

MINUTES OF THE
REGULAR MEETING
OF THE JOINT LAND USE BOARD
April 3, 2018

THE REGULAR MEETING OF THE LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON APRIL 3, 2018, IN THE MANVILLE MUNICIPAL COURTROOM, 325 NORTH MAIN STREET, MANVILLE, NEW JERSEY AT 6:30 P.M.

CHAIRMAN GEORGE KELMAN PRESIDED

Chairman Kelman called the Regular Meeting to order at 6:30 p.m., and the Secretary announced that proper notice had been given by the posting of the Regular Meeting notice and by transmitting the notice of the meeting to the Courier News and the Star Ledger.

SALUTE TO THE FLAG

Everyone present participated in the Salute to the Flag.

ROLL CALL:

Present	George Kelman, Chairman	
Present	Ted Camacho	
Present	Richard Onderko, Mayor	
Absent	Ted Petrock, Councilman	
Present	Rudy Nowak	Arrived at 6:42 p.m.
Present	Andrea Bierwirth	
Absent	Brandon Agans	
Present	Jim Powers	
Present	Donald Quick	
Present	Suzanne Maeder, Alternate #1	
Absent	Time Kenyon, Alternate #2	
Present	Christopher Corsini Esq., Board Attorney	
Present	Stan Schrek, P.E., Borough Engineer	

APPROVAL OF MINUTES of the Regular Meeting of March 6, 2018

Mr. Quick, seconded by Mr, Agans, motioned to approve the minutes of March 6, 2018.
All present were in favor.

RESOLUTION –

Resolution 2018-01
Application Number: PB-18-02
Applicant: Valdes Realty, Inc.

Owner: Valdes Realty, Inc.
Property Address: 1116 West Camplain Road
Tax Map Designation: Block 102, Lots 39 and 40

Mr. Agans, seconded by Mr. Quick, motioned for the approval of the Valdes Realty, Inc. resolution.

Roll Call: Ayes: George Kelman
 Jim Powers
 Andrea Bierwirth
 Ted Camacho
 Brandon Agans
 Mayor Richard Onderko
 Donald Quick
 Suzanne Maeder

Abstain: None
Absent: Rudy Nowak
 Ted Petrock
 Tim Kenyon

APPLICATION

A/ Application #PB-18-01
 Mark Manville, LLC
 Block 82, Lot 42.01, 1 North Main Street
 Preliminary Major Site Plan, Final Site Plan, Use Variance, Bulk Variance

John Wyciskala summarized the March 6, 2018 hearing.

Matt Seckler, Traffic Engineer, reviewed the traffic impact study dated February 23, 2018. He stated turning grouping counts were performed at the Brook's Boulevard intersection and the site's frontages in October of 2016 and found the morning and evening rush hours were between 7:15 a.m. to 8:15 a.m. and 4:30 p.m. to 5:30 p.m. Mr. Seckler stated the site will be limited to a right in right out driveway combination on North Main Street, no left turns in or out. The driveways are considered apron style driveways and add to the pedestrian feel. He stated a full movement driveway is proposed for Brooks Boulevard, left and right turns in and out. Referring to exhibit A5, a black and white site plan sheet 3, revised March 30, 2018, Mr. Seckler showed the widening of Brooks Boulevard along the site frontage to the driveway. This will allow two cars to stack side by side. Referring to exhibit A6, Driveway Queuing Capacity Study, Mr. Seckler shows the amount of cars that can be stacked at the intersection and how they would impact cars exiting existing driveways and the proposed driveway. He states that by widening Brooks Boulevard, 10 cars can stack in the left turning lane and 6 and a half cars in the right lane without impact on the proposed driveway. Mr. Secker referred to exhibit A7, Driveway Queuing Blocking Study, dated April 3, 2018, and showed the morning and evening queue will not back

up to the proposed driveway. He stated a no left turn sign will be placed on Brooks Boulevard and North Main Street for trucks.

In response to concerns for pedestrian traffic from Roosevelt School and the high school, Mr. Seckler stated to accommodate pedestrians, a sidewalk, over the driveway, will be added on Brooks Boulevard and a crosswalk will lead to North Main Street.

Mr. Seckler stated an access of the requirement for parking will be provided, 49 spaces. He commented on the fuel truck drop off procedure and their maneuver around the site.

Mr. Schrek asked for the peak business hours. Mr. Seckler stated the lunch hour peak is between 1 p.m. and 2 p.m. Mr. Wyciskala stated the proposed prohibition hours are 7 a.m. to 9 a.m. and 5 p.m. to 6 p.m. for fuel delivery.

