

Present: Fisher, Peterson, Canonico (via phone), Walsh, Stambaugh, Anderson
Kennedy (Attorney)
Cranmer (Engineer)
Absent: Waterbury, Betesh

Member Ms. Peterson called the meeting to order at, 7:30 p.m.
All saluted the flag, and the presiding officer's statement was read.

Minutes:

A motion was made by Mr. Walsh, seconded by Mr. Anderson to adopt & memorialize the minutes of the September 7, 2011 meeting as submitted. All approved.

Minutes from 9/27/2011 will be carried to the 11/2/2011 meeting

Correspondence:

471-475 Shrewsbury Ave LLC:

Bl: 2, Lot: 10

Adoption of Resolution

withdraw application w/o prejudice

A motion was made by Mr. Anderson, seconded by Mr. Walsh to adopt & memorialize the resolution of approval to 471-475 Shrewsbury Ave., LLC to withdraw the application without prejudice as submitted.

Roll Call:

Affirmative: Fisher, Peterson, Walsh, Stambaugh, Anderson

Negative: None

Goodwill Industries of Southern NJ & Phila, Inc.

Bl: 13, Lot: 9

Adoption of Resolution

withdraw application w/o prejudice

A motion was made by Mr. Walsh, seconded by Mr. Anderson to adopt & memorialize the resolution of approval to Goodwill Industries of Southern NJ & Phila., to withdraw the application without prejudice as submitted.

Roll Call:

Affirmative: Fisher, Peterson, Walsh, Stambaugh, Anderson

Negative: None

Planning Board Representative: none

Unfinished Business:

Colonial American Bank:

Bl: 31, Lot: 1

Adoption of Resolution

pending additional testimony

Mr. Mark Aikins, Esquire, represented the applicant. He advised that he will be presenting additional testimony that the board required last month. Mr. Kennedy asked who would be qualified to vote.

Ms. Peterson, Mr. Walsh, Mr. Anderson.

Mr. Kennedy asked to speak to Mr. Aikins before starting the testimony, he feels to vote on the application there must be 4 eligible voters and there are only 3 present.

8:05 pm: After a brief break Mr. Kennedy and Mr. Aikins agreed that a telephonic conference call with Ms. Canonico is acceptable and would give the board the number of people needed to vote on the application. Photos of the exhibits to be presented were sent to Ms. Canonico for her viewing.

Roll Call: Fisher, Peterson, Canonico, Walsh, Stambaugh, Anderson

Cranmer

Kennedy

Mr. Kennedy marked the following:

A-15: Sign measurements dated 9/27/2011, revised 10/5/2011 - Indicates the sign measurements of the proposed **main entrance façade sign**. The applicant has reduced the sign size by compressing the letters and dropping the height of the “a” to the far right of the sign by several inches. By doing these changes the sign is reduced to 215.68 sq. ft which makes the sign compliant.

Right side elevation sign (2nd façade sign), is 35’ in length, 10’ high for a total of 350 sq. ft. = 35 sq. ft. allowed, proposed sign is 81 sq. ft. or 23% where 10% is allowed or 46 sq. ft over what is permitted by Ordinance.

Mr. Aikins presented calculations of existing signs in the center:

Famous Footwear sign: permitted: 54.33’ long x 10’ high = 54 sq. ft.

existing: 246 sq ft. or 46% over what is permitted or 192 sq. ft.
sign is over where the applicant is proposing +46 sq. ft

Verizon Wireless sign: existing 16’.5 long x 45’.2 = 750 sq. ft. = 83 sq ft sign, with 11% overage or 8 sq. ft.

Qdoba Mexican Rest: both façade signs comply, but a variance was granted for 2nd façade sign

A-16: Email from Mr. Aikins to Mr. Cranmer, reflecting the calculations of the “other” signs in the center as described.

Mr. Cranmer asked if the variance that is being requested is for the sign that faces the parking lot and it is over by 46 sq. ft. Mr. Aikins said yes. Mr. Cranmer asked if the size of the sign will the size of the applicants sign be consistent in size & character with the other signs in the plaza? Mr. Aikins said yes, and there are other signs that are much larger and some that are in compliance, but there are many that are not in conformity in the Shrewsbury Plaza, and their sign will not be inconsistent with the other signs. Mr. Cranmer asked if those signs are mounted on the mansard portion of the roof vs. the brick façade? Mr. Aikins said yes many are.

Ms. Peterson asked if they have any photos of the stores along the same shopping area as the bank will be in. Mr. Cranmer asked the photos that Mr. Vogt had last month showing the other signs on the same roofline as the Access Bank sign? Mr. Aikins presented: **A-17**: series of 6 colored photos depicting signs along the similar façade of the Colonial American Access Bank

Ms. Peterson asked why is the sign on the right front elevation off center and so close to the next tenant space? Mr. Aikins said that the sign will frame the entry way. After a brief discussion the applicant agreed to center the sign over the tenant space.

