

**BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Tuesday, September 24, 2013  
—MINUTES—**

**CALL MEETING TO ORDER:**

Chairman Vornehm called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater.

**OPEN PUBLIC MEETING ANNOUNCEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 16, 2013 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

**ROLL CALL:**

Don Sweeney – present

Paul Riga – **absent**

Evans Humenick – present

Bill Vornehm – present

Beth Powers, Alt. #2 – present

Roger Pearly, Alt. #4 - present

Lee Schapiro – present

Carl Schulz – **absent**

Pushpavati Amin – present

Michael Kirsh, Alt. #1 – present

Alan Fross, Alt. #3 – **absent**

Others present: Attorney Lawrence A. Vastola, Land Use Administrator Marie L. Broughman, Board Planner Scarlett Doyle, Acting Board Engineer Colleen Clarke, Recording Secretary Marianna Voorhees

**MINUTES FOR APPROVAL:**

**August 6, 2013, Regular Meeting** – Motion by Mr. Sweeney, second by Mr. Schapiro, the foregoing minutes were adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeny, Mr. Schapiro, Mr. Humenick, Mrs. Amin,  
Mr. Kirsh  
Mrs. Powers, Chairman Vornehm

ABSENT: Mr. Riga, Mr. Schulz, Mr. Fross

NOT ELIGIBLE: Mr. Pearly

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**August 27, 2013, Regular Meeting** – Motion by Mr. Schapiro, second by Mrs. Amin, the foregoing minutes were adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mr. Humenick, Mrs. Amin,

Mr. Pearly, Chairman Vornehm  
ABSENT: Mr. Riga, Mr. Schulz, Mr. Fross  
NOT ELIGIBLE: Mr. Kirsh, Mrs. Powers

**September 17, 2013, Regular Meeting** – The foregoing minutes will be presented for Board consideration when completed. No action was taken.

**MEMORIALIZING RESOLUTIONS:**

ANTHONY GALLO, PE - 649 Carlene Drive

Block 426 Lot 21 - **Amended Resolution**

#13-011-ZB Simple Variance Application - (New Front Porch/ Stoop) –

DECISION: Approved 5/21/13 (adopted resolution 6/18/13)

Motion by Mrs. Amin, second by Mr. Sweeney, the foregoing resolution amending the memorialized resolution adopted on 6/18/13 was adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mr. Humenick, Mrs. Amin,  
Chairman Vornehm  
ABSENT: Mr. Riga, Mr. Schulz, Mr. Fross  
NOT ELIGIBLE: Mr. Kirsh, Mrs. Powers, Mr. Pearly

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SONNER - 85 Loeser Ave

Block 300 Lot 10

# 12-031-ZB Appeal Zoning Officer's Decision

DECISION: Dismissed

Eligible to vote: Mr. Sweeney, Mr. Riga, Mr. Humenick, Mrs. Amin, Mr. Kirsh, Mrs. Powers, Mr. Fross, Mr. Pearly

The foregoing memorializing resolution will be presented for Board consideration when completed. No action was taken.

**HEARING AND DELIBERATIONS:**

SUJUN LOU - 6 Drysdale Lane

Block 500 Lot 66

#13-012-ZB Simple Variance Application (addition)

Time: 120=12/11/13

Applicant Sujun Lou was present and represented herself. Sworn testimony was presented by Applicant Sujun Lou and Architect Chris Blake.

The Applicant did not submit any exhibits.

Architect Blake provided an overview of the application stating that the property is known as Lot 66 in Block 500, located on the southerly side of Drysdale Lane in the R-40 Single-Family residential Zone and commonly known as 6 Drysdale Lane. The subject property consists of a

tract of land having an area of 24,043 S.F. with frontage on Drysdale Lane of 140.47 feet. It is fully improved with a 1½ story single-family dwelling.

The Applicant proposes an addition to the existing dwelling. The first floor of the dwelling will be extended by adding a kitchen extension and great room to the rear increasing its size by 620 S.F. and a second floor addition consisting of three bedrooms and a sitting area increasing its size by 622 S.F. In addition a foyer/mud room is proposed for the first floor with a covered porch to the front door entrance. The total floor area after completion of the proposal will be 2,818-sf. A variance is needed as the proposal will increase improved lot coverage from 17.30% to 21.1%. The improved lot coverage limitation for the R-40 Zone is 18%.