Mr. Seckler estimated 4 fuel deliveries per week without an overall impact on the traffic. Mr. Wyciskala stated changes were made to the right turn geometry. Mr. Seckler clarified the changes would accommodate the box trucks exiting the site.

Ms. Maeder asked for the turnaround time for fuel deliveries. Mr. Seckler stated 10 to 20 minutes. Mr. Schrek asked if there is an effect on a WB50 truck exiting the site to the right. Mr. Seckler stated there will be a slight overlap into the second lane.

Mr. Schrek asked if the queuing will be available on Brooks Boulevard. Mr. Secker responded.

Mr. Kelman asked if a study addressed backups on First Avenue turning left. Mr. Seckler responded.

Mr. Nowark requested clarification on the truck impeding on the Brooks Boulevard radius. He further questioned the footage between the driveway radius and intersection of Brooks Boulevard. Mr. Seckler responded that it is 168 feet. Mr. Nowak asked if a truck will be able to make a right turn, going south, onto Main Street? Mr. Seckler responded no trucks are permitted to go under the bridge. Mr. Nowak asked the time frame for delivery trucks on the site. Mr. Seckler responded 20 to 25 minutes.

Mr. Powers asked the size of the delivery trucks. Mr. Seckler responded 30 feet.

Mr. Nowack commented on the pedestrian traffic following the proposed pedestrian path through the site.

Ms. Maeder asked how many other services stations are within a ½ mile radius referring to trip generation study in Pennsylvania. Mr. Seckler responded.

Mr. Quick asked if there will be fuel could be delivered in the evening. Mr. Seckler responded deliveries are based on the supply.

Mayor Onderko asked what the evening hours and morning hours will be for deliveries. Mr. Wysickala responded 5 a.m. to 6 a.m. and 7p.m. to 9 p.m. Mr. Corsini clarified if the times provided can be hard and strict as conditions are placed on the application and requested if further restrictions can be included, now is the time. Mr. Wysickala stated Mr. Corsini's comments were taken under advisement.

Rob Simon, Esq. of Harold Law located in Warren, NJ, on behalf of 265 North Main Street, questioned Mr. Seckler's testimony, studies provided to the Board and exhibits referenced throughout the testimony. Mr. Seckler responded.

Casandra Russel, 100 Brooks Boulevard, asked how many trucks currently enter and exit from the current site, the Chester House, and will the proposed use add to the traffic. Mr. Seckler responded

Maria Janucik, 720 East Frech Avenue, commented on the adjournment of the March 6, 2018 meeting. She asked if this application is the same as previously heard before the board. She asked if Mr. Seckler previously provided testimony to the Zoning Board. Mr. Wysickala responded. She further questioned if the gas station is one use. Mr. Seckler responded and clarified on the use of the application from the traffic perspective.

Maureen Taylor, 260 North 6th Street, asked if trucks currently entering the site will be similar to the proposed use. She asked the quantity of trucks currently entering the site versus the proposed site. Ms. Taylor asked when the pedestrian studies were performed and if the studies were done during school time and holidays. She asked the population of the Pennsylvania town where the referenced study was done. Mr. Seckler responded.

Mr. Seckler stated for the record the Pennsylvania study was used as a comparison study.

Robert Simon asked how many gallons of fuel a day will be utilized, the size of the tanks, and how many gallons of fuel the trucks will be delivered. Mr. Seckler responded.

Hal Simoff, a Traffic Engineer retained by the Borough, offer testimony on the submitted site plan and traffic impact study. He expressed concerns of the proximity of First Avenue, North First, and the site driveway. He recommends the driveway on Brooks Boulevard be restricted to right turn in and right turn out. Mr. Simoff refers to a memo provided to the Board dated March 28, 2018. He stated the left turn out during peak hours are based on the applicant's projections 22 and 18 vehicles during each of the peak hours and the left turn in are projected to be 72 and 80 vehicles per hour. He expressed concerns of the left in stack up can conflict with the queuing back from the intersection. He stated an added component is the road diet provided by Somerset County. Mr. Simoff stated no hardship will be created by eliminating a left turn in on Brooks Boulevard.

Mr. Kelman asked if the repositioning of the driveway on Brooks Boulevard was taken into account when Mr. Simoff did his analysis. Mr. Simoff confirmed the repositioned driveway was accounted for.

Mr. Simoff stated he would like to do additional studies for the driveway blockage. He further expressed concerns of pedestrian safety and stated further evaluation is required.

