study Area as a Non-Condensation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as approved by Motion, dated May 11, 2021, the Board recommended to the Township Committee that Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18 and 19 and Block 23, Lot 1, 3, 4, 5, 6, 9, 10, 10.01, 10.02, 11, 12 and 13 be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, the Board recommended that Block 21, Lots 12 and 12.01 and Block 23, Lots 28 and 32 be excluded from such designation as they did not meet the requirements of the Redevelopment Law; and

WHEREAS, the Township Committee considered the Board's recommendation at its regularly scheduled public meeting on May 19, 2021; and

WHEREAS, at the Township Committee's public meeting, members of the general public were given an opportunity to be heard and to address questions concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, Township Committee accepted the recommendation of the Board to declare a portion of the Study Area (Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18 and 19 and Block 23, Lot 1, 3, 4, 5, 6, 9, 10, 10.01, 10.02, 11, 12 and 13) as a Non-Condensation Redevelopment Area; and

WHEREAS, in order to effectuate the Township Committee's designation of the Study Area as an Area in Need of Redevelopment, the preparation of a Redevelopment Plan and presentation to the Planning Board and Township Committee is required; and

WHEREAS, the Township Committee desires to authorize Mr. Latini to draft a Redevelopment Plan in consultation with the Board and to authorize the Board to review the Redevelopment Plan and transmit the proposed Plan to the Township Committee for its consideration upon completion of the Planning Board's review.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of West Amwell, County of Hunterdon, State of New Jersey as follows:

1. That the Township Committee accepts the recommendation from the Planning Board of the Township of West Amwell and finds that Block 21, Lots 13, 14, 14.01, 15, 16, 17,

18 and 19 and Block 23, Lot 1, 3, 4, 5, 6, 9, 10, 10.01, 10.02, 11, 12, 13 as shown on the official tax map of the Township of West Amwell be and are hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

2. That the designation of Block 21, Lots 12 and 12.01 and Block 23, Lots 28 and 32 as a Non-Condensation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area; and
3. That the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and
4. That the Clerk of the Township of West Amwell shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and
5. That within ten (10) days of the Township Committee's adoption of the within Resolution, the Clerk of the Township of West Amwell shall serve notice of the Township Committee's determination and the within Resolution upon all record owners of property within the Non-Condensation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs; and
6. That Charles Latini, P.P., A.I.C.P., having been previously retained by the Township, is authorized and directed to prepare a Redevelopment Plan for Block 21, Lots 13, 14, 14.01, 15, 16, 17, 18 and 19 and Block 23, Lot 1, 3, 4, 5, 6, 9, 10, 10.01, 10.02, 11, 12, 13, including an outline for the planning, development and redevelopment of the Study Area pursuant to N.J.S.A. 40A:12A-7 and present same to the Planning Board and Township Committee at the hourly rate stated in his proposal; and
7. That the Planning Board shall transmit a report containing its recommendation concerning the Redevelopment Plan to the Township Committee. The Planning Board's report shall include an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Planning Board deems appropriate; and
8. That this Resolution shall take effect immediately.

I hereby certify the foregoing to be a true copy of a Resolution approved by the West Amwell Township Committee at their regular meeting on May 19, 2021.


Maria Andrews, Township Clerk, RMC

MARIA ANDREWS

6/15/21 Agenda
Capital Review

From: Pete Campisano <Pcampisano@usaarchitects.com>
Sent: Monday, May 17, 2021 2:32 PM
To: MARIA ANDREWS
Cc: CONSTRUCTION OFFICE; Anthony Suozzo; 'William Reimer'; Carrie Zegarski
Subject: PROPOSED UNOCCUPIED POLE BARN ON THE SHRHS CAMPUS FOR SHRSD
Attachments: A-101.pdf

Hello Maria,

Attached please find our concept plan for review and comment.

The school district desires to place a new pole barn, (unoccupied) to be used for athletic and related school storage adjacent to their existing obstacle course.

The size of the proposed building is 2,100 sq.ft.; 30' x 70'. Single story, metal, prefabricated building. No plumbing, HVAC or electric. Upon the Town's review and comments, we will file with Gail for construction permits. We also plan to bid the project so the contractor will submit on behalf of the board.

If requested I can also submit paper copies and have them signed and sealed.

Please feel free to email any comments or concerns and when we can proceed to the next step which will be bidding the project in order to secure permits from a contractor and pole barn manufacturer.

I look forward to hearing from you.

