

August 25, 2016

Mr. Kirkpatrick called the Meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Walchuk, Mr. Nace, Mr. Eschbach, Mr. Ryland, Ms. Rocca, Mr. Gibbons, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mr. Mazza, Ms. McBride, Mr. Kastrud

Others Present: Atty. Mark Anderson, Atty. George Dilts, David Hay, Jeff Albanese

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 21, 2016, as published in the Hunterdon County Democrat and the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Ford made a motion to approve the minutes of the July 28, 2016 meeting. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Nace, Mr. Walchuk, Mr. Eschbach, Mr. Ryland, Ms. Rocca, Mr. Kirkpatrick

Abstain: Mr. Gibbons

Extension of Approval: Perryville Group, LLC: Block 22, Lot 3 & 4, Route 173 (Frontage Road) Atty. George Dilts, representing applicant, gave a brief overview of the request for an extension of the Preliminary/Final Site Plan approval for a 46,800 square foot office/warehouse building. The Planning Board granted approval on March 27, 2008. The Permit Extension Act approval expired June 30, 2016. Applicant is seeking an Extension from June 30, 2016 until June 30, 2018.

Mr. Ford made the motion to grant the Extension. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Eschbach, Mr. Walchuk, Mr. Nace, Mr. Ryland, Ms. Rocca, Mr. Gibbons, Mr. Kirkpatrick

Informal: QuickChek, Block 22, Lots 39, 40 & 41, 170 & 172 Perryville Road and 41 Route 173 East: Jeff Albanese, QuickChek Real Estate Manager, gave a brief history of Quick/Chek operations from 1888 until the present. He said QuickChek is proposing a 5,596 convenience store which is a permitted use. Also proposed are fueling stations which are not a permitted use. Sign variances and bulk variances and a variance for two principal uses on the site would be required. Mr. Eschbach emphasized the existing traffic congestion in the area. Mr. Kirkpatrick emphasized the Board's focus on the appearance of the building. Regarding traffic, he said it would be imperative that the existing Level of Service be maintained. Mr. Kirkpatrick said minimizing the number of entrances and exits, truck-traffic management, and storm water management with 50% TSS Removal are Board priorities.

Mr. Walchuk mentioned the elevation change at the rear of the property. Mr. Albanese indicated applicant would give that issue consideration. Mr. Kirkpatrick said applicant should demonstrate the need for the proposed store/fueling station, since three already exist in the area. The ability to serve the public in an emergency should be emphasized as well. Mr. Albanese thanked the Board for their input.

Fleming/McCaffrey-Richards Swimming Pool Service & Supplies: Block 1.03, Lot 5, 505 Route 614:

Change of Use: Mr. McCaffrey's daughter apprised the Board of the Zoning Officer's Denial regarding a change of use of the property. The property is in the Village Residential District. Current owner had operated an Electrical Business for many years and Mr. McCaffrey plans to move his Swimming Pool Business to the site. Atty. Maziarz said an Appeal/Interpretation application could be submitted and, in the alternative, a use variance application would be filed.

Comments from the Public/Other Discussion:

Motion to Adjourn: Mr. Walchuk made a motion to adjourn the meeting. It was seconded by Ms. Rocca. (7:30 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher

Planning Board/Board of Adjustment Office