Architect Blake stated that the subject property is similar in size to surrounding properties. Its size creates a zoning hardship as it cannot be brought into conformity with the standards for the R-40 Zone. If this property and those surrounding were in the R-20 Single-Family Zone, which more closely corresponds to their lot sizes, the lot coverage limitation would be 25%. The applicant is proposing 21.1%.

The Board deliberated and discussed the fact that there is a zoning hardship and that the proposed coverage is below the R-20 Zone limitation, the Board concludes that the variance should be granted and that, with conditions the granting of the variance will not substantially impair the zone plan or land use or be a substantial detriment to the public welfare of the residents of the Township of Bridgewater.

The discussed conditions including:

- Applicant shall comply with the Board Planner's report dated 9/17/13
- Applicant shall comply with the Board Engineer's report dated 9/17/13
- No Developer's Agreement shall be required.
- The Applicant shall submit a Bridgewater Township Compliance Report prior to the plans being signed, and prior to scheduling the pre-construction meeting and issuance of construction permits.

Motion by Mr. Sweeney, second by Mr. Schapiro, the SUNJUN LOU – 6 Drysdale Lane application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mr. Humenick, Mrs. Amin,  
Mr. Kirsh, Mrs. Powers, Chairman Vornehm  
ABSENT: Mr. Riga, Mr. Schulz, Mr. Fross  
NOT ELIGIBLE: Mr. Pearly

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KERN - 19 Linvale Lane  
Block 716 Lot 5  
#13-020-ZB Bulk Variance – (New Pool with patio/coping)  
TIME: 120=11/8/13

Applicant Kevin Kern was present and represented himself. Sworn testimony was presented by Applicant Kern and Professional Engineer Chester DiLorenzo.

The Applicant did not submit any exhibits.

Engineer DiLorenzo summarized the application stating that the property is known as Lot 5 in Block 716 of the Tax Map, located on the southerly side of Linvale Lane in the R-50 Single-Family residential Zone and commonly known as 19 Linvale Lane. The subject property consists of a tract of land having an area of 28,534 S.F. with frontage on Linvale Lane of 149.05 feet. It is fully improved with a single-family dwelling. Applicants propose to construct an inground swimming pool in the rear of the property and by this application seek the requisite variance.

The subject property is a lot in a development shown on map entitled “Stony Hill At Middlebrook Section IV Block 5604 Lot 5, Township Of Bridgewater Somerset County, NJ”, dated September 30, 1991 and filed in the Office of the Somerset County Clerk on December 9, 1992 as Map No. 2898. This development, known as a cluster subdivision, created lots similar in size to the applicants’. This development being located in the R-50 Zone created lots, which do not conform to the bulk requirements of the zone and placed upon the lot owners the burden of complying with the standards for the R-50 Zone. When these standards are applied to the subject property it is deficient as follows: lot are 50,000 S.F. required 28,534 S.F. existing, lot width 165 feet required, 149.05 feet existing and rear yard 85 feet required, 83.9 feet existing. The limitations imposed on this property make it difficult to undertake any improvements without a variance. Given the manner in which the lot was created, the Board finds that a zoning hardship exists.

The proposed swimming pool will require a variance from the lot coverage limitation, 18% permitted, 22.2% proposed. Given the fact that the lots in this development are similar in size to the applicant’s, the standards for the R-20 Zone are more appropriate. This zone has a coverage limitation of 25%. The applicant is proposing 21.2%. The Board, therefore, concludes that the granting of the requested variance will not substantially impair the zone plan or land use ordinance or be a substantial detriment to the public welfare of the residents of the Township of Bridgewater.

The Board reviewed the reports of its professionals with the applicants and they agreed to comply with the Board Planner’s report dated 9/17/13 and agreed to work with the Board Planner to come to a cost-effective approach to provide the screening referenced in her report.

With respect to the Board Engineer’s report dated 9/17/13 the Applicant agreed to comply with the outstanding issues in the report.

The Board deliberated and discussed conditions including:

- Applicants shall comply with the outstanding issues in the Board Planner’s report dated 9/17/13.
- Applicants shall comply with the outstanding issues in the Board Engineer’s report dated 9/17/13.
- Applicants agreed to work with the Board Planner to come to a cost-effective approach to provide landscape screening.

- No developer's agreement shall be required.
- The Applicant shall submit a Bridgewater Township Compliance Report prior to the plans being signed, and prior to scheduling the pre-construction meeting and issuance of construction permits.

