

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
July 24, 2014**

The West Orange Zoning Board of Adjustment held a special meeting on July 24, 2014 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Buechler called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on July 10, 2014 in accordance with the "Open Public Meetings Act."

Chairman Buechler asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: B. Buechler, G. Bullock, W. Merklinger, P. Neuer,
B. Quentzel, W. Steinhart, M. Sussman

ABSENT: D. Gabry (excused absence)
A. Weiss (excused absence)

ALSO PRESENT: Paul Grygiel, Consulting Planner
Eric Keller, Consulting Engineer
Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary
H. Grossman, Public Advocate
D. Dillon, Audio-Digital Transcription Service

ANNOUNCEMENTS

Future Meetings: August 21, 2014 (Regular Meeting) – 8:00 pm
September 18, 2014 (Regular Meeting) – 8:00 pm
October 23, 2014 (Regular Meeting) – 8:00 pm

SWEARING IN

Consulting Planner for the Township, Paul Grygiel and Consulting Engineer for the Township, Eric Keller were sworn under oath.

APPLICATION

1. ZB-13-15/Quick Chek Corp.

Carried from 4/24/14

Block: 168; Lot: 26, 28; Zone: B-2

555 Northfield Avenue

Seeking multiple "D" and several "C" variances for site plan and subdivision

Approvals for developing a Quick Chek food store with fuel sales.

EXHIBITS

A-14 – Reduced size version of Exhibit A-5 sheet 4 of 15 of the site plan dated 5/18/14

A-15 – Revised site plan rendering prepared by Bohler Engineering dated 7/22/14

A-16 – Reduces size version of Exhibit A-15 of the site plan dated 7/22/14

A-17 – Reduced size version of Exhibit A-8 of photo simulation prepared by Michael Beradesco Studio

A-18 – Revised photo simulation prepared by Michael Beradesco Studio (not dated)

A-19 – Reduces size version of Exhibit A-18 (not dated)

A-20 – WB50 Truck turning Exhibit prepared by Bohler Engineering dated – revision date of 6/23/14

A-21 – SU Truck turning Exhibit, prepared by Bohler Engineering – revision date of 6/23/14

A-22 – Revised photo simulation prepared by Michael Berardesco Studio (not dated)

A-23 – Revised color rendered building elevations prepared by gk+a Architects dated 6/20/14

A-24 – Hotel side wall 2D elevation Exhibit, prepared by gk+a Architects dated 7/23/14

Chairman Buechler stated that he read the transcripts from the special meeting for the Quick Chek application that was held on 4/24/14 and signed and returned the form that was provided to him by the Board Secretary stating such.

Jennifer M. Porter, Esq., attorney for the applicant, approached the podium. Ms. Porter stated that the application was last heard at a special meeting held on 4/24/14. She said that testimony at that meeting was provided by Jeff Albanese who is in charge of operations and other aspects of the site for Quick Chek. Ms. Porter stated that testimony was also provided by Grayson Murray, the site engineer for Bohler Engineering, at the last meeting.

Ms. Porter stated that the application before this Board is in six parts and detailed them. She said that the first aspect of this application is the preliminary and final subdivision approval. Ms. Porter said that the applicant is proposing to move the existing lot line in order to create a new lot. She said that the lot line adjustment is classified as a major subdivision.

Ms. Porter stated that the second aspect of this application is the preliminary and final site plan approval for the development of a convenience store and gas filling station that would include six gas pump islands.

Ms. Porter stated that the third aspect of this application is the conditional variance relief for the gas filling station. She said that a convenience store is allowed in the B-2 zone but the gas station requires conditional use approval.

Ms. Porter stated that the fourth aspect of this application is the conditional use variance regarding the existing hotel. She said that certain existing non-conforming conditions will be increased but no further improvements are proposed for the lot that the hotel is on.

