

STRATFORD JOINT LAND USE BOARD MINUTES  
MEETING  
January 26, 2017

The meeting was called to order by Chairman St. Maur at 7:00 pm, and the public statement was read that the meeting was advertised in the Courier Post, Central Record and a notice was posted on the bulletin board at the Borough Hall stating the time and place.

The Chairman led the board in the pledge of allegiance and a prayer.

ROLL CALL:

Present	Absent
R. St. Maur, Chairman	T. Kozenewski, Alternate #1
M. Mancini, Vice Chairman	J. Kelly, Alternate #2
F. Hartman, Councilwoman	
J. Keenan, Mayor	
M. Goldin	
A. Santora	
R. Morello	
P. McGovern	
J. Lyons	
J. Keenan, Secretary	
M. Ward, Solicitor	
W. Roorda, Engineer	

REORGANIZATION:

A motion was made by P. McGovern, seconded by J. Lyons for R. St. Maur as Chairman for 2017. No other nominations were made and all members voted aye.

A motion was made by R. Morello, seconded by R. St. Maur to nominate M. Mancini as Vice Chairman. M. Mancini stated he was declining the nomination. A motion was made by P. McGovern for T. Santora as Vice Chairman, with R. Morello making the second. No other nominations were made, and all members voted aye.

A motion was made by T. Santora to nominate Michael Ward as the Solicitor, with J. Lyons making the second. A motion was made by M. Mancini to nominate Albert Olizi as Solicitor, with F. Hartman making second. All members voted aye for Michael Ward with M. Mancini, and F. Hartman voting no. The Solicitor for 2017 will be Michael Ward.

A motion was made by M. Mancini, seconded by T. Santora to nominate Steven Bach as the JLUB Engineer. All members voted aye.

A motion was made by M. Goldin, seconded by P. McGovern to nominate John Keenan, Jr. as JLUB Secretary. All members voted aye by roll call vote.

A motion was made by M. Goldin, seconded by R. St. Maur to adopt Robert's Rules of Order for the meetings of 2017. All members voted aye.

A motion was made by R. St. Maur, seconded by P. McGovern to adopt the meetings for 2017 as the 4<sup>th</sup> Thursday of each month with the exception of November and December where there will be no meetings and all meetings to be at 7:00 pm at the Justice Facility, 315 Union Avenue, Stratford, NJ.

**APPROVAL OF RESOLUTIONS:**

A motion was made by M. Goldin, seconded by R. St. Maur to adopt Resolution 2016:13 for Richchar, LLC approved application. All members voted aye.

**BOARD ACTION:**

Aldi Inc., 1102 N. White Horse Pike, B. 1, L. 1.

Richard Goldstein, attorney for Aldi explained the application for expansion of the existing facility located at the White Horse Pike and Colby Avenue. The new building will have an entry foyer on the corner with a tower on top and a double entry from both White Horse Pike side and Colby Avenue side. There will be a larger size sign on the larger surface of the tower. There will be an added channel letter sign stating "Food Market". The sign area is 226 square feet where 200 square feet is permitted, and the existing pylon sign will not change which is 113 square feet and is less area than is permitted. The fence, dumpster and landscaping will remain the same.

Derrick Pierce of 667 Thomas Jefferson Road, Wayne, PA who is the director of real estate for Aldi Inc. was sworn in. Mr. Pierce explained the older model store was being upgraded and expanded to match the other new stores being built today for Aldi.

Exhibit A-1 the site rendering was entered into the record. Mr. Pierce explained there would be 5 aisles in the new store. He explained Aldi Inc. had 1,500 stores nationwide and 10,000 stores worldwide.

Exhibit A-2 the exterior color elevations was next entered into the record. It was explained the tower was 24' 8" high with the materials to match the existing exterior. There would be some aluminum on the tower. The tower is built to accommodate the new signs since the building sits so far from the roadway than usual stores. He stated the hours would continue to be the same Monday to Saturday 9am to 9pm, and Sunday from 9am to 8pm. Deliveries are done in the rear loading dock and at hours set by a prior approval for around 3-8pm so not too early to disturb the residents. 90% of their products from Aldi. A delivery about once a day. Trash and recycling dumpster in the rear by the loading area and not located in a trash shelter. They have offered a new concrete pad, and masonry shelter for the dumpster which should be emptied about 2-3 times a week around 8-9 am. There is no recycling. Cardboard is removed by their delivery trucks and recycling is done in house at the Aldi home plant. He explained there would be no change to the existing sewer or water. The perimeter fence was discussed and he stated the slats in the fence would be replaced.

R. St. Maur inquired about upgrade of the plantings. Mr. Pierce explained where the new plantings were based on the changes to the site and parking areas.

M. Mancini inquired about the new signage size. The Solicitor inquired to how long the construction would be. Mr. Pierce explained it would take about 12 weeks with only about one month where the store would be shut down. They would begin in July. J. Lyons confirmed there would be a fence around the construction site. Mr. Pierce explained also there would be no night construction outside, but some non-noise work like painting inside would take place at night. The exact hours of outside work would depend on weather and daylight.