There was a discussion on the existing signs and how they compare to the proposed Access sign. In order to give a visual affect of the proposed sign vs. Access Mr. Cranmer stated that the Chicken Kitchen sign and the proposed Access sign are comparable in size.

Mr. Fisher pointed out that the other signs are centered on the roof, and again asked about centering the sign. Mr. Aikins agreed that the sign can be centered.

Mr. Walsh asked, if the right front elevation was a compliant sign, what would be the size? Mr. Aikins said the sign would only be 35 sq. ft. where they are proposing 80+ and a 35 sq ft would not work for the applicant. The new sign will face the main parking lot and a sign of 35 sq. ft. would look disproportionate. Mr. Walsh feels that a larger sign would draw more customers to walk across the drive aisle vs. parking in the new parking lot. Mr. Aikins feels that the sizes of the proposed letters are proportionate to the face of the building and it seems to fit the mansard design.

Mr. Cranmer asked what are the colors in the sign? Mr. Aikins said that there is a white/off white background with orange lettering. Mr. Cranmer pointed out that most of the sign is the background, and asked if the sign could be redesigned without the background and changed the sign to a "3D" sign with the letters similar to the other sign? Which he feels would bring it more into compliance. Mr. Aikins said yes.

Mr. Cranmer feels that they may be able to make the letters larger and still be in compliance with the Ordinance. They could keep the message the same size, and eliminate the background as much as possible. Mr. Aikins agreed, and he stated that it will reduce the sign substantially from the overage of 46 sq. ft. or 23% that is proposed and possibly eliminate the variance.

Ms. Peterson asked if there were any questions on the main entrance sign? There were none.

A motion was made by Mr. Anderson, seconded by Mr. Walsh to open the meeting to the public. All approved

No comments/questions.

A motion was made by Mr. Anderson, seconded by Mr. Walsh to close the meeting to the public. All approved.

Canopy discussion:

Mr. Aikins presented the following into evidence:

A-18: Color rendering of main entrance facade, prepared by James Monteforte

Mr. Aikins explained how the canopy would extend out and over the 2 drive through lanes, will be under the Access Bank façade sign and corporate “a” logo. He explained that it is proportionate and will not have a significant impact.

Mr. Aikins explained that exhibit A-15 shows that the canopy does cover the 2nd car so there was not an increase in the canopy in order to cover the driver and most of the vehicle.

Mr. Aikins reaffirmed that the materials of the canopy will not be changed as testified to, non glare, non illumination, and the applicant agrees to dark sky friendly lighting.

A motion was made by Mr. Walsh, seconded by Mr. Anderson to open the meeting to the public. All approved.

No comments/questions

A motion was made by Mr. Walsh, seconded by Mr. Anderson to close the meeting to the public. All approved.

Mr. Kennedy marked the following:

A-19: Letter from Chief John Wilson, Shrewsbury Police Dept read into the record. Advising that he will be meet with the applicant’s engineer after the alarm system is designed, to address his concerns.

A-20: Letter from Mr. Vogt, dated 9/29/2011 re: parking count:

Existing net parking: **1,018 spaces** = 4.3/1,000 gfa required 4.5/1,000 gfa

Mr. Cranmer explained:

Number of parking spaces prior to the over lay: 1,036 parking stalls available prior to the reconfiguration of the site and restriped the site, dropping the count to 1,031 parking stalls. Existing spaces is 1,035 parking stalls due to the

reconfiguration and compliance with the barrier free stalls. This application will reduce the parking by 11 spaces +2 parking spaces due to the site distance issues, leaving a final number of parking spaces to: **1,018 spaces**, as Mr. Aikins pointed out, which represents the “off street parking inventory variance” which is being requested

Mr. Cranmer also explained that the letter indicates that “due to the current tenants lease agreements with the property owner SP 35 Realty, LLC this is the minimum parking stall ration the property owner will allow.”

Mr. Cranmer had no further issues on this application. Mr. Cranmer will be meeting with the applicant’s engineer on some grading & technical issues.

Mr. Aikins said that this would conclude his application for the Colonial American Bank.

A motion was made by Mr. Walsh, seconded by Mr. Anderson to open the meeting to the public. All approved.

No public.

A motion was made by Mr. Anderson, seconded by Mr. Walsh to close the meeting to the public. All approved.