Ms. Porter stated that the fifth aspect of this application is for the bulk variances and signage relief and the final aspect is for the merger of Lot 28 with a portion of existing Lot 26 with the remainder of Lot 26 as a separate lot.

Mr. Neuer stated that he has an attorney/client relationship between the Gibbons Law Firm and himself which is unrelated to the Quick Chek application. He said that Ms. Porter was not involved in the matter that he retained the Gibbons Law Firm and asked Ms. Beirne if there would be a conflict. Ms. Beirne stated that her opinion is that there may be an appearance of impropriety even though there is no conflict of interest.

Chairman Buechler disagreed and stated that the appearance of impropriety is not the correct standard and over-ruled Ms. Beirne. He said that Mr. Neuer was not required to recuse himself and that he could hear the matter.

Ms. Porter stated that she agreed with Chairman Buechler's ruling regarding Mr. Neuer not having to be disqualified or recuse himself from hearing the application.

Ms. Porter stated for the record that they have reviewed all of the public commentary in regards to this application and that Quick Chek understands their concerns for impacts of environmental elements of this application and the potential for increased criminal activity in the area. She said that they will be calling experts to testify at future meetings to address these concerns.

Mr. Neuer asked Ms. Porter if an updated Planner's report was submitted due to the changes in the plan; she replied no. She said they could provide an updated report but their Planner will be providing testimony at a future meeting. Mr. Neuer said that if they decide to submit an updated Planner's report it should be submitted at least ten (10) days before the next scheduled meeting.

Ms. Porter called her first witness.

Grayson Murray approached the podium and was sworn under oath. Mr. Murray stated that since the last meeting, he met with the Township's Professionals regarding the feedback the applicant received from them and the Board members at that meeting.

Mr. Murray presented a revised site plan dated 7/22/14 which replaced Exhibit A-5 of the site plan dated 4/18/14 and reduced size versions of Exhibit A-5.

Chairman Buechler noted for the record that the reduced size versions of Exhibit A-5 was pre-marked as Exhibit A-14 and the revised site plan dated 7/22/14 was pre-marked as Exhibit A-15 for identification.

Mr. Murray presented reduced copies of Exhibit A-15.

Chairman Buechler noted for the record that the reduced copies of Exhibit A-15 were pre-marked as Exhibit A-16 for identification.

Mr. Murray also presented reduced copies of Exhibit A-8 of photo simulations prepared by Michael Berardesco Studio.

Chairman Buechler noted for the record that the reduced copies of Exhibit A-8 of the photo simulations prepared by Michael Berardesco Studio were pre-marked as Exhibit A-17 for identification.

Mr. Murray distributed the reduced copies of the Exhibits to the Board members. He referred to Exhibit A-15 and detailed the changes made to the site plan based on the suggestions made by the Township's Professionals at their meeting.

Mr. Murray stated that Mr. Keller had voiced a concern at the last meeting regarding the traffic flow of the vehicles entering the site and said that they agreed to rotate the layout which will provide better access to the convenience store and the gas pumps.

Mr. Murray stated that the access points remain consistent with the first proposed plan. He said that Quick Chek will enter into an access agreement with the hotel so that access from both driveways will be allowed. Mr. Murray said that there is no cross parking agreement with the hotel.

Mr. Murray stated that the square footage of the building area is being reduced and that they agreed to reduce the canopy size by 29% and set it back further from the right-of-way. He said this is consistent with Mr. Keller's recommendation to move the gas pumps back to improve on-site circulation.

Mr. Murray stated that they are reducing the number of gas dispensers from the original proposed eight (8) to six (6) which will provide twelve (12) fueling positions. He said that this is a 25% reduction.

Mr. Murray said that they are also rotating the site 90 degrees and increasing the pump set-backs per Mr. Keller's comments.

Mr. Murray presented revisions of photo simulations prepared by Michael Berardesco and a reduced copy of the photo simulations that were passed out to the Board members.

