

PLUMSTED TOWNSHIP LAND USE BOARD
March 3, 2015

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, March 3, 2015 at 7:30 p.m. in the Municipal Building with the following members present:

<u> X </u> Walter Bronson, Chairman	<u> </u> Eric Sorchik
<u> X </u> James Dowd	<u> X </u> Jack Trotta, Mayor
<u> </u> Wendy Galloway	<u> X </u> Ronald Dancer, Alt #1
<u> X </u> Miguel Garces	<u> </u> Dominick Cuzzo, Alt #2
<u> X </u> Douglas Hallock, Vice Chairman	<u> X </u> David Leutwyler, Alt #3
<u> X </u> Robert Hardy	<u> </u> Alternate #4
<u> X </u> Vincent Lotito (Designee)	<u> X </u> John Mallon, Engineer
<u> X </u> Glenn Riccardi	<u> X </u> Christopher Dasti, Attorney

Attorney Dasti read the Open Public Meetings Act. A motion to approve the minutes of the regular meeting of December 2, 2014 and reorganization meeting of January 6, 2015 as mailed/e-mailed was made by Mr. Hallock and seconded by Mr. Riccardi. Carried by roll call vote with Alternate Dancer and Designee Lotito abstaining. Ronald Dancer was sworn in by Attorney Dasti as Alternate #1.

RESOLUTIONS: None

AGENDA:

Block 77, Lot 70.01- WaWa Inc., Preliminary & Final Site Plan Approval

Tyler Prime, Esq. representing WaWa Inc. addressed the board for a revision to the original site plan approval for the WaWa convenience store approved in 2002. This application is a minor addition to the original site plan proposing approximately 500 square feet of external trash enclosure at the rear of the existing store. The enclosure is proposed to be surrounded by an eight (8') foot high PVC fence and will contain a trash compactor and a dumpster for cardboard. Township Engineer John Mallon previously called out one variance for side yard set back for a proposed 8x10 shed at the property line. Working with Mr. Mallon, to change the location of the shed away from the side yard, the application would be variance free. And there are no other changes to the building, canopy or gas pumps.

Mr. Mallon made his report stating the applicant submitted appropriate site drawings and applications and was found to be complete. The applicant proposes to remove an existing shed, bollards and a portion of the existing pavement behind the building.

The applicant proposes to construct a 14'x56.3' concrete slab to support a trash compactor and a dumpster for cardboard behind the building, enclosed by an 8' high PVC fence with gates at either end to access the equipment. Bollards will be installed along the outside of the fence and concrete slab and striping on the pavement to match the existing pavement striping behind the building. The applicant proposes to construct an 8'x10' resin storage shed behind the existing curb line. As mentioned previously the applicant was in a variance situation and decided to relocate the shed back by the detention basin in the south east corner of the parking lot behind the curb which

eliminates all variances. The applicant has asked for waivers, since all the items of concern were addressed during the original site plan approval and no current changes to the site will be either environmentally or esthetically. Mr. Mallon stated they will have to contact the County since the applicant is on County roads. Which the County should give them a letter of no interest.

Engineer Mark Whitaker, of Dynamic Engineering was sworn in by attorney Dasti as a witness for WaWa Inc.

Mr. Whitaker explained that WaWa was becoming more efficient in operations on numerous levels. During this discussion Mayor Trotta's arrival was acknowledged by Chairman Bronson and not a minute later Mr. Hardy arrived. Mr. Whitaker continued to explain that the shed would have been placed where the new compactor is to be located but because of the septic cleanout the shed had to be relocated. The loading area was oversized on the original site plan and the addition of the trash compactor, the area would still meet the requirements of the Township Zoning Ordinance for size. Chairman Bronson asked how the recyclables are handled? Mr. Whitaker explained that they are comingled in an 18 yd. dumpster.

Mr. Mallon asked for testimony for the waiver requirements. Mr. Whitaker stated that all items of concern on the original site plan check list were not necessary for this application as was stated in the letter from the Board of Engineers and those waivers were granted as part of the original site plan package. Mr. Mallon reminded Mr. Whitaker that all items of concern were complied with on the current application as well.

Chairman Bronson asked if there were any further questions or comments from the board. Opening to the public, which none were present. Mr. Garces made a motion to approve the application with no stipulations except moving the shed location in front of the curb, in the hash marked area by the detention basin, in testimony and correction to the plan in letter by the Township Engineer. Mr. Lotito seconded the motion followed by a roll call vote of all ayes.

Chairman Bronson asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,



Joan Gruca

