

STRATFORD JOINT LAND USE BOARD
MINUTES
SPECIAL MEETING
APRIL 18, 2018

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

R. St. Maur, Chairman
A. Santora, Vice Chairman
F. Hartman, Councilman
J. Keenan, Mayor
R. Morello
M. Mancini
M. Goldin
P. McGovern
J. Keenan
T. Hall, Alternate #2
A. Olizi, Solicitor
S. Bach, Engineer
S. McCart, Secretary

Absent

T. Kozenewski, Alternate #1

APPROVAL OF MINUTES:

Motion was made by Mr. Keenan seconded by Mr. Goldin to approve minutes of the March 22, 2018 meeting and all members voting aye.

APPROVAL OF RESOLUTIONS: none

BOARD ACTION:

Mr. Olizi announced that this was a special meeting for the hearing of Stratford Square, B.62, L.2. They are seeking preliminary/final site plan approval along with a few bulk variances. Mr. Louis Capelli, Jr. represent applicant for Stratford Square Urban Renewal Condominium Associations. Mr. Eric Moore of Brandywine, Mr. Steven Rizzo of Brandywine and Mr. Jay Sims, of Consulting Engineer Services were sworn in by Mr. Olizi. Mr. Capelli made statement about phase I of redevelopment of the property and how it would be intergraded with Rowan School behind it. We are seeking preliminary and final site plan approval tonight that are consistent with redevelopment plan that was adopted with the exception of a few bulk variances which are for size of signage, loading area and front yard set back which is already non conforming preexisting condition. Mr. Olizi asked if persons Mr. Capelli represented were a corporation and were they identified in application. Mr. Capelli stated yes. Mr. Olizi asked if property they were referring to was Block 62, Lot 2 and Mr. Capelli confirmed that.

Mr. Rizzo stated what we are proposing is demolition of movie theater or more recently the Chinese Buffet and Proposing a Royal Farms Gas Convenience store and next to that a Dollar General. The key was creating access to Rowan. We have been working closely with Rowan to coordinate this access. We created a buffer to help direct traffic between our site and theirs which will help up with Phase II of the development. Mr. Capelli asked if proposed use were consistent with the redevelopment plan and Mr. Rizzo stated yes. Mr. Capelli asked how this would be as far as open space is concerned how it compares to current open space and Mr. Rizzo stated that it would be increasing green space. Mr. Capelli asked what the previous use was. Mr. Rizzo stated where the original movie theater is they are proposing a Royal Farms and where the Dollar General is going was a gas station. Mr. Capelli stated that there is also a bigger building and what was the prior use of that. Mr. Rizzo stated the 120,000 sq ft space was a Bradlees and there is also a Good Will. Exhibit A1

Mr. Jay Sims is a Consultant Engineer and Planning was questioned by Mr. Capelli about his qualifications and was deemed qualified as expert witness. Mr. Bach stated the application is complete with waivers as noted in our report. Mr. Capelli stated that one of the issues is the design of round about or circle. Mr. Steven Bach of Bach Associates, PC was sworn in by Mr. Olizi. Mr. Bach recognized there were existing conditions in the round about. His concern is the triple legs that come into the round about. It was agreed they would use the NCHRP report 672 as the standard to change or improve the round about. Mr. Capelli asked about concerns of sidewalks. Mr. Sims stated there were sidewalks along White Horse Pike that pedestrians can get from Royal Farms and Dollar General. Mr. Sims felt additional sidewalks were not necessary. Mr. Capelli asked if that could change in phase II and Mr. Sims stated it could. In phase II Rowan has additional plans to have more pedestrian's walkways between Rowan and Royal Farms. Mr. Bach asked what pedestrian walkways did they have now. Mr. Sims stated along White Horse Pike and we can add piece of sidewalk to handicap spot which will connect it to Dollar General. Mr. Bach reviewed page 10 of Bach Associates engineer's letter regarding the sidewalks. Mr. Sims stated there is no logical way to put a sidewalk from White Horse Pike to Royal Farms. There are no sidewalks proposed along the round about. When we met with the town the main thing was to connect the different parcels, this parcel with Rowan. A discussion ensued regarding the side walk that would connect Rowan to the White Horse Pike, Stratford Square and the Patco station. Mr. Moore stated we would like us all to work together to get the correct solution. Mr. Bach stated the recommendation for the board is that there be a pedestrian sidewalk on the White Horse Pike to each of the pads and also from boulevard connection to adjacent property to each pad. Mr. Keenan asked if concrete along roadway was depressed to street level. Mr. Moore stated yes. There is going to be continued talk with Rowan and town in regards to round about. We are trying to make it as safe and pedestrian friendly as possible. Mr. Santora asked if painted lines at entrance to handicap down would work as walkway.