Chairman Buechler noted for the record that the revised photo simulations prepared by Michael Berardesco were pre-marked as Exhibit A-18 for identification and the reduced copy was pre-marked as Exhibit A-19 for identification.

Mr. Murray referred to Exhibit A-18 and detailed the changes on the site. He stated that the loading area and the location of the trash and recycling area are now in an improved location.

Mr. Murray stated that they have modified the design on the north side of the parking area away from the pedestrian pathway.

Mr. Murray addressed the concern expressed at the last meeting regarding the exhaust from the vent pipes. He said that they are proposing to install a permeator which utilizes current technology and captures 99.3 percent of vapor that escapes from those pipes. Mr. Murray said that it is a safety feature that maintains equilibrium and he proceeded to explain how it operates.

Mr. Murray said that they have agreed to change the pylon sign to a monument sign, per the request of the Township's Professionals, and are reducing it from a 25' free standing sign to a 15' free standing sign.

Mr. Neuer referred to Exhibit A-19 and asked Mr. Murray if that was the monument sign in the photo simulation that he was describing; he replied yes.

Mr. Neuer asked Mr. Murray if the sign will be two sided; he replied yes.

Mr. Murray stated that they will be providing a pedestrian crosswalk which will be controlled by a traffic signal on Northfield Avenue.

Chairman Buechler asked if the crosswalk will be subject to County approval; Mr. Murray replied yes.

Mr. Neuer asked Mr. Murray if he could speak about the dedicated "green time" for the signal; he said that their traffic expert will talk about that in his testimony.

Mr. Murray said that they will be increasing the green space and that their Planner will talk about that in his testimony. He said that they also agreed to provide three additional trees that the Township's Professionals requested and the proposed retaining wall was modified in order to preserve an existing tree.

Chairman Buechler asked Mr. Murray what they are proposing for impervious coverage; he replied 74% impervious coverage.

Mr. Murray stated that the storm water management design being proposed is fully compliant with the code. He said that there no storm water controls on the property today and what they are proposing exceeds the DEP criteria.

Mr. Murray detailed where the driveways will be located and said that the proposed parking stalls exceed the dimensions that are required by Township ordinance; he said the parking stalls will be wider than what is required. Mr. Murray said that the number of parking spaces that they are proposing also exceeds what is required by Township ordinance.

Mr. Murray detailed the fueling positions and stated that the space between the pumps can accommodate two-way traffic. He said that the dimensions are generous.

Mr. Neuer asked Mr. Murray what position the vehicles will be in when they are fueling; he said they will be facing east and west.

Mr. Murray detailed the onsite design of the circulation pattern for the refuse trucks entering and exiting the site. He also detailed the circulation pattern for the delivery trucks.

Mr. Murray detailed the lighting and said that by reducing the size of the canopy the lights and area lights are also reduced. He said that this eliminates a variance for the foot candles because the minimum required by Township ordinance is met through their redesign. Mr. Murray said that the lights will operate at safe levels.

Mr. Murray addressed the following items in the Omland Engineering report dated July 14, 2014:

Items #1-3 were addressed in testimony.

Item #4 – existing easement is not able to be plotted.

Item #5 – applicant agreed to extend the easement as a condition of approval.

Item #6 – was addressed in testimony.

Item #7 – has been addressed.

Item #8 – the fill that is to be imported to the site will be “certified clean fill” and the source is unknown at this time.

Item #9 – will be providing a minimum 5’ sidewalk along the building instead of 4’ as originally proposed. Applicant will not provide curbing around the building because bollards are standard at all of the Quick Chek locations as a means of protecting the building.

Item #10 – will comply with the provision of the ADA signage.

Item #11 – underground storage tank vent location was addressed in testimony.

Item #12 – the number of proposed stop bars within the site are acceptable.

Item #13 – cross easement is agreeable to Quick Chek and the Best Western Hotel

Chairman Buechler asked Mr. Murray if the easement will be recorded; he replied yes.

