

FEBRUARY 24, 2015

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, February 24, 2015 at the Wantage Township Municipal Building. The meeting was held in compliance with the provisions of the Open Public meetings act, P.L. 1975, Chapter 231. It was properly noticed and posted to the public.

ROLL CALL

Attorney Paternostro-Pfister administered the Oath of Office to Ron Bassani

PRESENT: Messrs. Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli
Cecchini. Attorney Angela Paternostro, Engineer Harold Pellow.

ABSENT: Messrs. Bono, DeBoer, Semmens.

SALUTE TO THE FLAG

Mr. Cecchini invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

RESOLUTIONS

L-2014-05

Mr. Slate made a motion seconded by Ms. Gill to adopt the resolution memorializing the Board's decision of December 23, 2014 approving a minor subdivision for Merle Tackema to subdivide a 35.382 acre lot into one 14.437 acre lot to be known as Lot 5.13 and a remaining lot of 20.945 acres to be known as Lot 5.09. The property is located on Lowe Road in the R-5 Zone and is known as Block 52, Lot 5.09 and hereby is granted. This approval is subject to the testimony given and plans submitted with the Application.
Roll Call: Ayes: Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli, Cecchini.
Nays: None. Abstain: None. Absent: Bono, DeBoer, Semmens.

APPLICATIONS

L-2014-10

Major Site Plan
Block 4 Lot 1.05
Town Center At Wantage
Dunkin Donuts

Before each person spoke, Attorney Paternostro-Pfister swore in
Professional Engineer Joseph Golden, Newton NJ
Professional Engineer Daniel Davies, Newton NJ

Architect Gary Kliesch, Ames Ave Rutherford NJ

Mr. Pellow began by going over his report with Engineers Joseph Golden and Daniel Davies. The General Requirements of his report were met, which lead to questions regarding Existing Conditions. Mr. Pellow asked for the Wetlands Delineator yellow line to be shown on the map. The Engineers agreed to show it on a future map.

There are two wells on the property, which will provide adequate water supply for everything proposed in phase one and two. The well in the center of the lot will provide water for Dunkin Donuts. There will be plenty of green space since the building will be back 100 feet. Storm drain landscaping will consist of basin grass and low plantings.

There is an 'entrance only' on the north side of the site, with a dual access across from entrance to the strip mall. An Application has been filed with the DOT.

Harold's report:

Signage, addressed by Architect Gary Kliesch

One freestanding pylon sign is permitted containing no more than 48 square feet and no higher than 16 feet. Dunkin is proposing 17.8 feet in height containing 41 square feet.

On the drive thru side a decal sign attached to the building is usually not considered a sign. In Mr. Pellows report he states the menu board and the drive-thru should be considered a sign. If the Board considers it a sign, a variance will be sought. The menu board should not be seen from Route 23. There is also a free standing sign behind the building listing the daily specials.

Mrs. Gill inquired about the New England style design. At the subcommittee meeting the Board members in attendance requested a Colonial style design. Mr. Kliesch was not informed of those wishes.

Exhibit A 3 is a bird's eye view of Dunkin Donuts. The rendering is proposing one building mounted sign, National Brand name and Trademark sign. A variance is needed for the area on that sign. This sign was chosen based on the fact the building is 100 feet back from the road and the speed limit on the road.

Exhibit A4 colored elevations shows the inside of building with the seating area on left side.

There will be 4 – 6 employees during the peak hours of 6:00 am – 10:00 am, after 10:00 am two to three employees are expected. Dunkin Donuts is proposing a 24 hour facility.

Expected deliveries are one to two a week, based on volume. Those deliveries will be straight body trucks. Donuts will be delivered twice a day by passenger vans.

The parking lot design will not accommodate tractor-trailers. The dumpster will be to the right, rear, and north of the building. The dumpster is hidden by fencing and protected by bollards.

The septic system will be serviced by underground subsurface facility, in the southeastern corner of property. The pump system will be at grade. The system will just service the Dunkin Donuts.

There is a 'no escape' drive through. There will be signage that states this is a 'drive through only'.

Mr. Pellow reminded them that 6 feet wide sidewalks are required. Dunkin Donuts prefers wheel stops and bollards, most restaurants do not have curbing, curbing may be a tripping hazard. The Board requested provisions for 6-foot sidewalks.

Dunkin Donut's has agreed to lower the outside lighting, from twenty feet to twelve feet.

The Landscape plan will be approved by Harold Pellow and the Board.

If they feel there is a need Dunkin Donuts may seek approval of the Board for the adding an outside bench.

All utilities will be underground.

Mr. Cecchini opened the meeting to board for questions. Mrs. Gill stated, other than style she approves the idea.

Mr. Bassani, brought up parking, two spaces are removed for handicap parking, four more for employee parking, that leaves four parking spots for customers. Mr. Bassani feels that is not ample parking. After some discussion, the Applicant agreed to open a portion of phase two for employee parking, including a sidewalk for employee safety. The additional parking will be included on the updated set of plans.

PUBLIC COMMENTS

Owen Valkema, 246 Route 23 questioned the drainage, his parking lot floods from the over flow from the pond during a large storm. Dunkin Donuts will be cleaning a pre-existing drainage pipe under Route 23. The State mandates storm water management and there is a required in a maintenance manual stating who is responsible. Since no one else wished to speak, the meeting was closed to the public.

Mr. Cecchini opened the meeting to the Board for their comments and concerns. Mr. Cecchini stated the applicant is looking for approval for Dunkin Donuts to be located on Block 4, Lot 1.05. Variances for signage may change because of the design of the

building. At this point the Board is unable to vote on signage or the building. The question is “how does the board feel about this type of business on this property?”

Mrs. Gill mad a motion to approve a Dunkin Donuts on the requested site with added parking and Mr. Pellows comments must be met. Design, signage and lighting issues must come before the Board for a vote on those items. Mr. Grau seconded the motion.

Roll Call: Ayes: Gaechter, Bassani, Grau, Slate, Stefanelli, Gill, Kanapinski, Cecchini.
Nays: None. Absent: Bono, DeBoer, Semmens.

ADJOURNMENT

On a motion duly made by Mr. Bassani seconded by Ms. Gill and carried, the meeting was adjourned.

Respectfully submitted,

Jeanne M. McBride
Secretary