

Lawrence Township Planning/Zoning Board Minutes
Cedarville, NJ 08311
Wednesday, March 8, 2017

THOSE PRESENT: Al Humeny, Chairman	Fran Hancock
Steve Miletta, Vice Chairman	Veronica Sergiacomi
Tony Lamanteer, Zoning Officer	John Tisa
Joe Miletta	George Ripper
John Roesly, Jr.	Delbert Peterson
Elmer Bowman	John Knoop
Bill Reilly, Solicitor	Kathy Rodman, Secretary
Stephen Hawk, Professional Planner	

The Lawrence Township Planning/Zoning Board held their regular monthly meeting on Wednesday, March 8, 2017. The meeting was held in accordance with the Open Public Meeting Act and was opened by Chairman Al Humeny.

A motion was made by Steve Miletta and seconded by Delbert Peterson to open to old business, which was approving the minutes from the Jan. 9, 2017 Reorganization meeting. A motion was also made by Steve Miletta and seconded by Delbert Peterson to approve the minutes from that meeting.

Mr. Reilly informed everyone that Joseph Miletta, who is the Mayor and Elmer Bowman, who is a committeeman were not permitted to vote on a Use Variance. They were asked to sit in the audience, as were Veronica Sergiacomi and John Tisa, who were surrounding property owners, who could also not vote.

The next order of business on the agenda was the Use Variance application for Dollar General. Mr. Reilly explained to everyone in attendance the order in which the meeting would be conducted. First we would hear from the attorney representing Dollar General, Jason R. Tuvel, Esq. from Prime Law. Following Mr. Tuvel would be the expert witnesses, one from Dynamic Engineering Consultants, one from Dynamic Traffic and one from Kyle Planning and Design. At any time Mr. Reilly advised the board members that they could ask questions of the attorney or said professionals. After that, anyone in the audience would be given a chance to either address the board or professionals with questions, concerns or anything pertaining to the Use Variance.

At this time Mr. Reilly had Stephen Hawk, Professional Planner for the township come up to be sworn in and give a summary of the report that he prepared for the board. Mr. Hawk gave an overview of his report.

At this time Jason Tuvel, attorney from Prime Law, representing Dollar General was sworn in and gave a brief overview of the store's application. It will be approximately a 9,188 sq. ft. store that will be open Monday-Sunday from 7:00 am – 10:00 pm. It will employ about 10-15 people, with about 4-5 people each shift. They will get 1 tractor trailer delivery per week, which will unload at the loading dock in the back and will be there for about 30-45 minutes. Other deliveries will be from box trucks throughout the

week. They will not be preparing any foods, such as sandwiches or things like that. The Dollar General sells a variety of goods, such as dry goods, soda, bread, chips etc.

Next to testify was Daniel Dougherty from Dynamic Engineering Consultants. He presented Exhibit A-1, which was an aerial view of the property. Exhibit A-2 which was a Site Plan rendering which showed 30 parking stalls. Mr. Dougherty presented testimony as to the way the store would be situated on the lot and the parking and landscaping. Any changes may be addressed if the board wishes to request them.

Next to testify was Andrew Jafolla of Dynamic Traffic, LLC. He testified as to the Traffic Impact Study that was done on Nov. 15, 2016.

After that it was James Kyle, Professional Planner of Kyle Planning & Design, LLC. Mr. Kyle went into detail about the location of the store, parking, lighting, and other specifics.

At this time a motion was made to open to the public by Steve Miletta and seconded by Delbert Peterson.

John Tisa approached with questions about the retention ponds and about what time of day the traffic impact study was done. His concerns about the retention ponds were addressed and the time of day the traffic study was done was between the hours of 11:00 am and 2:00 pm.

Robin Woody of 232A Main Street in Cedarville, N.J. was sworn in and testified that she was for the Dollar General coming to Cedarville. She said that she had moved away due to the fact that there was nothing employment here in town and she has five children to support. She also stated that in this area there is no public transportation and anyone without a vehicle has a hard time finding a job. She recently moved back to the area to be around her family and is happy to hear that the Dollar General will be coming to Cedarville.

Next to testify was Lester Woody of 74 Main Street of Cedarville, N.J. who said he was also for the Dollar General.

With no one else wishing to be heard, a motion was made by Tony Lamanteer and seconded by Delbert Peterson to close to the public. All in attendance were in favor.

A motion was made by Tony Lamanteer and seconded by Steve Miletta to approve the Use Variance. A roll call vote was taken and was recorded as follows:

John Roesly, Jr. – yes
Delbert Peterson – yes
Steve Miletta – yes
Tony Lamanteer – yes

George Ripper – yes
John Knoop – yes
Al Humeny – yes

The Use Variance was approved and a Resolution will be prepared by Mr. Reilly for adoption at our April meeting. A motion was made by Steve Miletta and seconded by John Knoop to adjourn the meeting at 9:15 p.m. Meeting was adjourned.

Respectfully submitted,

Kathy Rodman
Planning Board Secretary