Item #14 – Mr. Keller stated that he has no problem with the buffer that is being proposed; he said that it is adequate. He said that the question is if the buffer should be confirmed in a conservation easement and asked the Board to consider that.

Item # 15 – has been addressed.

Item #16 – the applicant has agreed to provide a Knox box.

Item #17 – the applicant has agreed to consult with the Township’s Fire Official regarding the placement of the required fire zones.

Item #18 – applicant has agreed to add three trees on the site.

Item #19 – applicant has agreed to extend the landscaped island and raise the sidewalk.

Item #22 – applicant has agreed to remove the note regarding the lighting standards from the plans.

Item #23 – applicant has agreed to video inspect the sewer line and replace it if necessary.

Item #25, 26 & 27– applicant will agree to these items as conditions of any approval.

Item #28 – Architect will address the existing wall of the hotel structure being exposed after demolition.

Items #29-34 – has been addressed.

Item #35 – applicant agrees that outside agency approvals are required.

Item #36 - variance relief is being referred to the Planner.

Item #39 – traffic study revised to incorporate the traffic generated from the Essex House and Falcon Associates.

NOTE: THERE ARE NO COMMENTS FOR #'S 20, 21 AND 24.

Mr. Bullock asked Mr. Murray if they are asking the County to realign the existing traffic lights; he said that the traffic engineer will answer that question.

Mr. Steinhart asked Mr. Murray to explain how the tanker trucks will enter and exit the site via Route 280; he said that the traffic engineer will answer that question.

Mr. Quentzel asked Mr. Murray if they will be utilizing the existing asphalt on site; he said yes. Mr. Murray said that the asphalt needs to be blended at a certain ratio and they will mill it on site.

Mr. Grygiel asked Mr. Murray if there will be cross access between the sites for vehicle circulation; he said that the traffic engineer will address that.

Mr. Grygiel asked if a bicycle rack is being proposed; he said yes.

Mr. Grossman asked Mr. Murray if they are proposing any fencing on the property that backs up to Stagg Field; he said no. Mr. Murray said that there is an existing fence and a floodway in that location.

Mr. Grossman asked Mr. Murray to describe the existing fence on the property that backs up to Stagg Field; Mr. Grossman said it is deteriorated and is off the proposed Quick Check site.

Mr. Grossman asked Mr. Murray if people from Stagg Field can walk onto the proposed Quick Chek site; he replied yes.

Mr. Grossman asked Mr. Murray if they would consider putting a fence in that location as an added element of safety; he replied no because a fence cannot be put on a flood plain.

Mr. Neuer stated that the flood plain does not extend onto the proposed Quick Chek property and a fence could be put on their property.

There were no further questions for Mr. Murray from the Board members or the Professionals and the Public Advocate

Chairman Buechler asked if any members of the public had any questions for Mr. Murray.

Megan Brill approached the podium and stated that she lives at 1 Oak Crest Road. She asked Mr. Murray if the permeator is below ground; he replied no. He said it is above ground. Ms.

Brill said that she wanted a better idea what the permeator was going to look like on the site. Mr. Murray referred to Exhibit A-15 and described it.

Ms. Brill asked Mr. Murray where the gas trucks will enter the site; he referred to Exhibit A-15 and detailed where the trucks would enter.

Ms. Brill asked Mr. Murray if the vapor machine and the permeator are the same; he said they are both part of one unit.

Ms. Brill asked Mr. Murray if the permeator will catch the exhaust from the vehicles; he replied no.

Ms. Brill asked Mr. Murray to point out on the plans where the crosswalks will be; he referred to Exhibit A-15 and detailed the crosswalk locations.

Ms. Brill said that in comparison to the building on the plans, the monument sign looks taller than 15' and asked Mr. Murray if the sign will be taller than 15'. Mr. Murray stated that the building is further away than it appears to be in the photo. He said the details of the monument sign will be 15' high.