Approval:

A motion was made by Mr. Walsh, seconded by Mr. Anderson to approve the application of Colonial American Bank, d/b/a Access Amended site plan with the following conditions: :

- Amended site plan

Variances being requested:

- Off street parking inventory not be being less than 1,018 parking stalls
- Off street parking location
- 2 variances:
for 2nd right elevation façade sign which is +46 sq. ft over **or** not to exceed 20% of the what is allowed by Ordinance, the sign is to be letters only not to be enclosed & the sign is to be centered on the right side elevation,
- movable ticker sign, located inside the bank is to be removed from the application
- existing impervious coverage is being reduced to 84.58% where 60% is allowed, where 84.91% exists (existing condition)
- satisfaction of the Chief Wilson’s concerns with the alarm system
- satisfaction with all of the comments in Cranmer Engineering review letter dated 9/16/2011

Roll Call:

Affirmative: Peterson, Canonico, Walsh, Anderson

Negative: None

Mr. Kennedy reviewed the “draft resolution” with board members and added the additional testimony from tonight’s meeting.

Mr. Cranmer explained to the board that the timing of the opening of the bank should be addressed. The goal and plan is to open February 1st 2012. Mr. Cranmer asked Mr. Aikins if he thinks that the site issues will be addressed? Mr. Aikins feels that it will depend on the winter weather. Mr. Cranmer feels that there should be a condition that a C.O. will not be issued until the site improvements are complete. Mr. Aikins said that a temporary C.O. can be issued and the remaining items will be bonded.

Mr. Cranmer said that there was a strict time frame that was established with the Qdoba application, and the owner of the plaza did have a difficult time meeting the time frame, and it became “choppy” finish when they wanted their C.O when they still had site improvements that were not completed. Mr. Cranmer feels that there should be something built into the resolution, and possibly reopen the meeting to address his concerns. If there is a condition other than the C.O. will not be issued until the site improvements are done, he feels that the board should address it now.

Mr. Cranmer feels that the items that would have to be completed, before he feels the site would safe in order for the bank to be open and ready to operate would be :

- anything that is related to pedestrian safety
- pedestrian crossing at the drive through
- the pedestrian crossing across the drive aisle
- the parking lot that will be constructed
- the vision between the drive through lane and the truck access in the back

The fact that it is bonded doesn’t necessarily provide the level of physical safety that we would want outside. The landscaping could come later.

Mr. Aikins doesn’t feel that the items that Mr. Cranmer stated that these improvements do not seem to be extraordinary, in terms of doing a parking lot, some drainage work, and concrete work. Mr. Cranmer said that he wouldn’t disagree with his statements.

Mr. Aikins said that he wouldn’t any concerns with the board retaining jurisdiction, so that if they weren’t done at the time of the opening, plus there are a number of regulatory factors by the State & Federal government over which no one would have any control. If the bank didn’t have everything ready for an early 2012 opening he wouldn’t have a problem coming back to the board to provide some kind of an alternative, what he would consider a “safe access”. Mr. Aikins said that the bank doesn’t want their customers exposed to any unsafe conditions. They would come back with an alternate plan, crossing guard or only use a portion of the parking lot.

Mr. Cranmer again stated that the C.O. will not be issued until the site work is completed, unless and alternate arraignment has been made by the applicant & agreed to by the Zoning Board.

Mr. Cranmer explained that the Construction Official will issue a C.O. and a T.C.O, the only thing that would hold that up if there is a public safety threat. Mr. Anderson asked Mr. Cranmer if he has verifies what they were supposed to do and that it has been done. Mr. Cranmer said yes. Mr. Aikins agreed.

Ms. Peterson said that the condition will be added to the resolution.

Adoption of Resolution:

A motion was made by Mr. Anderson, seconded by Mr. Walsh to adopt the modified resolution of approval, per the discussions of Mr. Cranmer & Mr. Kennedy to Colonial American Bank, d/b/a Access Bank as amended and discussed for Amended Site Plan approval, with variances & conditions.

Roll Call:

Affirmative: Peterson, Canonico, Walsh, Anderson

Negative: None

Veckk Enterprises:

Bl: 70.01, Lot: 2

Adoption of Resolution

Use Variance/Waiver of site plan

Mr. Anderson advised the board that the applicant resubmitted to the Zoning Officer for the size of the sign; they reduced the sign, and subsequently received the Zoning Officer approval, and are withdrawing the application for the sign variance.

A motion was made by Mr. Anderson, seconded by Mr. Walsh to adopt the resolution of approval for use variance/waiver of site plan approval to Veckk Enterprises, LLC as amended.

Roll Call:

Affirmative: Walsh, Stambaugh, Anderson

Negative: None

New Business: none

A motion was made by Mr. Walsh, seconded by Mr. Fisher to adjourn the meeting at 9:15 pm. All approved.