Thank you,
Pete



Peter C. Campisano, AIA, CID
Partner
t 908.722.2300 d 908.393.0606
pcampisano@usaarchitects.com

USA Architects Planners + Interior Designers
usaarchitects.com

EXTERNAL:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



1. LESS THAN 1/4 ACRE DISTURBANCE.
2. 30' 7" x 15' BUILDING ON CONCRETE SLAB.
3. BUILDING TO BE USED FOR SCHOOL STORAGE. GENERAL SUPPLIES (NO OCCUPANCY).
4. STRUCTURAL POLES IN PERMANENT FOUNDATION.
5. 28 GAUGE PANEL WALLS - 50 YEAR WARRANTY OR APPROVED EQUAL.
6. 27 GAUGE ROOF PANELS - 50 YEAR WARRANTY OR APPROVED EQUAL.
7. 30' WIDE STANDARD TRUSSES (4" ON CENTER, 4/12 PITCH) OR APPROVED EQUAL.
8. 5" CONCRETE SLAB WITH 6" STONE BASE.
9. 10' x 8' RESIDENTIAL GARAGE DOORS.
10. GUTTERS, DOWNSPOUTS ON GRADE.



ATION



ATION



1 SITE PLAN
SCALE: 1" = 100'-0"

Memorandum

To: West Amwell Planning Board
From: Joanna Slagle, PP/AICP
Date: May 6, 2021; ***Revised June 10, 2021***
Re: MM&J Development, LLC – Block 3, Lot 20.60
1481 Route 179
Highway Commercial (HC) District
Preliminary and Final Major Site Plan

The following memo has been revised to reflect additional information and site plan changes provided by the applicant in response to the comments and suggestions from the Planning Board and public during the May 18 public hearing. Supplemental text is identified by underline.

1. MATERIALS REVIEWED

- a. Application for Development dated December 23, 2020.
- b. Development Application Checklist for Preliminary and Final Major Site Plans
- c. *Preliminary and Final Site Plan for MM&J Development, LLC*, prepared by Eric B. Rupnarian, P.E., dated 12/17/2020, revised through 2/23/2021, consisting of 15 sheets. Sheets 2, 3, and 4 revised through June 8, 2021.
- d. *Dollar General*, floor plan and elevations, consisting of 1 sheet, prepared by Ralph Finelli, AIA, dated 2/15/2021.
- e. *Color Rendering of front façade*, undated and unsigned, consisting of 1 sheet.
- f. Video representation of Dollar General elevations
- g. Hydrology Report prepared for MM&J Development, LLC, prepared by Eric Rupnarian, P.E. dated December 17, 2020.
- h. Environmental Impact Statement prepare for MM&J Development, LLC, prepared by Eric Rupnarian, P.E.

2. NATURE OF APPLICATION

- a. The property is located at 1481 Route 179 in the HC Zone. The property is a corner lot consisting of 5.40 acres and is currently undeveloped. The central and eastern portions of the site contain wooded wetland areas. The applicant is seeking preliminary and final site plan approval for the construction of a one-story retail space totaling 9,005 square feet to be located on the westerly portion of the lot. Additional improvements include driveway ingress and egress from Route 179 and Music Mountain Boulevard, a parking area providing 45 spaces including 2 handicap spaces, loading zone located on the

northwesterly side of the building with attached dumpster enclosure, two gravel wetland BMP areas located along the frontage with Music Mountain Boulevard, and lighting and landscape features.

The applicant has prepared a revised site plan which has removed access to Music Mountain Boulevard resulting in a single access from Route 179. The removal of the Music Mountain access results in a reconfiguration of the site which includes moving the building closer to Music Mountain. The parking area is now located along the Route 179 frontage and along the east, interior, side of the building. The loading zone is located adjacent to the east side of the building and the dumpster pad is still located to the northeast corner of the building next to the loading zone. The amended plan has also reduced the number of parking spaces from 45 to 42. Finally, the stormwater detention basin is located along the Music Mountain frontage of the proposed building.

3. ZONING REQUIREMENTS

- a. The site is located in the HC district and subject to the requirements below. ~~The applicant is not seeking any bulk variances as part of the site plan.~~

HC District	Required	Existing	Proposed
Minimum Lot Size	2 acres	5.40 acres	No Change
Minimum Lot Frontage (ft)	250'	399.79'	No Change
Minimum Buildable Area (acres)	1 acre	2.07 acres	No Change
Minimum Front Yard (ft)	100'	--	103.4' 59.0*
Minimum Rear Yard (ft)	100'	--	N/A Corner Lot
Minimum Side Yard (ft)	30'	--	112.0'
Maximum Building height	2.5 stories/35'	--	1 story/18'
Maximum FAR	15%	--	4%
Maximum Lot Coverage	50%	--	18.3% 17.4%

***Variance Required**

- b. The site plan indicates that a variance for signage is required. Permitted sign area for the zone allows for a 50 square foot free-standing sign and a 97.5 square foot building mounted sign. The applicant has subsequently communicated that they no longer seek a sign variance and will comply with the Township's ordinance. The applicant shall supply testimony and revised signage plan to show conformance with the ordinance. This should include details such as size, colors, lighting, and material.
- c. The amended site plan has reduced the number of parking spaces from the required 45 spaces to 42 spaces resulting in a need for variance relief.
- d. The applicant previously demonstrated that the proposed development could conform to the zone requirements. However, in consideration of public and Board comments during the May public hearing, the applicant has provided an amended plan which removes access to Music Mountain Boulevard and provides for full on-site truck turn-around capabilities. The amended plan requires variance relief for front yard setback and the number of parking spaces. This is often classified as a c(2) or "flexible C" variance.