Motion by Mrs. Amin, second by Mr. Schapiro, the KERN – 19 Linvale Lane application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mr. Humenick, Mrs. Amin,  
Mr. Kirsh, Mrs. Powers, Chairman Vornehm  
ABSENT: Mr. Riga, Mr. Schulz, Mr. Fross  
NOT ELIGIBLE: Mr. Pearly

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WAWA INC. - ROUTE 28 & CHIMNEY ROCK ROAD  
Block 257 Lot 3 & 4  
#13-010-ZB Preliminary & Final Major Site Plan w/variances (Minimart & Gas Station)  
Time: 120=11/23/13

Attorney Timothy Prime was present to represent the Applicant. Sworn testimony was presented by Site Engineer Ronald Klos, PE of Bohler Engineering; Wawa Real Estate Engineer Mike Ridel; Traffic Engineer Elizabeth Dolan, PE; and Professional Planner Paul A. Phillips.

The Applicant submitted several exhibits which were marked into evidence:

<b>A-1</b>	<b>9/24/13</b>	Aerial photo of the property in question
<b>A-2</b>	<b>9/24/13</b>	Colored Rendering of Site Plan
<b>A-3</b>	<b>9/24/13</b>	Architectural elevations of proposed Wawa
<b>A-4</b>	<b>9/24/13</b>	Wawa Use and Operations Statement
<b>A-5</b>	<b>9/24/13</b>	Agreement between Applicant and Railroad
<b>A-6</b>	<b>9/24/13</b>	Rendering of Delivery Truck Turning, dated 9/23/13
<b>A-7</b>	<b>9/24/13</b>	Rendering of Fueling Truck Delivery, dated 9/23/13

Attorney Prime summarized the application stating that the property fronts on Route 28 and Chimney Rock Road and it is located in the M-1A Manufacturing zone. Light industrial use exists on the property. A d(1) Use variance was granted by the Zoning Board of Adjustment on 7/5/11. Since then, the Applicant has obtained a License Agreement with an easement to cross over the railroad, exhibit A-5. The Applicant is proposing a 5,580-sf convenience store with fueling stations.

Wawa Real Estate Engineer Mike Ridel confirmed he previously testified at the July 2011 hearing for the use variance, which was approved. He referenced exhibit A-4 and discussed deliveries, solid waste removal, number of employees, required employee training, and hours of operation 24-hours per day 7-days per week. Mr. Ridel discussed the architectural elevations of the proposed convenience store shown in exhibit A-3.

There are two entrances: one in the front of the building and one at the rear of the building, both of which have parking spaces available. The height of the Wawa convenience store is 22.5-ft at the front of the building plus the tower is at 33-ft, while the rear of the building has a lower tower at the same height as the roof, 22.5-ft.

Mr. Ridel discussed the proposed architectural materials including metal roof on the towers with stucco and stone on all sides of the proposed convenience store. Eight foot sidewalks are adjacent to the store and in the front of Wawa the tower extends over the sidewalk. The trash enclosure material will be made of the same material as the building with a white vinyl gate. The Wawa logo is standard and a variance is required where one façade sign is permitted and two façade signs are proposed, 112.9-sf total.

The parking spaces proposed are 10'x20' where 9.5'x18' is required. The spaces are larger due to the high turnover rate of customers. Fifty-five parking spaces are proposed where 32-spaces are required by ordinance. Peak hours are from 6 am to 8 am and 4 pm to 6 pm. A bike rack is proposed on site. The proposed directional signs, enter and exit, can be removed if the Board so desires. The street address will be placed on the building in compliance with the request from the Fire Department and it will also be placed on the freestanding sign as requested by Board Planner Doyle.

Mr. Ridel stated the store will operate 24-hours and that the store manager or assistant manager ensures there is no loitering by asking them to leave and they will call the police if necessary. There are only 2% of the Wawa stores that are not open 24-hours and those stores are located at the shore, which close at night during off season hours.

Mr. Ridel discussed the agreement they have with the railroad and stated that it is at will but if the Wawa operates as proposed and they pay the money to the railroad the agreement is intact. The variance for improved lot coverage is due to the size of the parking stalls and the increased number of spaces than the minimum required. Compared to other Wawa stores a minimum of 50-spaces exist with a maximum of 80-spaces and over half of the stores have 50 to 60 parking spaces. During peak hours the lots have been filled, but we really don't want to get to that point.

