



Borough of Woodbury Heights Planning/Zoning Board
500 Elm Avenue Woodbury Heights, New Jersey 08097

August 5, 2013 Regular Meeting Minutes

Chairman Phalines called the meeting to order at 7:05 pm. He asked all to stand for the Pledge of Allegiance. He then asked for roll call resulting in all board members and alternates present. Chairman Phalines announced that the meeting conforms to the directives of the 'Open Public Meetings Act'.

Chairman Phalines called on Mr. Sinclair for the Resolution. Mr. Sinclair stated we have Resolution 2013:10 granting site plan approval to McDonald's. Chairman Phalines entertained a motion which was moved by Mr. Holmstrom, seconded by Mr. Deeck, and passed with the following roll call vote; Mr. Conley, yes, Mr. Deeck, yes, Mr. Martino, yes, V. Holmstrom, yes, W. Holmstrom, yes, Mr. Hart, yes, Mr. Flynn, yes, Mrs. Frombach, yes and Mr. Tomasetti, yes.

Chairman Phalines asked those for the Wawa Minor Site Plan application to please step forward and introduce themselves. Mr. Sinclair asked his honor (chuckles) Mr. Chairman before they begin that the Board does have jurisdiction to hear the application.

Mr. Duncan Prime, attorney for Wawa introduced Kristen Ritz, Engineering Project Manager and Ron Klos, of Bohler Engineering who will be testifying tonight. They were sworn in by Mr. Sinclair. Mr. Prime stated they are looking to swap out two existing gas pumps with diesel fuel for passenger vehicles, low grade trucks and small motor homes. Mr. Klos testified that they will be adding an additional underground 15,000 gallon tank for the diesel fuel. It will require some minor trenching, the kiosk will be removed and it will be a self-service operation. The existing freestanding sign will get a module to add the diesel price without changing the sign size and the signs at the pumps will change from gas to diesel. Chairman Phalines asked about the time frame and Mr. Klos stated that it would be roughly two weeks. Mr. Martino asked if there would be an emergency shut off at the

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self-serve pump. Mr. Klos stated yes. Mr. Sinclair stated that there seems to be some confusion with the Board about the self-serve. Mr. Klos stated that in New Jersey you can have self-service for diesel fuel. Ms. Ritz stated that the attendants are trained to help anyone that needs it.

Chairman Phalines called on Ms. CuvIELlo to go over her review letter. Ms. CuvIELlo states that she does not have much more to say. They have covered everything; her main concerns were large tractor trailers and now know that they are not permitted to obtain diesel fuel at these pumps. It is really a simple application.

Chairman Phalines called on Ms. Kerry Engelhardt, of Sickels and Associates, to go over Mr. Brunermer's review letter. Ms. Engelhardt states that they have one comment in regards to completion of the application and that is a signature block on the first plan. Mr. Prime/Klos states they will comply. Ms. Engelhardt noted that the first 3 technical comments are in regards to the plans and again Mr. Prime/Klos state they will comply. They are concerned with regards to the safety of patrons during the construction. Ms. Ritz states that there will be cyclone fencing and caution tape around the construction area. The last item would be the matter of a performance bond which they, Sickels, are fine with waiving. Mr. Sinclair states that the applicant is asking for the waiver and he is okay with it also.

Chairman Phalines asked for a motion to open the meeting to the public. A motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye'. Mr. Travaline of 424 Second Street, had concerns with encroachment on the grass areas. Applicant states there will be no encroachment. Mr. Travaline's second concern is tanker trucks coming in to fuel up with the diesel. Applicant states that it is known that there is no diesel service at this area for tanker trucks. Also, the delivery of diesel fuel will be done in the evening hours. Ms. Ritz states that they are asked not to come during peak hours and the time is usually 15 minutes that they are there to fill the tanks. Ms. CuvIELlo interjected that once the truckers note that the diesel will not pump at the speed they are accustomed to, they won't pull in. She also noted that this isn't the first Wawa to do this and the truckers do talk to one another. Wilma Belcher of 615 Lake Avenue asked if signs could be put at the street to tell them not to come in. Applicant

states that they are customers who do come in for coffee and sandwiches etc. and there is parking for them in the back. Mary Ellen Travaline of 424 Second Street states she is wondering why they aren't having an attendant to take care of the people at the diesel pumps. Applicant states that there are attendants at adjoining pumps as previously stated should anyone require assistance. Ms. Ritz states that there aren't as many vehicles for the diesel to justify having a full time attendant and the diesel is not as flammable or dangerous as regular fuel. There being no other comments from the public, a motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye' to close the public portion.

Chairman Phalines invited comments from the Board. Mr. Conley stated that he has concerns over the lines backing up. There are lines now and they are taking away 4 pumps. Mr. Sinclair asked how many pumps are there currently, applicant states 16, so it will be 12 regular fuel and 4 diesel. Mr. Martino interjected that there are lines at all stations and the only way to control that is with the price. Mayor Elton asked Mr. Brown if he was okay with the application, which Mr. Brown responded, "as long as they aren't moving the coffee pots". Mayor Elton stated that Mr. Brown is probably their best customer. Mr. Brown thinks they should put in a drive-thru window for coffee.

A motion was made by Mr. Conley, (Mr. Sinclair stating straight forward with waiver of performance bond and no further encroachment into wooded area will be noted in resolution), seconded by Mr. Deeck and passed with the following roll call vote; Mr. Conley, yes, Mr. Holmstrom, yes, Mr. Flynn, yes, Mayor Elton, yes, Mr. Deeck, yes, Mr. Hart, yes, V. Holmstrom, yes, Councilwoman Truhan, yes and Chairman Phalines, yes.

Mr. Conley commented on the letter from the County for the work on Elm Avenue for the firehouse. The County will accept the performance bond from the Contractor rather than having the association put up a bond.

Mr. Flynn asked what is going on with the car wash. Mayor Elton stated he had no idea. Chairman Phalines stated that he believed Donny Steward was purchasing it. I informed them that I provided Don with the contact information we had on file and informed Mr. Flynn that they had a pipe

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burst back in the winter and we had shut off the water. We also informed the owners that they must maintain the property. They have fenced it in and are trying to clean it up. Mr. Flynn also asked about Giant Fitness, he heard they were putting a yogurt stand in. I stated that nothing official has come to us but believed they are doing some preliminary paper work.

Chairman Phalines opened the meeting to the public again on a motion made by Mr. Conley, seconded by Mayor Elton and a favorable 'aye'. Peg Riordan of 433 Auburn Street asked when they are going to start handling the parking of the parents once the construction starts on the firehouse. Mr. Conley stated that they are hoping to make it as easy as possible but if it is necessary to close the lot then that what will have to be done. There being no other comments, a motion was made by Mr. Conley, seconded by Mr. Flynn and passed with a favorable 'aye' to close the public portion.

A motion was made by Mayor Elton, seconded by Mr. Holmstrom to adjourn the meetings passing with a favorable 'aye'. Chairman Phalines declared the meeting closed at 7:51 pm.

Anne L Deeck, Secretary