A c(2) variance is different than a c(1) variance in that the granting of the variance is not dependent on the proof of a hardship, or physical attributes of the property, but rather focuses on whether there is a public benefit derived from the requested deviation. In other words, does the deviation result in a better design for the area than a plan that follows the strict compliance of the zone standards. The applicant must still provide testimony regarding the positive and negative criteria and demonstrate:

- The application related to a specific piece of property.
- The purposes of the MLUL are advanced by the deviation from the strict application of the zoning requirements.
- The variance can be granted without substantial detriment to the public good.
- The benefits of the deviation would substantially outweigh any detriment.
- The variance will not substantially impair the intent and purpose of the zone plan and the zoning ordinance.

Board consideration of a c(2) should include if the specific improvements on the lot will allow for a better overall design and be more reflective of the surrounding character.

4. SITE PLAN COMMENTS

- a. The applicant has provided a landscape plan which includes a variety of deciduous and evergreen trees. The street frontages, for both Route 179 and Music Mountain Boulevard, consists of Sugar Maples, Scarlet Oak, and Norway Spruce. The same varieties are located within the parking lot area. The Music Mountain Boulevard entrance includes an additional grouping of Norway Spruce, Scarlet Oak, and Cardinal Tea Crab. Along the proposed loading zone is a group of five Norway Spruce. The undeveloped portion of the site will retain the existing vegetation.
- b. The applicant should provide testimony regarding the overall site landscaping and if the proposed planting will adequately screen the use from adjoining residential properties, in particular, from Lot 20.58 to the north. This should include screening for both leaf on and leaf off periods. Additional evergreen trees may ensure screening from any negative impacts along the northeast corner of the proposed building. Extending the line of Norway Spruce past the dumpster enclosure may soften the edge and provide additional leaf-off screening.

In response to items a and b above, the applicant has not provided a revised landscape plan based on the amended site plan. The applicant should provide testimony regarding changes in the landscaping based on the new design and how the landscaping will screen any negative impacts to adjoining residential uses.

- c. The applicant should provide testimony regarding the proposed lighting. This should include parking lot and building fixtures. All lighting should be downward shielded and meet the Township's lighting ordinance.

- d. As noted previously, the applicant should provide testimony regarding the proposed free standing and wall signs. This should include lighting, materials and size. Signs shall meet the Township's ordinance located at section 109-124.
- e. The site plan indicates an ingress and egress located along Route 179 and on Music Mountain Boulevard. The applicant should provide testimony regarding on-site traffic circulation and any issues with stacking or sight triangles along either driveway entrance. I defer to the Township engineer regarding traffic impacts; however, the applicant should provide testimony outlining the anticipated traffic demand and any impacts it may have on Route 179 and the residential development to the rear of the site.

The revised site plan removes the Music Mountain access. The applicant should provide testimony regarding the amended plan and how this will address the negative impacts of truck and customer traffic patterns for the residential neighborhood.

- f. The proposed loading zone and dumpster enclosure are located to the northern side of the building. The applicant should provide detailed information regarding the number and times of deliveries to the site and the anticipated type of truck or van used for deliveries. The applicant should identify if the existing vegetation will adequately mitigate any negative impacts to residential uses.

The loading zone is now located along the interior, east side of the building. The applicant should provide testimony on the amended plan and how truck circulation will be accommodated on the site. I defer to the Township engineer on matters of circulation, however, as noted above, the applicant should provide testimony regarding proposed landscaping.

Cc: Maria Andrews, Secretary
Tara St. Angelo, Esq.
William Burr, P.E.
Eric Rupnarian, P.E.
MM&J Development, LLC, applicant

**WEST AMWELL TOWNSHIP
PLANNING BOARD SPECIAL MEETING
May 11, 2021 Minutes – 7:00 PM**

DRAFT

The West Amwell Township Planning Board meeting was called to order at 7:00 PM by Chairman Tomenchok followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Tomenchok: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was noticed as a special meeting transmitted to the Hunterdon County Democrat and the Times of Trenton on May 6, 2021. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

The following general policy statement of the Planning Board was read into the record by Chairman Tomenchok: The Board's general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chairman may permit a reasonable extension of those time limits.

Attendance – Roll Call

Present: Jim Cally
John Dale
Nella Hamtil
John Haug
Carl Ippolito
Christopher Morgan
Joe Petrucci
Rob Tomenchok
Bob Birmingham – Alt. #1
Attorney Daniel Makoski – *(Filling in for Regular Board Attorney Tara St. Angelo)*
Special Planner Charles Latini – *(Via zoom)*
Tristan Harrison – Assistant to Special Planner Latini *(via zoom)*

Excused: Bob Balaam
John Flemming – Alt. #2

Chairman Tomenchok noted that Special Planner Latini and his Assistant were participating via zoom due to a schedule conflict as well as a self-quarantine requirement regarding possible exposure to COVID.