Attorney Prime stated that the railroad has the right to cancel the agreement if an alternative access to Chimney Rock is made available.

Mr. Ridel stated that there are no curbs proposed around the store as the proposed bollards serve the same purpose and they are used to avoid a trip and fall situation with traditional curbing. There are outside security cameras to ensure overnight parking of vehicles does not occur. The videos are kept for 60-days and are available to the police if needed. The trash receptacles will be emptied during each shift.

Mr. Ridel stated that there are no tables at this site and all purchases are for off premise consumption. There are no outdoor benches proposed at this site. Outdoor benches are only at the Wawa stores located in Florida at this time. Deliveries will enter from Route 28 toward the

westerly side of the building to the loading dock. Oversized customer vehicles such as landscape trailers, not tractor trailers, will use two parking spaces at the rear of the building. Mr. Ridel stated that the site is not setup for tractor trailer customers.

Board Planner Doyle referred to the use variances approved 7/5/11 noting that the current store is proposed at 5,585-sf which is more than that presented for the 7/5/11 approval with 62.8% improved lot coverage presented in 2011; however, the improved lot coverage has increased for the site plan application to 64.54%. In addition, the one-story building was presented in 2011 with a front yard setback from Route 28 of 236.4' which is now being proposed at 162.8'. Board Attorney Vastola confirmed that the Applicant does not have to go back to the previously approved d-variances.

Site Engineer Ronald Klos Jr. summarized the site plan application and discussed exhibit A-2 stating that 8-fuel dispensers with 16-fueling positions are proposed of which two dispensers will be diesel fuel along Chimney Rock. A kiosk is proposed under the canopy for fuel attendants. The site has two access points with full movement. Three underground 20,000 gallon fuel storage tanks, double walled fiberglass, are proposed for both gas and diesel fuels. Alarms are on each of the tanks and are wired into the store and to Wawa headquarters, where an Emergency Response Team will be onsite within 4-hours. He confirmed that the diesel is not for tractor trailer fueling, but rather smaller vehicles with the largest step van being an F250, landscape truck with trailer, or mobile home.

Site Engineer Klos discussed the stormwater management stating the site flows north to south with inlets across the site in low lying areas. The proposed trees and shrubs are shown on exhibit A-2.

Engineer Klos stated there are numerous variances being requested as shown in the 'Requested Variances' submitted with the application and inserted into these minutes.

Lot area of 5-acres is required where 2.4-acres is available. Existing impervious coverage is 92.85% where 64.54% is proposed and a maximum of 60% is required. He stated that there is a significant decrease in the existing impervious coverage, although a variance is still required. The canopy location requires a front yard setback variance as 53.4-ft is proposed and 100-ft is required; however, the existing setback is 15.4-ft. No foundation plantings are proposed due to the proposed open area of sidewalk for ADA and not trip and fall reasons. Engineer Klos agreed to meet with Board Planner Doyle to agree on landscape plantings. The loading zone location is proposed in the side yard with the remaining three sides of the building surrounded by parking. Engineer Klos stated that NJDOT requires the two lots to be combined. The height of the proposed parapet at 6-ft height requires a variance where 3-ft maximum is allowed. He discussed the average lighting in the parking area intersection where 1.5 foot candles is required and 3.17-foot candles is proposed for increased safety at intersections where pedestrians may be crossing. Lighting is minimum required by Wawa internal standards for site, customer and employee safety. Brighter lights are proposed under the canopy from 25 to 30 foot candles, 5 to 10 foot candles around the building and .5 to 1 foot candles in the parking lots. Wawa requires a higher intensity at the canopy for safety reasons. LED lights are

also a full cut off light which means they are downward pointing light plan with no up lights. The walpaks on the building have the source pointing downward. Engineer Klos stated that the residents on Chimney Rock will see light from a distance but as you move away from the driveway the light will diminish to zero going across the railroad tracks. Board Member Sweeney stated that he wants the foot candles at Chimney Rock reduced.

### Requested Variances

Wawa, Inc.  
NJSH Route 28 & Chimney Rock Road  
Block 257, Lots 3 and 4  
Bridgewater Township, Somerset County, NJ



PLEASE NOTE: Wawa will be presenting expert planning testimony at the public hearing on this application in support of the requested variances. This is a summary only and Wawa reserves the right to supplement all of the following information with expert planning testimony at the hearing.