Ahmad Tamas from Bohler Engineering in Mt. Laurel was sworn in as the professional engineer. He stated he was licensed since 2004 and doing this type of work for 20 years. The board accepted him as a professional. Exhibit A-3 the aerial plan was submitted in to the record. He explained the corner was zoned commercial and it was a permitted use. He explained the site location bordered by White Horse Pike and Colby Avenue. There are two access drives on Colby Avenue and one on White Horse Pike which there will be no changes. He stated there is currently 14,914 square feet in the building, and 132 parking spaces. There will be an addition of 3,246 square feet and a lose of parking of 31 spaces, to leave 101 spaces, and a total interior to the building of 18,160 square feet.

The impervious coverage is 70.06% same as it was prior. A continuance request has been sought with this new application. Drainage is in three directions. Some toward White Horse Pike, Colby Avenue and the grass area in the rear. There is one façade now of 96 square feet and will be requesting two façade signs with the Aldi logo and the "Food Market" wording with a total signage area of 226 square feet. The existing pylon sign of 113 square feet will not change, which is slightly smaller than what is permitted by code which is 150 square feet. New water service to sprinkle the building and fire service will occur at the rear of the building. The upgrading of the parking lot lighting to LED units and there will be an additional lighting fixture in the ADA parking area. Three wall packs will have full shields installed to prevent glare which will also be LED. He explained there will be no more landscaping on White Horse Pike, but additional landscaping on Colby Avenue side to help screen headlights from the cars and add greenery to the rear area.

J. Lyons inquired about additional green space in the parking area. The engineer explained about snow plowing and the ease in not having green islands.

The Bach Engineer review letter was reviewed. A-4 item for foot candle calculations was submitted into record. He explained there were three light poles with 4 lenses, and one new pole with 4 lenses in the ADA parking area. The wall mounted lights would be upgraded and an additional three wall packs all to be LED. Item #19 was confirmed related to Deed restrictions and covenants were submitted. There was also confirmation of grading in the rear grass area to prevent ponding in the lawn. The dumpster would be fine with the improvements submitted. The applicant agreed with the items note in the engineer review letter.

**Public Portion:**

Diane Brattelli of 15 Colby Avenue was sworn in. She was concerned with the existing fence. She stated she would like to see the fence removed from the corner at Colby Avenue back as far as the building line so she could see from her house to the Pike.

Norine Seguin of 11 Curtis Avenue was sworn in. She was concerned with the water from the corner of the building. She inquired about the large trees on the Somerdale side which were confirmed to be her trees and not Aldi's trees. The applicant engineer explained of the drainage and the pumping of water from the loading dock.

Stephanie Jesderger of 18 Colby Avenue was sworn in. She was concerned with drainage on the street. And inquired to the lights and the times they were off and on.

Dorothy Brattelli of 15 Colby Avenue was sworn in. She stated she wanted no fence.

The Board Solicitor suggested 6 new large ornamental trees along Rensselaer Street, remove the fence, and lower bushes to fill in the spaces below and between the trees.

Norine Seguin of 11 Curtis Avenue expressed she liking the fence removed all the way down to her home and to keep the section along the side of her home.

The Board Chairman suggested the Board Engineer and the applicant's Engineer to work together on the landscape along Rensselaer Street.

The Board Engineer inquired to page 7, item #7 related to the ADA parking area and the safe passage to the front door. The applicant's engineer offered a proposed striped area to the front door.

A motion was made by P. McGovern, seconded by M. Goldin to approve the variance required such as the sign variance of 226 square feet where 200 square feet is permitted, and impervious coverage of 70.06% to continue from the prior approval, and a continuance for code 17.68.010.O related to parking requirements related along the building facing the residential property, and number of signs to be 4 compared to one sign per side per the code. All members voted aye by roll call vote.

A motion was made by M. Goldin, seconded by P. McGovern to agree for preliminary and final site plan subject to conditions such as the additional lighting, ADA striping, agreement with the Bach review letter, eliminate the fence, landscaping of trees with low lying shrubs, the applicant engineer to minimize the storm water flow onto Rensselaer Street acceptable to the Board Engineer, and the rear corner on site retention or alternate to correct water to Colby or White Horse Pike, and to have the pump pipe from loading area to a different location. All members voted aye by roll call vote.

Continuation from the December 1, 2016 meeting:

Suneth Amal Wickramaratne, 102 Berlin Road, B. 53, L. 1. Proposed Daycare.

Mr. Wickramaratne was sworn in. The applicant stated he agreed to all the points noted in the engineer review letter. He wanted some clarification on the additional bollards requested. The Board Engineer explained the concern around the ADA ramp. The plan submitted into record was noted as A-1. The plan when finalized would need to be signed by the engineer with an engineer title block space on the plan. There were no new walkways noted on the plan. The Board Engineer wanted to confirm the spaces in the parking area are 9'x 20' which are less than our code which is 10'x20' and a waiver is noted. He also recommended the additional bollards as was discussed and the spoke of the Arlington Avenue not Coolidge. The applicant noted the tax map has Coolidge.

M. Goldin inquired the need for sidewalks.

There was no public present to speak.

A motion was made by T. Santora, seconded by P. McGovern to approve the minor site plan to include pre existing conditions and the 9'x20' parking stalls, and numbers 1, 2 and 3 and all points of the engineer's letter. All members voted aye by roll call vote.

No one from the public spoke during public portion. There was no correspondence, old business, or new business.

A motion was made by M. Goldin, seconded by P. McGovern to adjourn the meeting with all members voting aye.