New Business – Other

Public Hearing: Route 31 and 579 Redevelopment Area Determination Report

Mr. Harrison gave an overview of the Redevelopment Area Determination Report. He noted it is a non-condemnation study with the purpose of the report to determine whether portions of West Amwell Township qualify as an “area in need of redevelopment” and/or “area in need of rehabilitation” as defined in the Local Redevelopment and Housing Law (LRHL).

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The study area was noted as consisting of the following Block and Lots:

Block 21 Lot 12:	438 Route 31 N	31.38 acres
Block 21 Lot 21.01:	434 Route 31 N	4.54 acres
Block 21 Lot 13:	424 Route 31 N	7.49 acres
Block 21 Lot 14	420 Route 31 N	3.04 acres
Block 21 Lot 14.01	422 Route 31 N	3.77 acres
Block 21 Lot 15	418-418A Route 31 N	1.34 acres
Block 21 Lot 16	416 Route 31 N	1.24 acres
Block 21 Lot 17	1769 Linvale-Harbourton Rd.	0.88 acres
Block 21 Lot 18	1767 Linvale-Harbourton Rd.	2.00 acres
Block 21 Lot 19	1765 Linvale-Harbourton Rd.	1.00 acre
Block 23 Lot 1	410 Route 31 N	3.89 acres
Block 23 Lot 3	406 Route 31 N	2.34 acres
Block 23 Lot 4	404 Route 31 N	3.23 acres
Block 23 Lot 4.01	1748 Linvale-Harbourton Rd.	3.45 acres
Block 23 Lot 5	394 Route 31 N	28.33 acres
Block 23 Lot 6	400 Route 31 N	6.00 acres
Block 23 Lot 9	388 Route 31 N	7.00 acres
Block 23 Lot 10	384 Route 31 N	7.23 acres
Block 23 Lot 10.01	380 Route 31 N	5.60 acres
Block 23 Lot 11	376 Route 31 N	12.60 acres
Block 23 Lot 12	374 Route 31 N	0.15 acres
Block 23 Lot 13	370 Route 31 N	24.20 acres
Block 23 Lot 28	1750 Linvale-Harbourton Rd.	2.70 acres
Block 23 Lot 32	1760 Linvale-Harbourton Rd.	2.25 acres

Mr. Harrison gave an overview of each parcel and noted which were recommended for redevelopment vs. rehabilitation. Planner Latini clarified that the report is a non-condemnation study area/plan.

Chairman Tomenchok opened the floor to public comment on the redevelopment report.

Mark Hubert of 1769 Linvale-Harbourton Road spoke up and questioned why single family homes, that appear to be in good condition, are listed in the study. He remarked they don't seem to meet the criteria.

Planner Latini noted he refrains from including single family homes in the plan and quickly ran through the criteria for determining an area in need of redevelopment, highlighting the following details:

- a. The buildings are substandard, unsafe or dilapidated
- b. The discontinuance of use has led to disrepair
- c. The land is owned by the Municipality, County or Housing Authority
- d. Areas with buildings lack ventilation, light or have an obsolete layout
- e. There is a growing or total lack of proper utilization of the area
- f. The area contains at least 5 contiguous acres where structures have been destroyed
- g. There is a designated enterprise zone
- h. The designation of the delineated area is consistent with smart growth planning principles

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Jane Collins of 422 Route 31 North spoke up and commented that she believes taxes are going up on the backs of people who work very hard noting her farm stand has been on Route 31 forever. She said the report doesn't seem accurate and that the letter she received about the redevelopment study was very upsetting.

Chairman Tomenchok explained the intention of the study is to shift the tax burden from residents to long term viable businesses. He also commented that just because a property is in the report doesn't mean the owner is obligated to do anything at all. He noted redevelopment just provided the owner with more options and may even make the property more valuable.

Mike Gural of 1748 Linvale-Harbourton Road asked if a rehabilitation designation is made based on the age of a home.

Planner Latini explained a portion of the rehabilitation determination is made based on the age of the house and commented that it could be an incentive for such things as a 5 year tax abatement if the owner wished to renovate/improve the structure.

Mr. Gural also asked for clarification on how something is determined to be underutilized, specifically referring to the Pine Creek mini golf property. Mr. Harrison explained that case law has defined underutilization as a ratio of tax value vs. improvements made.

It was noted that this property shows \$1.2 million in improvements according to the township tax records. Planner Latini clarified that it may not be underutilized but may meet other criteria for being determined an area in need of redevelopment.

There was also a question raised about the permitted uses shown on the permitted use chart for the Limited Highway zone. Planner Latini noted he would review the chart and stated the study can be amended if it is inaccurate.

Mr. Gural asked if a developer had reached out to the township, triggering the redevelopment study. Chairman Tomenchok responded that the Planning Board has been looking at ways to make keep properties viable since 2012.

