

BOROUGH OF WASHINGTON, WARREN COUNTY, NEW JERSEY
BOARD OF ADJUSTMENT MINUTES
AUGUST 27, 2013

New Board member, Dan Aron, was sworn in before the start of the meeting.

Chairman Vitalos led the members of the Board in the flag salute and read the Open Public Meetings Act into the Record.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Eller, Aron, Vitalos – 7 Present

Absent: none

Vacancy: 2 Vacancies

Also Present: Steve Gruenberg, Board Attorney
Gene Weber, Board Engineer
Chris Dochney, Board Planner
Patricia Titus, Clerk

MINUTES:

Regular Meeting – July 23, 2013

Chairman Vitalos entertained additions or corrections to the minutes. No comments on the minutes. It was moved by Eller, seconded by Durfee, that the minutes of the regular meeting held on July 23, 2013, be approved as presented.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Eller, Aron, Vitalos
Ayes: 4, Nays: 0, Abstained: 3(Mangiacotti,Post,Aron)
Motion carried

RESOLUTIONS:

There were no resolutions at this meeting.

APPLICATIONS:

Application #2-13 ADPP Enterprises, Inc. – Site Plan, Use Variance & Bulk Variances: public hearing
Mark Peck represented the applicant. They are seeking preliminary and final approval. The application was deemed conditionally complete last meeting. The property is located at 233 E. Washington Ave (Rt. 57) – Lot 1 Block 73 B1 zone. They are proposing to remove the 5 manual car wash bays, update the automated wash bay and add a convenience store. Requesting a D variance for the three uses and a C variance for loading space and signs. Their professionals were in attendance. Attorney Gruenberg stated that the proof of service and affidavit were in order and the hearing could proceed. Public hearing opened.

Jasvinder Hrijani, architect, was sworn in. He reviewed his qualifications for the Board and was accepted as an expert witness in the field of architecture. Mr. Hrijani stated that the applicant acquired the property in 2011 with existing 5 manual and 1 automatic car wash lanes, 6 gas positions with 1 being diesel and a propane station. They are proposing a 3,000 sf convenience store to replace the manual car wash lanes. The automatic wash is to be extended to the rear with updated equipment. Property is in the flood zone but the building is outside the zone. Will need a permit from DOT. The impervious surface is to be reduced a small amount with elimination of the sidewalk near the office.

Exhibit A1 – colorized version of site plan and landscape plan

The side yard to be reduced from 58.2 to 48.6. Setback for rear yard to be 10 and front yard 25(existing). The landscaping will remain the same except near the store.

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Lighting plan – soffit lights spaced out 15 ft. Would like to keep existing candle lights for safety.

Exhibit A2 – drawing C4.1 dated 3/19/13 exterior elevations

Proposing brown/black brick facing with white trim, charcoal grey shingles and bronze window frame. The car wash tunnel will be the same except extension and new equipment. Uses recycled water except for rinse cycle. The store will have 2 employees per shift. The car wash will have 1 employee per shift and the gas station will have 1 or 2 employees per shift. There will be glass in the front but a door in the back.

Don Eller voiced his concerns with the back of the store not being safe because it cannot be viewed from the street. He would like to see the building facing north. Mr. Hrojani stated that it cannot be changed due to the floodway. Gene Weber noted that the floodway is only a small portion of the site and the rest is in the fringe. Mark Peck added that they could make the rear door employee access only. Don suggested removing the car wash and only requesting 2 uses and change the direction of the store so it is fully viewed from the street.

Signs were discussed. 4 existing with only proposing new signs on building. Nate Carroll asked about the visibility for backing out of the handicap parking space. Mr. Hrojani stated that there was a 50 ft backup space. Dan Aron suggested that deliveries could be moved to the back and put parking in the proposed delivery area.

8:51 pm – short break

8:58 pm – reconvene

Bahman Izadmehr, civil engineer, was sworn in. He reviewed his qualifications for the Board and was accepted as an expert in the field of engineering.

Changes in proposal: They will relocate the loading zone to the rear of the building and create 3 angle spaces. They will also extend the sidewalk along the car wash with a striped walkway to the additional parking spaces. Other changes would be to move 1 or both vacuums to near the entrance to the car wash and create additional parking where existing vacuums are located. Nate Carroll asked if there was enough space behind the building for a delivery truck to use as bypass. Mr. Izadmehr stated yes. Dan asked if there was enough room in the back for two cars to pass. Mr. Izadmehr stated yes and that it will only be one way with signs. There will only be 2 spots for employees plus the loading zone. Don asked about the dumpster due to the increased volume with the store. Mr. Izadmehr stated that they do not expect more than 2 pickups a week.

Mr. Izadmehr discussed the car wash. There is sufficient queuing (14 cars) capacity for the car wash. They are providing up to 20 parking spaces but the ordinance requires 17 plus a stacking requirement. Attorney Gruenberg noted that the other uses beside the store may require more spaces. Gene Weber stated that additional information on car wash water discharge would be needed. Mr. Izadmehr stated that he would get the information. Mr. Peck noted that they would be reducing water usage by elimination of the 5 manual bays. Gene Weber stated that there may be treatment requirements for water discharge. Currently, cannot discharge into the sewer system. Nate asked if there will be another store within the convenience store such as Dunkin Donuts. Mr. Izadmehr stated possibly but there would be no cooking.

9:40 pm – short break

9:43 pm – reconvene

Mr. Peck stated that they will clean up plans and remit sewer information.

Exhibit A3 – C2.2 colorized plan sheet with revisions as discussed

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Larry Durfee inquired about the hours of operation. Mr. Izadmehr stated 24 hour operation. Attorney Gruenberg announced that the public hearing would be continued to September 24, 2013, with no further notice.

REPORTS:

There were no reports at this meeting.

COMMUNICATIONS:

8/14/13 letter from Alan Lowcher requesting to withdraw the application of Redeemed Christian Church without prejudice. Motion by Eller, seconded by Aron to accept the request.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Eller, Aron, Vitalos

Ayes: 7, Nays: 0, Abstained: 0

Motion carried

REMARKS:

Chair Vitalos welcomed Dan Aron. Would like to send a letter to Council voicing the Board's disappointment in their not appointing Andrew Turner to the Board. Motion by Aron, seconded by Post to send letter to Council.

Roll Call: Carroll, Durfee, Mangiacotti, Post, Eller, Aron, Vitalos

Ayes: 7, Nays: 0, Abstained: 0

Motion carried

ADJOURNMENT:

Hearing no further business to come before the Board, a motion was made and seconded that the meeting be adjourned at 9:45 pm. All in favor.

Ayes: 7, Nays: 0

Motion carried.

Respectfully submitted,

Frank Mangiacotti, Secretary