The next issue was on page 15 of Bach letter, paragraph 3, the existing lights on the White Horse Pike are no incorporated into lighting design and it was recommended that they are removed. Mr. Moore wanted to keep lighting up and then make a decision about bringing down after construction is completed. Mr. Bach recommended as part of approval the removal of old lights as part of phase I prior to phase II, as part of this application.

The final thing is a more detail traffic impact study. Mr. Sims stated we are reducing amount of traffic than was original approved by this board. When we get to phase II, additional traffic study will be needed. The traffic study was done by Langan Engineering. The DOT requires a trip study count. Mr. Rizzo stated a gas station is replacing a gas station and a 10,000 sq ft of retail replacing with a 7,500 sq ft. Mr. Bach asked if there is any input by the DOT. Mr. Sims stated no. Mr. Bach recommended to the board that DOT be notified and they would be required to have an access permit or a letter of no interest. Mr. Bach suggested that they make submission and that takes responsibility off of JLUB. Any approval would be subject to those outside agency approvals listed on page 17 of Bach letter. Mr. Bach stated they could issue a hold harmless agreement to the borough subject to governing body's approval. Mr. Olizi stated that gives the opportunity to start construction while you are doing DOT and you give borough a hold harmless agreement and then if you get delayed it is not the boroughs responsibility.

Mr. St. Maur asked did you get report for phase I from environmental. Mr. Rizzo stated we have Phase I and II. There was a tank found behind Good Will and that delayed us while it was remediated and removed. We got a clean report on the whole sight. (ROA)

Mr. Bach wanted to discuss the architecture designs. A2 is photograph of Royal Farms. A3 is architecture for Royal Farms. There is outdoor seating. Architecture for Dollar General is A4. Mr. Goldin asked if there are a variety of facades. Mr. Sims stated there can be. Mr. Keenan asked if there was a canopy. Mr. Sims stated no. Mr. Bach stated there are different architectural designs that can be added. As a condition they can submit architectural for Dollar General back to the board for approval. Current façade is unacceptable for the Dollar General. It is inconsistent with the redevelopment plan. They cannot get a building permit for Dollar General until it comes back for board approval.

Mr. Bach review page 6 of Bach letter referencing the front yard setback which is existing. They are asking for additional signage as noted on page 7 for Royal Farms and page 8 for Dollar General. Mr. Keenan asked what was happen with the freestanding sign in the jug handle. Mr. Sims stated it will be used.

The Loading and Unloading was discussed. This is #3 on page 8 of Bach letter. Mr. Bach asked where the loading areas are. Dollar General was pointed out and Royal Farms does not use a loading area. Box

trucks are used and no tractor trailers and can park in larger spaces. The only tractor trailer would be for gas delivery.

Mr. Bach asked for proofs of "c" variances. Mr. Capelli started with sign size for Royal Farm. Mr. Sims stated size of Royal Farms is corporate standard size and fits in with neighborhood. Key is for safety reason to see what the prices are and that Royal Farms is there. Dollar General for the same reason and it fits in with character of neighborhood. Is there any negative impact on borough code and Mr. Sims stated none in my opinion. In regard to the set back on the White Horse Pike, is there any negative impact. Mr. Sims stated is that it has been that way for 30 years.

