

Lawrence Township Planning/Zoning Board Minutes
Cedarville, NJ 08311
Wednesday, May 10, 2017

THOSE PRESENT: Al Humeny, Chairman George Ripper
 Steve Miletta, Vice Chairman Delbert Peterson
 John Roesly, Jr. Fran Hancock
 John Knoop III Ton Lamanteer, Zoning Officer
 Kathy Rodman, Sec. Bill Reilly, Solicitor
 Michael Fralinger, Jr.-Engineer John Tisa, -could not vote-surr. Prop. Owner
 Elmer Bowman-comm. Member-could not vote on zoning app.

THOSE ABSENT: Joe Miletta-Committee member-could not vote on zoning app.-Excused
 Veronica Sergiacomi-Surrounding prop. Owner-could not vote-Excused

The Lawrence Township Planning/Zoning Board held their regular monthly meeting on Wednesday, May 10, 2017. The meeting was held in accordance with the Open Public Meeting Act and was opened by Chairman Al Humeny.

A motion was made by Steve Miletta and seconded by Delbert Peterson to open to old business, which was approving the minutes from the April 12, 2017 minutes. A motion was made by Steve Miletta and seconded by John Knoop to approve the minutes from that meeting and all were in favor. A motion was made by Steve Miletta and seconded by Tony Lamanteer to close to old business.

The next order of business was new business, which is the Dollar General Site Plan Application. Michael Fralinger, Jr. was sitting in for Stephen Nardelli from Fralinger Engineering and went over the letter of recommendation from Fralinger's. He addressed everything in the letter and a motion was made by Steve Miletta and seconded by George Ripper to deem the application complete.

Next up was Jason Tuvel, the attorney for Dollar General testifying that he is the attorney for the applicant, located at Block 202 Lot 52, 427 Main Street, Cedarville, NJ. The applicant is seeking Site Plan Approval. The applicant stated that they accept all of the engineer comments, and would be addressing any waivers that would be requested. Since most of the experts present had already testified at the Use Variance hearing on March 8, 2017, Mr. Reilly requested that if none of the information being presented this evening had changed, we could stipulate that all was the same and the experts would not have to go into lengthly detail again. That was agreed by Mr. Tuvel.

First up to testify was Daniel Dougherty from Dynamic Engineering Consultants who is a Civil & Site Engineer. Mr. Dougherty's testimony was the same as from the March 8 meeting with the exception of the fact that there was more detail in reference to the landscaping that would be done around the building.

Next Andrew Jafolla of Dynamic Traffic, LLC, he testified that the Traffic Impact Study was the same that was presented at the March 8, 2017 meeting. There were no questions from the public on the traffic impact study.

Next was James Kyle, Professional Planner of Kyle Planning & Design LLC. Mr. Kyle admitted into testimony A-2, which is the exterior elevation & the footprint on the site plan prototype for Dollar General. The architect upgraded the prototype in keeping with the character of the area. Everyone was pleased with the new look. It was determined that there is no negative impact to surrounding properties in relation to lighting, parking, drainage, etc. Mr. Lamanteer, our Zoning Officer, asked about drainage and it was addressed by Mr. Dougherty that every so often it would be cleaned out and there would be maintenance in and around the building. Mr. Tuvel said that they would hire a local landscaper for the upkeep of the property.

At this point there was a motion to open to the public from Steve Miletta and seconded by George Ripper. Mr. Rudolph Badger, a resident of the township was sworn in and asked about fire hydrants. A motion was then made, with no further comments from the public, to close to the public by Tony Lamanteer and seconded by Steve Miletta. All were in favor.

A motion was then made by Tony Lamanteer and seconded by George Ripper to approve the Site Plan with the waivers. A roll call vote was taken:

Al Humeny – yes	John Knoop – yes	John Roesly, Jr. – yes
George Ripper – yes	Steve Miletta – yes	Delbert Peterson – yes
Fran Hancock – yes	Tony Lamanteer – yes	

A motion was made to adjourn to meeting by Steve Miletta and seconded by John Knoop. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Kathy Rodman
Secretary