1. Front Yard Setback – Minimum Front Yard as to Canopy—100 feet required, 53.4 feet proposed for canopy., 15.4' existing. The neighboring properties along Route 28 and on Chimney Rock Road along maintain similar setbacks. In addition, the geometry and grading of the lot is such that the proposed use could not operate as safely and efficiently as is shown on the currently layout. Finally, the variance is for a canopy setback while the building meets the requirement.
2. Max Impervious Coverage – 60% required, 64.54% proposed, 92.85% existing. The proposed use reduces impervious coverage by approximately 30% and is within 4% of compliance. The decrease in impervious cover improves the existing condition by providing additional landscape areas (including trees, shrubs, etc) and reduces the Stormwater runoff on site.
3. 6' wide sidewalk/curb with 6" curb face Required per 126-171.E, 4' Sidewalk between Parking and Principal Building Proposed: Wawa internal design requirement due to insurance and liability concerns. Bollards are provided to protect pedestrians in place of the curb.
4. Max Fence Height – 6' required, 8' high provided at trash enclosure. The trash enclosure has an 8' high wall/fence to provide additional screening of the trash equipment. The fence is offset from the property line by approximately 10. Landscaping is also provided around this area to screen the wall.
5. Trees provided based on disturbance (waiver) – 63 required, 25 provided. Trees were provided in accordance with the surrounding uses in the area and zone.
6. Foundation Plantings – 149 shrubs required, 0 proposed. Foundation plantings have not been provided based on the pedestrian traffic in and around the building. In addition, this eliminates the likelihood that garbage will collect in these areas and will be focused towards the trash receptacles provided in front of the store.
7. Street Trees – Provided per requirements, easement has not been provided. Wawa will maintain the trees and all landscaping as necessary.
8. Average Lighting in Parking Area Intersection – 1.5 fc required, 3.17 fc proposed. Provided for safety at intersections where pedestrians may be crossing. Lighting is minimum required by Wawa internal standards for site, customer and employee safety.



9. Average Lighting in Parking Area— 1.5 fc required, 3.15 fc proposed. Provided for safety on site. The canopy provides a majority of the light at this area to comply with industry standards under the canopy. Lighting is minimum required by Wawa internal standards for site, customer and employee safety.
10. Average Lighting at Prop. Line—1.0 fc required, 5.7 fc at right of way proposed. Lighting is minimum required by Wawa internal standards for site, customer and employee safety. Provided at the property line where the driveway crosses the rail tracks and also provided at the driveway. Both are provided for safety at the driveway intersections. The remainder of the property line does not exceed 1.0 fc.
11. Minimum Lot Area—5 acres required, 2.4 acres proposed. Existing condition. Lot area is adequate for proposed use.
12. Loading Zone Located in Any Minimum Yard—Not permitted, Proposed loading zone located in minimum side yard. Required because of shape of lot and railroad right of way.
13. Driveway Width for Two-Way Operation (126-183)—35 feet required, 30 feet proposed. Required due to truck circulation for deliveries and Wawa internal design requirement.
14. Parking in The Minimum Front Yard Area (126-171.C)—Not permitted, proposed for site. Required due to need for customer convenience and safety. Store is front/back configuration.
15. Riparian/Conservation Buffer—50 feet wide required, 0 proposed. Location of proposed site improvements is required due to site shape and topography. Improves existing condition.
16. Landscaping: Deciduous Trees—126-191C(2)—63 required, 25 proposed. Required due to site limitations. Overall landscaping proposed meets intent of ordinance.
17. Façade Sign Area—100 sf. required, 112.90 s.f proposed. Standard Wawa attached sign. Need sign above both entrances for customer safety and circulation.
18. Freestanding Sign (Maximum) For Sign That Is Proposed at 93 s.f.—30 feet setback required, 25 feet setback proposed. Location required due to site conditions and customer safety.
19. Maximum height of a parapet – 3’ required, 6’ proposed. Additional height required to screen rooftop mechanical equipment.
20. Maximum Percentage of Lot Coverage—60% required, 64.54% proposed. Required due to shape and size of lot. Improves existing condition.
21. Maximum Driveway Width—24 feet required, 30 feet at Route 28 and 25 feet at R.R. proposed. Required due to truck circulation for deliveries and Wawa internal design requirement.