Mr. Kelman requested clarification on what further evaluation for pedestrian safety is required. Mr. Simoff clarified May and June counts, taken in 2017 by the applicant, should be reviewed. Mr. Simoff stated the recommendations of the Regional Transportation Authority Study, performed by Somerset County, should be reviewed in respect to the restriction of the one lane south bound north of the intersection, putting the road back up towards Dukes Parkway.

Mr. Kelman asked if the changes made by the county would eliminate potential issues entering the site, south bound on Main Street. Mr. Simoff responded. Mr. Simoff stated this should be of future concern for traffic backup towards North Main Street.

Mr. Simoff expressed concerns for the lack of a loading area for the site. He stated the referenced Pennsylvania study has a loading area. Mr. Simoff referenced sheet 21 of the site plan, the turning template, and stated if there is more than one car at the western pump island the fuel truck won't be able to circulate through the site. He further stated when a truck makes a right onto Brooks Boulevard it crosses over the center line. He stated if Brooks Boulevard is adjusted and widened, the conflict can be eliminated. Mr. Simoff stated he would like to do additional research and report back to the Board.

Mr. Kelman asked if the Institute of Transportation Engineer's Trip Generation Criteria is peer reviewed, if the data is accurate and if the information contained in the ITE is applicable to the application. Mr. Simoff responded.

Mr. Schrek asked if the combination of gas and convenience store affect the number of employees. Mr. Simoff stated the use does not mix employees. Mr. Simoff agrees with the applicant on predicting the traffic based on the ITE studies and the square footage of the convenience store.

Mr. Kelman clarified that Mr. Simoff agrees with the applicant's assessment that based on the square footage of the building versus the number of pumps and other factors.

Mayor Onderko requested clarification of Mr. Simoff's concerns for traffic from the queuing coming west bound on Brooks Boulevard from Walmart and if there should be a left onto the site off of Brooks Boulevard. Mr. Simoff responded yes.

Mr. Kelman requested clarification on if Mr. Simoff is recommending left turn restrictions going west bound onto Brooks Boulevard. Mr. Simoff responded yes. Mr. Kelman asked if he recommended left turn restrictions leaving the site onto Brooks Boulevard. Mr. Simoff stated an evaluation would be required to determine the impact of the crossovers.

Mr. Schrek, referring to Mr. Simoff's memo, asked if the turning proposals in the Somerset County's concept plan were their proposal. A discussion was held on the County's concept plan.

The Board recessed at 8:57 p.m. and resumed at 9:10 p.m.

Mr. Wysickala stated additional research will be done and there will be an expansion for exhibits A6 and A7. He requested the hearing be adjourned for the next meeting.

Mr. Schrek stated Somerset County should clarify on the road analysis and a meeting should be scheduled during the interim.

Mr. Kelman stated the application will be adjourned to the May 1, 2018 meeting with no need to renotice. He requested the public hold their questions for Mr. Simoff to the next meeting.

PRESENTATION

A. Varlerie Drive Presentation

Mr. Stan Schrek stated that the Borough will be selling lots on Valerie Drive and advised that Council authorized a redevelopment plan. He stated a public hearing is required for the submitted plan. He stated the submitted plan reviews the zoning around Valerie Drive and how townhouses would affect the zoning.

PUBLIC PORTION

Maria Janucik, 720 East Frech Avenue, commented on discussion being held by the Board after the March 6, 2018 meeting was adjourned, no public portion held on March 6, 2018, and referred to her letter sent to the Board's professionals. She further questioned if the meeting was being recorded. She commented on the Mark Manville application being reheard by the Board.

Owner of gas station located at 265 North Main Street expressed concerns of the proposed gas station next to his gas station. Chairman Kelman advised he be advised by his attorney.

Maureen Taylor, 260 North 6th Street, asked how to obtain notification for scheduled public meetings other than newspaper publications. Ms. Bierwirth responded.

DISCUSSION

A. By-Laws

Mr. Powers, Chairman Kelman, and Mr. Agans stated they were in favor of the drafted by-laws with minor changes.

Mr. Corsini requested changes be submitted to him to adopt the by-laws at the next scheduled meeting.

COMMENTS BY BOARD MEMBERS

Mayor Onderko commented on the Valerie Drive Redevelopment Plan and stated the properties were obtained at a discounted rate from the federal government and should spur financial interest in the 12 acre site.

Chairman Kelman commented on the areas in need of redevelopment at the north end of Main Street and asked the status on the evaluation. Mr. Schrek stated there is discussion on the location of the flood limit and analysis of flood lines.

The meeting was adjourned at 9:32 p.m.

Respectfully submitted by,

Jasmine D. Mathis

Land Use Board Secretary.