There was some discussion on whether or not a traffic study was done on the Route 31 corridor. Planner Latini indicated a traffic study will be incorporated into the plan so the impacts can be addressed and he noted that he is currently just reviewing the corridor for ratable opportunities.

Mr. Gural asked whether or not a study was done to determine how residents will benefit from a \$100,000 ratable and stated he wants the Township to consider more than just ratables. Chairman Tomenchok explained there is a Finance Committee who works closely with the CFO to review all of this including state aid and potential development within the community.

Mr. Cally commented that the study was done to benefit the taxpayers as a whole and noted it allows property owners to have options, ultimately making their land more valuable.

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Jane Collins asked how much the study cost the taxpayers. Secretary Andrews noted no bills have been received yet. Planner Latini clarified that the whole study and plan will likely be about \$15,000.00.

Jerry Siliverdis of 400 Route 31 North asked when the report was done because he believed it included inaccurate descriptions of his family's Amwell Diner property. He asked who determined their septic system was failing. Mr. Harrison clarified he took photos from the street and google maps in December 2020. Planner Latini stated he believed there was correspondence in the Township files regarding the septic but clarified that if the report is inaccurate he will correct it.

Dave Bond of 420 Route 31 North asked if the property owners were notified before the pictures were taken. Planner Latini clarified that aerial photos and street views were taken, noting no one trespassed on any property.

Mark Hubert asked about the affordable housing aspect of the plan. Chairman Tomenchok clarified affordable housing is part of a different redevelopment plan and noted no one in the Township is happy with the State's mandate to provide for affordable housing and remarked that plan was only done to satisfy the legal requirements imposed on West Amwell.

Jerry Siliverdis asked if any of the board members supported condemnation. It was noted for the record that all of the board members said, "No."

Seeing no other member of the public wish to speak, a motion was made by Chris Morgan and seconded by Nella Hamtil to close to the public. The motion was unanimously approved by voice vote.

A motion by John Haug, seconded by Nella Hamtil to accept the Redevelopment Area Determination Report for Route 31 and 579 and recommend that it be sent to the Township Committee for their review and approval was unanimously approved by roll call vote.

Open to the Public

Chairman Tomenchok opened the floor to public comment for any other items anyone wished to address. It was noted for the record that there were no members of the public who wished to speak. A motion by John Dale, seconded by Bob Birmingham to close the floor to public comment was unanimously approved by voice vote.

Adjournment

A motion by Bob Birmingham, seconded by Nella Hamtil to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 8:42 PM.

Maria Andrews, Planning Board Secretary

Note: These minutes have not been formally approved and are subject to change at the Board's 6/15/21 meeting.

DRAFT

**WEST AMWELL TOWNSHIP
PLANNING BOARD MEETING
May 18, 2021 Minutes – 7:00 PM
ZOOM VIRTUAL MEETING: <https://us02web.zoom.us/j/84414941858>**

The West Amwell Township Planning Board meeting was called to order at 7:00 PM by Chairman Tomenchok followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Tomenchok: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was noticed as a change in meeting location transmitted to the Hunterdon County Democrat and the Times of Trenton on May 13, 2021. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

The following general policy statement of the Planning Board was read into the record by Chairman Tomenchok: The Board's general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chairman may permit a reasonable extension of those time limits.

Attendance – Roll Call

Present: Bob Balaam
Jim Cally
John Dale
Carl Ippolito
Christopher Morgan
Joe Petrucci
Rob Tomenchok
Bob Birmingham – Alt. #1
John Flemming – Alt. #2
Attorney Tara St. Angelo
Engineer Bill Burr
Planner Joanna Slagle

Excused: Nella Hamtil
John Haug

Approval of Bill List – 5/18/21

A motion John Dale, seconded by Bob Balaam to approve the vouchers for payment as listed on the 5/18/21 bill list was unanimously approved by roll call vote.

Resolutions of Approval

It was noted for the record that there were no resolutions listed on the agenda for approval.

New Business – Other

Public Hearing: MM&J Development, LLC – Block 3 Lot 20.60 – Preliminary & Final Major Site Plan for the Construction of a Dollar General Retail Store on the Site: 1481 Route 179

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Board Attorney St. Angelo noted for the record that the public notice was provided in accordance with the Municipal Land Use Law (MLUL) requirements and stated the Board had jurisdiction to proceed with the application.

Engineer Burr referred to his completeness review memo dated 5/11/21 noting the requested waivers from checklist items 11, 17C, 27 and 37. He commented that #37 was not unreasonable but suggested the Board make a determination on the other 3 requested waivers.

A motion was made by Chris Morgan and seconded by Bob Balaam finding the application to be complete with the requested waivers but noting if additional information is required over the course of the testimony regarding streets/cross sections, proposed utilities or soil removal regulations the applicant will provide the details. The motion was unanimously approved by voice vote.

Present for the public hearing was the applicant's Attorney Stephen Gruenberg, Dollar General's (*NJ, PA & DE*) Real Estate Manager Sean Caplan, Engineer Eric Rupnarain, Architect Ralph Finelli and Dollar General Project Manager David Dunkelman.