Engineer Klos agreed to measure the existing lighting along Route 28 and Chimney Rock. He agreed to place a note on the Site Plan that if a light fixture is found to be too intense by the Township Engineer then the Applicant will install a shield on the light fixture. In addition, he agreed to work with the Township Engineer regarding the site lighting to reduce the proposed intensity. Mr. Ridel also agreed to work with the Township Engineer regarding same.

Engineer Klos discussed the site circulation and truck turning movements and referred to exhibit A-6. Tractor trailers will enter the site from Route 28, circle around the building in a clockwise direction between the canopy and exit on Route 28. He referenced exhibit A-7 and discussed the fueling truck delivery. Again, the fuel trucks will enter from Route 28; circle around in a counter clockwise direction to the fuel tanks, around the building and along the Route 28 canopy. Fuel deliveries will be made on an as needed basis as stated in the Use and Operations Statement, exhibit A-4.

Engineer Klos referenced exhibit A-1 and stated that he will meet with the Township and County professionals regarding sidewalk placement along Route 28. He noted that sidewalk can't be placed in the right of way along Chimney Rock. Internal painted crosswalks are proposed at the rear of the store. Engineer Klos reviewed the report of Board Engineer Bogart dated 9/23/13 and agreed to comply with outstanding items.

Attorney Prime stated that the railroad operates past the site once per month. He agreed that if the agreement to crossover the railroad to Chimney Rock agreement ceases then the Applicant will have to stop all activity and return to the Board.

Engineer Klos agreed to remove the logos on the proposed directional signs at the request of Board Planner Doyle. No signage is proposed on the canopy.

Engineer Klos concurred with Acting Board Engineer Colleen Clarke that a variance from the 50-foot flood hazard area setback is needed for a portion as shown on the site plan.

Glen of Sunway Equity, LLC, property owner, stated that Suburban Propane was only checking the quality of the ground water onsite. The test well was recently closed and NJDEP says the case is closed.

Chairman Vornehm opened the hearing to the public.

Kevin McFarland, owner of the car wash down the road, addressed concerns regarding the distance of the proposed underground fuel tanks from the railroad and safety as it relates to vibrations on the track. In addition, he addressed concerns regarding drainage.

With no further questions or comments from the public, Chairman Vornehm closed the public portion of the hearing.

Traffic Engineer Elizabeth Dolan summarized her report entitled, TRAFFIC IMPACT STUDY FOR WAWA dated 3/20/13. She stated that a resubmission has been sent to NJDOT and that the County is waiting for NJDOT's determination. Full movement is proposed along both frontages. NJDOT wants a new stripping plan on Route 28 in the middle of NJDOT new movement process. She stated that left turns are less often made onto Route 28. With the new design, vehicles can go out of the site onto the side street on Chimney Rock to make a left onto Route 28. NJDOT has jurisdiction of Route 28 and the County has jurisdiction on Chimney Rock.

Traffic Engineer Dolan stated that the wider aisles, larger parking stalls and increased parking stalls provide two way site circulation with readily available parking for high turn around customers. The ITE range for number of parking spaces is 47 to 59 with 55 being proposed. Right turns out of the site onto Route 28 during peak hours as left turns are not always available, but vehicles can go to Chimney Rock to make a left at the light onto Route 28. The 10x20 parking stall size is recommended for convenience stores with high turnover.

Traffic Engineer Dolan discussed traffic movements. Pass-by traffic is expected to be largely comprised of right-in/right-out driveway movements. New, pass-by, and total site generated traffic is shown on page 8 of her report. Levels of Service "D" or better account for the majority of movements at the subject intersections. She agreed that it is a very busy intersection at Route 28 and Chimney Rock. Engineer Dolan stated that the NJDOT application encompasses the new traffic from Route 287.

Attorney Vastola recommended Engineer Dolan contact Traffic Safety at the Police Department as they requested the left turn out of Wawa onto Route 28 should be removed.

Acting Board Engineer Colleen Clarke requested Engineer Dolan to provide stacking detail broken down from gas to diesel.

Due to the late hour, Chairman Vornehm carried the hearing to 10/29/13 at 7:30 pm with no further notice required.

**MEETING OPEN TO THE PUBLIC:**

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

**OTHER BOARD BUSINESS:**

There was no other Board business discussed.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 10:45 pm.

Respectfully submitted,  
Marie L. Broughman,  
Land Use Administrator