

ADEQUATE NOTICE OF THIS MEETING HAS BEEN  
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC  
LAW 1975 AND BY RESOLUTION 2004-7, WITH THE  
REQUEST OF THE HOME NEWS AND TRIBUNE AND THE  
SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS  
ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES  
OF THIS MEETING.

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A meeting of the Planning Board was held on February 17, 2009, commencing at 7:00 PM in the Criminal Justice Building, 61 Main St., South River, NJ.

Present were: Mr. Anthony, Mr. Beck, Mr. Berg, Ms. Buffalino, Mr. Clancy, Mr. Evanovich, Mr. Frost, Mr. Krempecki, Ms. Meloni, Councilman Trenga and Ms. Urbanik.

Also present was Mr. Bignell of the Planners Office, Mr. Barlow, Attorney and Mr. Bruce Koch, engineer.

Mayor Eppinger was not present.

The Minutes from January 20, 2009 were moved on a motion by Mr. Trenga, with a second by Ms. Buffalino all present approved.

COMMUNICATIONS:

The letter from CME regarding the clarification was received and filed on a motion by Mr. Berg with a second by Mr. Frost all present approved.

The letter from Freehold Soil regarding Martins, was received and filed on a motion by Mr. Berg with a second by Mr. Frost all present approved.

The letter from Lombardi & Lombardi regarding Old Bridge Turnpike Commercial Park was received and filed on a motion by Ms. Urbanik with a second by Ms. Buffalino all present approved.

FYI:

The letters from the State of New Jersey and Middlesex County Planning Board regarding Open Public Meeting Act, was received and filed on a motion by Councilman Trenga with a second by Ms. Buffalino, all present approved.

PUBLIC HEARING:

2008-6 Bentley Realty Group, Inc. Site Plan and Variance, Mr. Heilbraum represented the Applicant stating the they would like to convert a building into Dunkin Donuts and a Laundromat located at the corner of Main and Thomas Sts, and that they require a number of variances including parking. Parking on the site will consist of twenty-five parking spaces and that there are three space deficit. Peak hours of operation between Dunkin Donuts and the Laundromat are at opposite sides of the compass. Dunkin Donuts will be busy during the morning hours and the Laundromat will be in the afternoon and early evening.

Mr. Zak Igor of the Planning and Engineering for the Applicant with offices located at 36 Alsevista Court Holmdel, NJ spoke for the Applicant spoke that the applicant is the owner of other Dunkin Donut Operations stating that this facility will have hours from five am till 11 pm, seven days a week with twelve to eighteen employees, four at one time. The Laundromat hours will be from eight am to eleven pm with peek hours seven to eight thirty. He owns the Dunkin Donuts in Old Bridge next to Wa Wa on Route 18 and on the busiest day they had 129 customers and most of the customers use the drive thru with 30% use the parking places. They will have delivery twice a day with a van size truck. Ms. Urbanik moved that the reports from CME and Bignell Planning become part of the minutes, with a second by Mr. Clancy all present approved. Mr. Igor stated that there are two existing front and side set back, and impervious coverage. The building is more like a restaurant then a deli with 769 square feet retail space. Mr. Igor gave to

the Attorney, pictures of the building with the loading doors marked and also the place where the signs will be placed on the building. The free standing sign is proposed to be five foot high monument sign. The entrance will be on the front with the sign being on the front of the building. The Board would like more of a Main Street sign instead of a Route 18 sign. Mr. Thomas Thill from 9 Breeze Point, Little Silver, NJ construction manger said that this is our current image, and has been around for approximately two years, and that we try to get as close as we can to the Image of Dunkin Donuts.

Ms. Buffalino talked about the current runoff which comes from the top of the roof and runs into Thomas Street and causes ice build up in the winter, and also she would like to know why they are putting a Laundromat next to the Dunkin Donuts? Someone gave them the idea for the Laundromat and that is what they decided upon. Also she questioned whether they were going to have internet use in the building, which they said no they will not.

Mr. Clancy asked about the fence and would it be Board on Board and how far out to Main Street will it go? The shape of the drive thru and how they will shape it to allow left turns only. Mr. Evanovich said it goes in on Main Street go through the parking lot and go out on Thomas Street, whom will address the drive thru.

Mr. Koch asked Mr. Zak if this is a non baking store which it will be. They will make the coffee on the premises. Also brought up is that the traffic might back up on Thomas, and once the cars are in line there is no place to turn around and get out.

Mr. Robert Yuro, of 2317 Highway 34, Howell NJ did the site plan for this Application, stating that there is adequate turning, There will be one way circulation, at the Northwest corner they have a 12 foot wide turning movement. Widen it to 15 feet with a right hand turn circulate the building and exit on Thomas. It does give the ability to pass. On the roof they will run a drain down the side of the building, They need two variance for the building, parking variance. Proposed fire lanes can be accomplished six foot high fence and stop it in the appropriate place, street trees along the frontage maybe put one more tree in the front and also along Thomas Street. Regarding the handicap ramp there is an existing ramp and if it is not ADA they will make it so. They might have to eliminate or relocate one parking place and they must get in touch with the Parking Authority regarding this.. The Board would like to know if the Applicant feels that he can do without the drive thru, the traffic movement on Thomas Street will be awful, the Board had a ten minute recess while the Applicant talked to the Mr. Koch regarding the drive thru.

Mr. Clancy asked how they were going to stop people from parking in the lot that are not using Dunkin Donuts or the Laundromat? Ms. Buffalino wanted to know if there is an adequate way to get out of the parking lot and not coming out on Main Street? It is very difficult in a downtown area to control traffic.

This application will be continued at the next meeting of March 17, 2009 on a motion by Ms. Buffalino and Ms. Melon, everyone present approved.

2009-1 Redentor Presbyterian Church for permission to use Eagle Tire for Parking, Mr. Clarkin spoke on behalf of the Applicant that arrangement with Eagle Tire from the Church property this is a home run, plus they have parking at St. Peter & Paul Church and that they will continue to use the van. Mr. Clarkin spoke on the operation of Eagle Tire. Ms. Buffalino with a second from Ms. Urbanik requested that Mr. Bignell's report be a part of the minutes all present approved, and all the comments have been addressed. Documentation of a lease or contract for the Church is ready to be signed, and the lease is for one year. The spaces are oversized for truck this lease covers only part of the lot 84' x 100'. Mr. Clancy asked if there is an on call if they need access to the lot do they have someone to call. Mr. Berg asked how far st Peters and Pauls is and Mr. Clarkin said 4/10<sup>th</sup> of a mile.

Mr. Krempecki opened the meeting to the Public, hearing none the public portion was closed on a motion by Councilman Trenga with a second by Ms. Buffalino all present approved.

Ms. Urbanik moved the application with a second by Mr. Frost, roll call to follow.

We had a roll call of four to four with Clm. Trenga Abstaining and when I gave the roll call out I stated it incorrectly, and because of this reason we will revisit this case on March 17, 2009.

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BILLS

The Bills were ordered paid on a motion by Ms. Buffalino with a second by Councilman Trenga all present approved.

COMMENTS:

Councilman Trenga said that the Planning Board is the A team and that he is very impressed with the Board.

Mr. Krempecki cut an article out of the newspaper that spoke about how thankless the job of being on Planning Boards member is.

Respectfully submitted,

M. Anita Hermstedt  
Secretary to the Board