

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on February 28, 2013 which was called to order at 7:00 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: Mayor McLeod, Councilman Sheridan, Mark Sessa, Roger Benedict, Allen Hudson, John Kovacs Terry Musson, Dennis Fotopoulos, Juan Carlos-Oviedo (arrived 7:04pm), Jacqueline Kovacs. Marc Leckstein, Attorney, Donald Norbut, Engineer, Martin Truscott, Planner

Absent: Robert Burlew

VOUCHERS:

M. Leckstein for February, 2013 meeting \$250.00

Voucher for Annual Meeting Notice and Re-Examination report \$125.00

Motion made by D. Fotopoulos, second by T. Musson with ayes by all present.

Minutes: January 24, 2013 Re – Organization meeting

Motion made by J. Kovacs, second by A. Hudson with ayes by all present

Correspondence:

T&M Engineering and Planning Review on Application No. 12-03

APPLICATIONS:

Application No. 12-03 BLDG Management
 107-09 Route 35
 Block 110 and Lot 27.03

Attorney John Wyciskala for the applicant was sworn in.

Mr. Wyciskala describes where the application is. Mr. Wyciskala stated that the applicant would like to have the existing building used as a Dunkin Donuts and office/retail space. The changes would be limited to the parking lot. They are seeking a variance for the sign.

Exhibit A1 – Site Plan - Bohler Engineer
Exhibit A2 – Proposed Floor Plan
Exhibit A3 – Colored Plan
Exhibit A4 – Mounted sign

Exhibit B1 – T&M Letter February 20, 2013

Mr. Derek Jordan, licensed Engineer was sworn in.

Mr. Jordan described Exhibit A3.

Exhibit A3 is just a color version of site plan that was in package. Site plan improvements will have two lease units. The part that is by Rt 35 will be changed to one way. They applicant will revise the main entrance to be ADA compliance and the main entrance of the Dunkin Donuts will have two handicapped spaces on northern side.

Applicant has agreed to work with engineer on additional landscaping. There will be pedestrian access from IHOP to Dunkin Donuts that will also be ADA compliance. As part of the site improvements they would be replacing free standing sign staying with same 8.3 clearance. Engineer discussed the concern about the sign.

Engineer stated that in the T&M letter there was mention about dark areas the applicant has agreed to work with the Borough's engineers to see if a light pole is needed. Mr. Wyciskala stated that the applicant has agreed to everything that was stated in T&M Associate's letter.

Mr. Leckstein asked about the T&M letter and the applicant has agreed to everything that is in the letter.

There was discussion regarding the signs they are requesting four signs two for Dunkin Donuts and two for tenant on the side of building facing 35. These signs are in compliance with the ordinance.

Mayor McLeod stated bases of C variance sign is flexible, could ask for a hardship.

Mr. Musson asked about the traffic pattern in and out. Mr. Jordan explained that they are not changing the pattern would be the same as it is now. Mr. Jordan explained how the customers would be able to go into parking lot and that there would also be a lane for the drive thru there would also be a by pass lane so that there is no blockage.

Mr. Musson asked about how many cars could be lined up without blocking IHOP; there is quite a distance before that would happen,

Mr. Norbut explains what Mr. Musson is speaking about the customers going in and out or parking spaces there would be cars stopping and waiting. Mr. Musson was concerned about back up like the store on Route 36. Mr. Jordan explains that they would have approximately five or six cars before they would impact the live line.

There was further discussion regarding the amount of cars would be lined up. Applicant agreed they would revisit the issue within six months of opening the Dunkin Donuts.

Mr. Leckstein stated that there would be six months before a CO is issued this way if there is a problem it will be brought back to the board.

Mr. Fotopoulos asked about the garbage enclosure Mr. Jordan stated that it is staying where it is.

Mr. Norbut asked about loading space; Mr. Jordan replied that the types of delivers are usually box truck and most likely will be in drive thru lane and cars will be able to pass.

Meeting was open to the public at 7:46pm.

Mr. Wickner, 1 Raritan Avenue, Keyport stated that he was concerned about traffic flying in and out of parking lot. Will there be a stop sign, speed bump or some type of sign to slow down. Resident stated anything would help.

Mr. Norbut stated that he understand the residents concern under Title 39 can the stop sign be enforced it could become a false sense of security. There was discussion as to what should be placed at the end of the parking lot possibly a sign slow private driveway. Mr. Leckstein asked that this be a condition as to the applicant pay for the sign and tat the applicant will work with Council.

Meeting was closed to the public at 7:55pm

Motion made by A. Hudson, second by J. Kovacs with ayes by all present.

OLD BUSINESS

Having Planning Borough Attorney make proposal for updating Borough Ordinances with Mayor and Council approval

Motion made by J. Sheridan, second by Mayor McLeod with ayes by all present.

PUBLIC SESSION

Meeting open to the public at 8:05 pm

There was no public at this time meeting was closed.

Meeting was adjourned at 8:05PM

The next regularly scheduled Planning Board Meeting will be Thursday, March 28, 2013.

Motion to adjourn the meeting at 8:05 moved by J. Kovacs, second by M. Sessa with ayes by all present.