Attorney St. Angelo swore in all parties. Real Estate Manager Caplan explained that the proposed Dollar General will be a retail store similar to a CVS, Walgreens or Rite Aid but without the pharmacy. He explained Dollar General has approximately 17,000 stores throughout the United States and they typically have 10 customers in the store at a time for usually 10 minutes or less, spending an average of about \$10.00. Real Estate Manager Caplan stated deliveries will be made once a week via tractor trailer with the truck on site for an hour or less. He noted that on weekends there would likely be deliveries of milk, bread and soda via small box trucks. It was clarified that merchandise is brought in on "rolltainers" which are like luggage carts that will come through the receiving area of the store. The process is that when the new rolltainers come in, the driver will take the unloaded ones from the previous delivery.

The hours of operation are expected to be 8 AM – 10 PM, 7 days a week with deliveries during the hours of 8 AM and 8 PM.

With regard to garbage and recyclables, Real Estate Manager Caplan stated the store will only require one dumpster which will be emptied once a week between 8 AM – 10 PM. He noted that the store's cardboard is collapsed and put on the rolltainers for the delivery drivers to take with them.

Mr. Morgan asked about Dollar General's demographic. Mr. Caplan noted they have customers in both high and low economic areas. Mr. Balaam asked what the interest was in this area. Mr. Caplan indicated the traffic, the median income, the number of houses and the lack of competition all contributed to the interest in this area.

Chairman Tomenchok asked how much of the garbage is spoiled food. Mr. Caplan clarified that perishable food items make up a small percentage of what Dollar General sells and commented that most of the garbage is trash generated from employee lunches, plastic wrap and pedestrian/customer garbage.

Mr. Balaam asked what the projected foot traffic to the site will be. Real Estate Manager Caplan explained again that it will likely be 10 customers in the store at a time for usually 10 minutes or less, spending an average of about \$10.00. He noted the peak busy time is usually 5 PM – 6 PM with weekends having more steady customer traffic.

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Chairman Tomenchok opened the floor to questions from the public specifically for Real Estate Manager Caplan. The following people spoke:

Kate Murzenski of 19 Terrell Road asked why 45 parking spaces were needed, if the store could be constructed within a smaller footprint and if a traffic study had been done. Mr. Caplan stated that the parking spaces were to accommodate the ordinance requirements, but indicated they do not need 45 spots. He also noted that a 9100 sq. ft. retail store is Dollar General's typical prototype. Attorney Gruenberg remarked that a traffic study was not preformed and that they had only done market research to determine the site was viable.

Steve Murzenski of 19 Terrell Road asked how 3000 cars were identified as traveling on Route 179. Mr. Caplan stated the number came from an NJDOT published traffic count.

Hanoing Xie of 6 Ferris Wheel Drive asked about fencing. Chairman Tomenchok requested the question be directed to Engineer Rupnarain after he provides his testimony.

Howard Young of 33 Music Mountain Boulevard expressed safety and traffic concerns for the "low-income" people he believed would be walking on Route 179 to go to the Dollar General. Chairman Tomenchok explained the Planning Board has no jurisdiction over State Highway 179. Attorney St. Angelo commented NJDOT would handle all traffic and safety matters.

Kathleen Adams of 10 Music Mountain Boulevard asked if Dollar General would consider closing at 8 PM because they are so close to a residential neighborhood and she noted that Oxford Communications, which is located within the housing development, closes prior to 10 PM. Mr. Caplan commented that they can consider an alternative closing time.

Denise Balog of 17 Terrell Road expressed concern about delivery trucks staying on site for extended periods of time and referred to a store site on Route 248 in Nazareth, PA where she has seen big trucks parked at the Dollar General site for entire weekends. Mr. Caplan noted they would stipulate that no overnight parking would be allowed on the site as a condition of approval.

Lindsey Legg of 26 Music Mountain Boulevard asked how many Dollar Generals are located in New Jersey. Mr. Caplan indicated there are approximately 200 stores. Ms. Legg then asked how close another store may be constructed. Mr. Caplan indicated he did not know at this point in time but remarked in Philadelphia, PA stores can be as close as a half mile apart.

Renee DiSalvo Woodside of 12 Ferris Wheel Drive asked what business Dollar General compares itself to and also wanted to know if fresh fruits and vegetables will be sold there. Attorney Gruenberg objected to the question.

Peter Warms of 4 Ferris Wheel Drive stated that he did not receive notice of the public hearing. Attorney St. Angelo confirmed that Mr. Warms was on the certified list of property owners and that the applicant had in fact sent a notice to him via certified mail. She clarified that the MLUL only requires that the notice be sent at least 10 days prior to the public hearing date.