Artie Hymowitz approached the podium and stated that he lives at 7 Bradford Avenue. Mr. Hymowitz stated that there are two existing traffic lights on Northfield Avenue in close proximity to where they are proposing another traffic light and asked Mr. Murray why they need another one there; he said that he will defer that question to their traffic expert but it would be to promote pedestrian safety.

Adam Goldman approached the podium and stated that he lives at 40 Ferris Drive. He asked Mr. Murray how the tanker trucks will enter and exit the site if the County does not permit another traffic light; he said that if that arises they will address it then.

Mr. Goldman asked Mr. Murray to state the distance between the vent area and Stagg Field. Mr. Murray referred to Exhibit A-15 and said approximately 50'. He said the original plans showed a distance of approximately 220' from Stagg Field being proposed. Mr. Murray said that the revised plan shows a substantial reduction in that distance.

Mr. Goldman asked Mr. Murray if Quick Check is actually a fast food restaurant. Ms. Porter objected to Mr. Goldman's question stating that asking specific questions about fast food has no bearing on the testimony being presented now. She said that a fast food restaurant is not a component to this application.

Chairman Buechler stated for the record that this witness did not testify to this.

Ms. Porter stated that the applicant is reducing the current number of seats being proposed and that they will conform to the Township's ordinance for a convenience store and will not trigger the standard for a fast food restaurant under the Ordinance.

Chairman Buechler asked Ms. Porter to clarify; she said they are proposing to limit the number of total seats to fourteen (14) interior and exterior. Chairman Buechler stated that they will have to modify the plans.

Mr. Goldman asked Ms. Porter if they will ever come back and ask for more than fourteen (14) seats.

Chairman Buechler said that if they decide to change this, they will have to come back with a new application.

Beverly Meaux approached the podium and stated that she lives at 9 Westview Road. She stated that in the past the existing gas stations have flooded and asked Mr. Murray what kind of protection there is if there was a fuel spill; he said that the underground storage tanks are state of the art and are corrosion proof so they do not rust. Mr. Murray said that as an extra measure there is a second tank around the first tank and they are monitored on a regular basis.

Ms. Meaux asked if this was standard; he said that it is standard for a Quick Chek and it is very safe.

Chairman Buechler stated that the existing gas stations were built over fifty (50) years ago and that the modern fuel tank standards are stricter. He said that the standards change over time.

Ms. Meaux asked Chairman Buechler if this is safe; he said that the Board has not made that decision yet.

Mr. Murray said that they exceed the standards and that technology has changed. He said that there are two fuel tanks so if something does happen, it is contained in the second fuel tank.

Chairman Buechler called for a recess at 9:46 pm.

Chairman Buechler resumed the meeting at 9:58 pm.

Chairman Buechler announced that the Zoning Board meetings end at 11:00 pm and said that if any members of the public have any traffic questions to save them for the traffic expert.

Chris Darconte approached the podium and stated that he lives at 50 Lennox Terrace. Mr. Darconte asked Mr. Murray if the storm water runs off into the reservoir; he replied no. Mr. Murray said that the unit they are proposing to control the storm water will isolate any spill. He said that the DEP does not require these types of units but Quick Chek will be providing them.

Anthony Juliano approached the podium and stated that he lives at 115 Fairview Avenue. Mr. Juliano asked Mr. Murray what would happen if the vent stack malfunctioned; he said there would not be any catastrophic result. Mr. Murray said that the vent stack is a second form of safety and a malfunction is extremely unlikely.

Mr. Juliano asked Mr. Murray if there could be an explosion if it malfunctioned; he replied no.

Susan Lenczyk approached the podium and stated that she lives at 234 Eagle Rock Avenue. Ms. Lenczyk asked Mr. Murray if the permeator is continually monitored; he replied yes.

Ms. Lenczyk asked Mr. Murray how the permeator is monitored; he said that it monitors itself and that the gas attendant also monitors it every day.