Load and unload for Royal Farms does not comply with existing code. Mr. Sims stated the deliveries are generally small and do not need a loading and unloading zone.

Mr. Bach asked about trash enclosure is shown for Royal Farms, will Dollar General have also have a trash enclosure. Mr. Sims stated yes.

Exhibits:

A1 Site Plan

A2 Royal Farms color photo

A3 Royal Farms Architect elevation

A4 Dollar General Architect elevation

A5 Signs

Deviation to site plan that was submitted was some additional parking behind Royal Farms and request that we work with Mr. Bach on this.

Open to the Public: Mr. Olizi stated that this public portion is not considered testimony or evidence and is for questions.

Mr. Steve Gagliardi, 13 College Circle, questions when rest of site would be developed and originally there was another structure on White Horse Pike. Mr. Moore stated that would be phase II. Mr. Keenan asked if there is one more parcel on the White Horse Pike. Mr. Moore stated yes.

Mr. John Gentless, 111 Union Avenue, asked where drainage will go. Mr. Sims stated that it goes into existing storm water system that is there now and it goes out the back. Mr. Bach stated if there is more green space they are generally decreasing drainage.

Mrs. Agnes Moore, 152 Laureba Avenue, is this a new requirement for paving that you have to have a walking path. Mr. Bach stated it is a specific requirement for this redevelopment plan. Will there be a side walk for students coming from Rowan? Yes there will be a sidewalk; right now it makes it to the circle.

Mr. Harry Berry, 10 Cornell Avenue, asked if they will be blocking view of businesses in the back. Mr.

Rizzo stated the view will be better. Mr. Mancini asked how many phases and can you share the timing.

Mr. Moore stated as we get more tenants we will be back, hopefully it will be just one more time. There is interest. There was supposed to be a restaurant, both a drive through and a restaurant with a liquor license.

Mr. Moore stated hopefully we will be there soon. Is there a timeframe of when it will get started? Mr.

Capelli stated after publication there is 45 days for appeals.

Mr. Olizi went back to the public for anyone that wants to speak for or against. Mrs. Moore was sworn in.

She thanked everyone and stated her only concern was traffic. Mr. Berry was sworn in. He suggested they look into a Cracker Barrel. Mr. Moore stated we have reached out to several potential tenants.

The public portion was closed.

Motion by made by Mr. Mancini and seconded by Mr. Keenan to approve Preliminary and final site plan subject to conditions with variances proposed. Variances are front yard variance which was preexisting, signage variance and loading and unloading areas. The conditions are 1.) Safe pedestrian access from both parcels to the White Horse Pike and to the Rowan property. 2.) Landscaping and lighting, the three lights that need to be removed but will not be removed until phase I is complete and prior to CO being issued. 3.) A more detailed traffic study before final approval to be reviewed by our engineer. 4.) The applicant will provide to the borough and clear with borough council and borough solicitor a no interest or a hold harmless and applicant will provide a copy to the borough of application to DOT. 5.) The façade for Royal Farms is acceptable; however, the Dollar General is not acceptable and does not meet standard of redevelopment plan. A new proposed façade must be presented to the JLUB 6.) A trash enclosure for Dollar General with matching façade.

Roll Call vote: Mr. Santora, abstain, Mr. Hartman, yes, Mayor Keenan, yes, Mr. Morello, yes, Mr. Mancini, yes, Mr. Goldin, yes, Mr. Keenan, yes, Mr. McGovern, yes, Mr. St. Maur, yes
PUBLIC PORTION: none

CORRESPONDENCE: none

OLD BUSINESS: none

NEW BUSINESS: none

ADJOURNMENT:

Motion was made by Mr. Mancini and seconded by Mr. Keenan to adjourn the meeting with all members voting aye.