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Engineer Eric Rupnarain gave his credentials to the Board and was accepted as an expert to provide testimony on this application. He shared his screen and provided a thorough overview of the subject site, detailing each page of the plans that were submitted with the application. He highlighted the following details:

- 4 Ferris Wheel Drive is the closest home to the site
- They have obtained an LOI from NJDEP identifying all of the wetlands on the property
- There will be ingress/egress points off of Route 179 and Music Mountain Boulevard
- The proposed retail store will be 9100 sq. ft. (70' x 130')
- There will be a delivery area in the rear of the store
- There will be a fenced in dumpster pad at the rear of the building
- There will be 45 parking spaces per the ordinance requirement
- The septic system is located in the southeast corner of the property and is sized for 2000 gpd
- The proposed Dollar General will have one store entrance facing Route 179
- There will be 2 ADA compliant parking spaces
- There will be sidewalks along the front and side of the building leading to the main entrance
- There will be double doors at the rear of the building for loading/unloading and garbage
- The proposed site plan complies with all wetlands transition areas and buffers
- The proposed driveway off of Route 179 will need NJDOT approval as well as NJDEP approval

Attorney Gruenberg commented that obtaining all required outside agency approvals can be listed as a condition of approval which his client will comply with.

Additionally, Engineer Rupnarain noted that grading on the lot will meet all of the stormwater management regulations and the gravel wetlands areas will comply with all of the newly enacted “green” regulations.

With regard to the lighting, Engineer Rupnarain noted all fixtures will be LED and down-shielded to minimize any potential light glare onto any of the residential homes. The parking lot will contain 15' light poles and Engineer Rupnarain stated there is an existing 40' to 60' high tree line which will provide natural screening. He also remarked that there will be street trees planted along Music Mountain Boulevard and Route 179 to comply with the ordinance requirements, with shade trees and shrubs along the parking areas. There will also be evergreens planted to screen the loading zone and dumpster area from the Ferris Wheel Drive residents.

Attorney Gruenberg and Planner Rupnarain addressed all of the items in Engineer Burr's review memo and clarified that the parking space discrepancy is due to the front entrance of the proposed Dollar General being “in-set” which means the actual square footage of the building is 9000 sq. ft.

Planner Rupnarain explained the site is laid out for large tractor trailers to maneuver and back into the loading area. It was noted that some drivers may need to pull forward onto Music Mountain Boulevard slightly and then back into the loading area but the site was able to accommodate all delivery vehicles as well as all emergency management vehicles.

There was some discussion about eliminating the driveway off of Music Mountain Boulevard. Engineer Rupnarain clarified that the property owner has a right to a driveway access per Planning Board Resolution #4-2001 approving the final major subdivision and also remarked that the setback from the

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right-of-way must be 50 ft. otherwise they would need to move the curb line. He reiterated that the application is fully compliant with the Township's ordinances and zoning regulations.

Engineer Burr asked if it was possible to provide a driveway behind the building and eliminate the access from Music Mountain Boulevard. Engineer Rupnarain stated it may be possible, but then they would need to seek variance approval and he noted once again that the application which was submitted is fully conforming. There was some additional discussion about reducing the amount of parking and redesigning the site layout. Engineer Rupnarain commented that he could look into reconfiguring the site but believed a driveway in the rear of the building may impact the wetlands area.

Engineer Burr suggested the Music Mountain Boulevard driveway just be used as an exit from the site. It was noted that the applicant took no issue with the proposed idea.

Attorney St. Angelo commented that the applicant may need permission from the Township Committee to actually demolish a portion of the Music Mountain Boulevard curbing and center island. She noted this could also be a condition of approval in the resolution.

Mr. Morgan asked about the restrooms inside Dollar General, the detention basin and the size of the trees to be planted on the site. Engineer Rupnarain did not know whether or not the restrooms would be open to the public and noted the detention basin will be designed per the 100 year storm standards and that the trees will be 4' to 5' evergreens.

Mr. Ippolito asked how a tractor trailer would be able to maneuver on the site without doing damage to the curbing or other landscape features. Engineer Rupnarain noted the site was designed to accommodate the wheelbase for a 65' tractor trailer.

Mr. Cally asked if a smaller retail store was considered or a wider driveway off of Route 179. Attorney Gruenberg objected to the questioning noting that the application provided was fully conforming with the Township's ordinances and zoning regulations and respectfully stated that it is not economically feasible for them to design/construct a smaller store and is not within the agreement his client has with Dollar General.

Mr. Balaam commented that the applicant needs to respect the residents and remarked they are "shoe horning a business on that lot."

Chairman Tomenchok opened the discussion to public comment.

Howard Young of 33 Music Mountain Boulevard expressed safety concerns with trucks parking along Route 179 and finishing their coffee or breakfast prior to pulling into the site for deliveries. Chairman Tomenchok stated the Board cannot compel an applicant to make improvements on someone else's property. Mr. Young asked if the applicant will replace the estate's sign and fencing because he believed the application was devaluing the homes in the development. Attorney Gruenberg stated his client is not obligated to replace anything because the sign and fencing is actually, currently on his client's property.

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Jaime Legg of 26 Music Mountain Boulevard brought up safety issues with potentially creating 2 islands if there is access to Dollar General from Music Mountain Boulevard.