Ms. Lenczyk asked Mr. Murray if the air will be tested; he replied no.

Mr. Lenczyk asked Mr. Murray what would happen if the permeator fails; he said that the permeator is an additional measure to catch the vapors. He said that the vent stacks alone satisfy the regulations.

Chairman Buechler asked Mr. Murray if Quick Chek will replace the permeator if it was to break down; he replied yes.

Mr. Neuer asked Mr. Murray to explain how the monitoring alarm functions; he said that an alarm signal is sent to Quick Chek's central monitoring station.

Mario Romo approached the podium and stated that he lives at 346 St. Cloud Avenue. Mr. Romo asked Mr. Murray what time period the cars will be entering and exiting Northfield Avenue from the site; he said that the traffic engineer will address the frequency.

Mr. Romo asked Mr. Murray how many children will be crossing Northfield Avenue to the convenience store; he said that he did not know.

Joseph Sorbino approached the podium and stated he lives at 18 Sheridan Avenue. Mr. Sorbino asked Mr. Murray how close the gas station will be to the school; he replied 299 feet.

Mr. Sorbino asked Mr. Murray how close the gas station will be to the arena; he said he is not sure.

Mr. Sorbino asked Mr. Murray if the active stream feeds into the South Mountain area; he replied yes.

Mr. Sorbino asked Mr. Murray if he is aware that the site is less than 300 feet from a school; he replied yes.

Mr. Sorbino asked Mr. Murray if the site is 100 feet from the arena; he said he is not sure but that number seems right.

Mr. Sorbino asked Mr. Murray if they have a crime prevention plan for the 24 hour use; he said that someone else will answer that question.

Nevina Giuliano approached the podium and stated that she lives at 595 Northfield Avenue. Ms. Giuliano asked Mr. Murray how Quick Chek can guarantee that a person's health is not going to

be affected by the gas fumes; he said that they will hear expert witness testimony to that question.

Ms. Giuliano asked Mr. Murray how Quick Chek can build a gas station on that site so close to a school; Chairman Buechler interjected and stated that they cannot build a gas station on that site unless the Zoning Board grants them a variance.

Ms. Giuliano asked Chairman Buechler why this application is being heard if it is against the law to build a gas station on this site; he said this is what the Zoning Board of Adjustment is created to do based standards. Chairman Buechler stated that Quick Check is here asking for a variance to do this.

Robert Rashkes approached the podium and stated that he lives at 25 Oak Crest Rd. Mr. Rashkes asked Mr. Murray how the permeator is powered; he said that it receives a power supply from a utility pole on Northfield Avenue.

Mr. Rashkes asked Mr. Murray if they have a generator in case the power goes out; he replied no.

Mr. Rashkes asked Mr. Murray if cars will be able to cross over the pedestrian crosswalk; he replied yes.

Suzanne Robinson approached the podium and stated that she lives at 34 Dogwood Drive. Ms. Robinson asked Mr. Murray if there are any Quick Chek's that do not have gas stations; he replied yes.

Ms. Robinson asked Mr. Murray if they can build the Quick Chek at this location without the gas station; he replied no. Mr. Murray said that they only develop Quick Chek's with combined facilities now.

Ms. Robinson asked Mr. Murray what kind of gasoline they will be selling; he said a combination of premium, regular, blended and diesel fuel.

Ms. Robinson asked Mr. Murray where they get their gasoline from; he said from a refinery.

Ms. Robinson asked Mr. Murray why they need six (6) fuel pumps; he said that it is much more efficient with six (6) pumps.

Ms. Robinson asked Mr. Murray if their gasoline prices will be cheaper; he said that he does not know that.

There were no further questions for Mr. Murray.

Ms. Porter called her next witness.

Charles D. Olivo approached the podium and was sworn under oath. Mr. Olivo detailed his professional and educational background as a licensed Engineer in the State of New Jersey. He said that he has been accepted as a traffic expert in eighty (80) municipalities and is a traffic consultant for various municipalities.

