

Long Hill Township BOA Meeting Minutes August 1, 2017

1. The meeting began at 8:07 pm and was attended as follows:

Chairman Gerecht
Vice Chair Pesce
Richard Keegan
Michael Malloy
Jonathan Rosenberg
Tom Grosskopf
Jerry Aroneo (arrived at 8:35 pm)

Also in attendance: Dan Bernstein, Esq.
David Clark, Engineering (replaced mid-meeting by Mr. Lemanowicz)
Kevin O'Brien, Planner

2. Chairman Ed introduced applicant Carolyn Smith, application #17017 and her engineer, Tom Quinn, who was qualified as an expert engineer.
3. Mr. Smith described the proposed plan for construction of a detached garage on an already undersized lot, in place of existing shed. If approved, would increase net impervious coverage from 30.2% to 32.6%. Variance also required for side yard setback. Construction would provide garage where none currently exists. Garage would be adjacent to vacant lot to the left.
4. After discussion with Board, the applicant proposed to move garage 8' forward to eliminate 120 SF extra feet of impervious coverage. Mr. Quinn testified that this would not increase drainage onto adjacent properties. Mrs. Smith also agreed to plant three new trees on lot to replace removal of two large trees, consistent with ordinance requirements.
5. Mrs. Smith testified that nearly all neighbors already have garage.
6. Mr. Quinn testified that architecture of garage will be same as existing home.
7. Upon motion of Pesce, seconded by Keegan, the application for the necessary bulk variances was unanimously approved, with Mr. Aroneo abstaining, as he was not present for the testimony, and subject to the following conditions:
 - a. Move garage 8' forward from plan;
 - b. Install 2-3 trees in yard, consistent with ordinance requirements and appropriately sized;
 - c. Architecture of garage and finish to match home;
 - d. Comply with terms of Lemanowicz letter of 7/24/17.
8. Upon motion of Jonathan, seconded by Mike, the minutes of the 7/18/17 meeting were unanimously approved.
9. After a 5 minute break, the hearing on the Village supermarkets application (16-072) continued, as follows.

10. Mr. Keegan and Mr. Aroneo both certified that they listened to tape of 6/6/17 first hearing on this application and Mr. Grosskopf listened to 7/18/17 hearing tape.
11. Mr. Warner stipulated that rear lot will be utilized for employees only, with appropriate signage and enforcement. Further, by 8:00 pm, there is expected to be no more than a dozen or so employee cars in this rear lot. Finally, 4 parking cart corrals will be installed in place of 4 parking spaces, which will have a small positive impact on parking availability.
12. Mr. Pavese then continued his testimony, including the following:
 - a. Wellness Garden increased patronage is one of but not the primary driver of need for more parking.
 - b. Washington Township Shop Rite, on Route 31, of 66,000 sq. feet, has 6.2 spaces per 1,000 sq. ft., which is necessary and more than what is proposed here.
 - c. 4 cart corrals will save a few spaces, but not more.
 - d. Shop Rite needed and obtained similar use variance on residential lot to expand parking at Livingston store.
 - e. Hallmark store has peak hours similar to Shop Rite, while bank and post office have more normal business hours.
 - f. 10 spaces picked up by cart corrals.
 - g. Questions of Mr. Pavese were then asked by the Board and its professionals.
 - h. Questions of Mr. Pavese were then asked by the following members of the public:
 - Charles Arenowitz, of Millington
 - Don Farnell of Gillette, chair of Shade Tree Commission
 - Szu (86 Magnolia Ave., since 2010)
13. David Hapstack, Shop Rite store manager testified, including the following:
 - a. Worked for Shop Rite for 33 years, and as Stirling store manager since 2013.
 - b. Expects continued greater patronage due to Wellness Garden and other amenities of super store.
 - c. Shop at Home – based on Washington and Chester store sales volumes, but Stirling doing substantially less, with no reasonable expectation of improvement.
 - d. Adjacent restaurant lot would have been a somewhat acceptable alternative location for employee parking, if it could have been leased by the applicant.
 - e. Employee shifts:
Noon on Sunday – 121 employees, with only 10% who do not drive.
Shifts as follows:

6:00 am start	8:00 pm – 34 employees
5:00 pm – 68 employees	9:00 pm – 24 employees
6:00 pm – 53 employees	9:30 pm – 13 employees
7:00 pm – 41 employees	
 - f. Traffic study was done on 12/3 and 12/4/16, the 21st busiest weekend of year.
 - g. Elks rental lot and Golden lot not viable options for employee parking.
 - h. Delivery trucks will not present danger to those in rear lot.
 - i. The Board then asked questions of Mr. Hapstack.
 - j. The following members of the public then asked questions of Mr. Hapstack.
 - Mr. Farnell
 - Mr. Szu

The meeting adjourned at 11:12 pm, with extension of time agreed to through 9/30/17.