Renee DiSalvo Woodside of 12 Ferris Wheel Drive asked how many light poles will be in the parking lot. Engineer Rupnarain indicated there will be 15.

Traci Paciulli of 15 Ferris Wheel asked if taller trees can be planted on the site. Engineer Rupnarain clarified that all landscaping will be approved by the Board's Planner and Engineer.

Celeste Mosby of 31 Music Mountain Boulevard commented on there being a lot of truck activity at ABC Roofing and questioned how the proposed trees will screen the properties adequately. Engineer Rupnarain stated the trees comply with the ordinance requirements but noted they would be agreeable to planting some additional trees if the Board wished. Ms. Mosby also asked that the applicant consider Mr. Cally's suggestion of a smaller retail store.

David Adams of 10 Music Mountain Boulevard asked about the maintenance of the landscaping. Engineer Rupnarain noted there will be a maintenance bond established which will cover this for a 2 year period. He also had some questions on the lighting with the Board noting they will set the parameters on this matter.

Dan Soto of 14 Terrell Road questioned soil being removed from the site last year. Chairman Tomenchok stated that issue has nothing to do with the current application. Attorney Gruenberg explained the septic system was put in on the property last year and Engineer Rupnarain clarified a permit was not needed to remove the soil because they were not doing any work within any regulated areas.

Dan Goodman of 31 Ferris Wheel Drive asked if Dollar General had removed a portion of a road median at any other store location. Attorney Gruenberg objected to the questioning noting it was not relevant for the purposes of his client's application.

Samantha Iraca of 2 St. John Lane asked about the survey and if the Township would consider relocating Music Mountain Boulevard. Chairman Tomenchok remarked that relocating roadways is not an option.

Paul Romberger of 20 Music Mountain Boulevard stated he doesn't believe trucks can maneuver within the proposed Dollar General site if they will need to utilize Music Mountain Boulevard to back into the loading dock area.

Peter Warmes of 4 Ferris Wheel Drive asked about the maintenance of the detention basins. Engineer Rupnarain explained there is a maintenance manual that dictates all of the stormwater requirements, including maintenance of the basins on the site.

Hanoing Xie of 6 Ferris Wheel Drive asked if the site could be redesigned to put the loading dock facing Route 179. Engineer Rupnarain explained it could not be done without needing variance approval and again stated their application is fully conforming with the ordinances and zoning regulations.

Jill Myers of 11 Big Top Drive expressed concern with noise. Chairman Tomenchok clarified the Township does not have a noise ordinance.

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Architect Ralph Finelli provided his credentials to the Board and was accepted as an expert to provide testimony on this application. He presented the following exhibits:

Exhibit A-1: Depicting the store layout with elevations and showing the proposed building with brick veneer on the bottom, board and batten siding on the top and a metal roof

Exhibit A-2: A colored rendering of the site from the Route 179 perspective

Exhibit A-3: A 15 second video of the outside of the proposed building depicting a 360 degree view

Architect Finelli noted the building does not require sprinklers because it will be steel construction.

Planner Slagle asked if the signs will have lighting. Architect Finelli indicated the signs will be internally lit and will not project any lighting and no signage will be facing Music Mountain Boulevard.

Chairman Tomenchok opened the floor to public comment.

Renee DiSalvo Woodside of 12 Ferris Wheel Drive asked how high the pylon sign will be. Engineer Rupnarain commented he did not know because the sign has not been designed yet, but stated the sign will comply with the ordinance requirements.

Paul Warms of 4 Ferris Wheel Drive asked about lighting on the building. Architect Finelli clarified that there will not be any lights on the right side or rear of the building.

Steve Murzenski of 19 Terrell Road asked about the elevations of the property as they relate to the water table. Architect Finelli noted the property will be graded proportionately based on the water table.

Chairman Tomenchok noted the late time and suggested the meeting be carried. A motion was made by John Dale and seconded by Bob Balaam to carry the public hearing to the Board's 6/15/21 meeting with no further notice being required. The motion was unanimously approved by voice vote and it was noted that the 6/15/21 meeting will be held via ZOOM with the same meeting link as this evening's meeting.

Open to the Public

Chairman Tomenchok opened the floor to public comment for any other items anyone wished to address. Peter Warms of 4 Ferris Wheel Drive stated again that he had not received any public notice regarding the application heard this evening. Hearing no other members of the public who wished to speak, a motion by John Dale, seconded by Bob Birmingham to close the floor to public comment was unanimously approved by voice vote.

Minutes

A motion by John Dale, seconded by Joe Petrucci to approve the Board's 4/20/21 minutes with no revisions noted was approved by voice vote with Mr. Balaam and Mr. Birmingham abstaining.

West Amwell Township Planning Board Minutes – 5/18/21

Adjournment

A motion by Bob Balaam, seconded by Chris Morgan to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 10:51 PM.

Maria Andrews, Planning Board Secretary

Note: These minutes have not been formally approved and are subject to change at the Board's 6/15/21 meeting.