Chairman Buechler asked Mr. Olivo if he prepared the revised traffic report dated 6/23/14; he replied yes.

Chairman Buechler accepted Mr. Olivo as an expert in traffic engineering.

Mr. Olivo referred to Exhibit A-3 dated 4/24/14 that was prepared by Bohler Engineering and detailed the existing conditions on the site. He said that he also met with the County and discussed the plan.

Mr. Olivo detailed all of the improvements that were made in the area over the years and said that Quick Chek is proposing to do the same on this site.

Mr. Olivo said that he took traffic counts with school in session on a typical week day and on a Saturday and conducted an extensive study. He said that he also conducted a pedestrian crossing timing study. Mr. Olivo said that the traffic drawn into the site for Quick Chek will have no significant impact on the existing traffic.

Mr. Olivo referred to Exhibit A-15 of the revised site plan and detailed the access points, the reduction in the number of fueling positions and the relocation of the building closer to Northfield Avenue. He said that they are creating a crosswalk area on site and installing countdown timers and push buttons to show the amount of time a pedestrian has to cross the street. Mr. Olivo said the pedestrian will have 25 to 30 seconds to cross the street and that they are increasing safety under signalized control that is not there today. He said this is all subject to County approval.

Mr. Olivo stated that an increase of less than 2.5 percent of traffic will be associated with this project and it will not make an impact on the existing traffic on Northfield Avenue in his opinion.

Mr. Olivo detailed the circulation aisles. He said that the two way circulation around the canopy is much better than the older gas stations.

Mr. Olivo said that they are providing thirty eight (38) parking stalls and twelve (12) fueling positions. He said that Quick Chek does not need parking from the adjacent motel property and the motel is not seeking to use parking on the Quick Chek site either. Mr. Olivo said there is enough parking for each business to suit their needs.

Mr. Merklinger asked Mr. Olivo how many vehicles turn over during evening peak hours; he said they project 120 vehicles coming in and out of the site between 4 pm and 7 pm.

Mr. Merklinger asked Mr. Olivo if a car can pass between the fueling stations under the canopy; he replied yes.

Mr. Bullock asked Mr. Olivo if he updated his traffic studies since last fall; he replied yes.

Mr. Bullock stated that the volume of traffic has exploded on Northfield Avenue recently and he thinks that a two (2%) percent increase in traffic is not believable. Mr. Olivo said that they added projects under construction and specific projected future development to be constructed that were mentioned by the Township Engineer and all of that traffic added a significant amount of increased traffic to the area. He said that two (2%) percent is what will be added to the existing traffic attributable to the Quick Chek if it is built.

Chairman Buechler stated for the record that the time was 10:59 pm and that the Zoning Board meetings end at 11:00 pm.

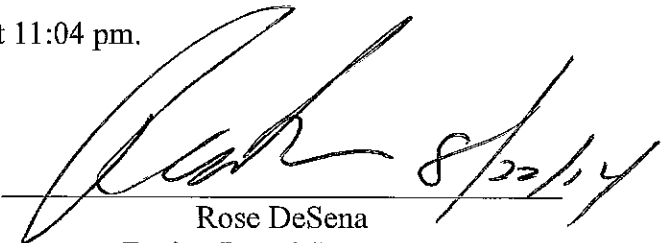
Ms. Porter requested to be carried over to a special Zoning Board meeting; the Board members agreed to have a special Zoning Board meeting on September 4, 2014.

Chairman Buechler asked Ms. Porter if the applicant would provide transcripts to the members of the Board who were not present at this meeting; she said yes.

Chairman Buechler stated that this application will be carried over to a special Zoning Board meeting on September 4, 2014 and that no further notice will be required.

The meeting was adjourned by Chairman Buechler at 11:04 pm.

Adopted: August 21, 2014


Rose DeSena
Zoning Board Secretary