

March 2, 2021 Zoning Board of Adjustment

Pursuant to the "Open Public Meeting Act," The Sentinel and the South Jersey Times were notified of this meeting. A public notice was posted in the Municipal Building. The meeting of the Township of Franklin Zoning Board of Adjustment was called to order by the Chairman, John Gravenor at 7:02PM with the following members present: Mr. Leo, Mr. Garofalo, Mr. Gaetano, Mr. DeCesari, Mr. Ketcham, Mr. Falisi, Mr. Iglesias. Absent: Mr. Hammel. B. Michael Borelli, Solicitor and Steve Nardelli, Engineer is present. Mr. Gravenor led in the flag salute.

AGENDA

Approve Minutes 1/5/2021 & 2/2/2021

Approve Secretary's Report 2/28/2021

Approve Resolutions: None, No Applications

Applications:

ZB20-10 Ocean Food & Fuels B4601 L1 Use Variance/Preliminary & Final Site Plan for Gas Station and Convenience store Harding Highway/Porchtown Road

ZB21-01 Joseph Genna B5602 L43 Bulk Variance to construct solar ground mount with less than required re-yard setback residential lot **Lake Road**

Correspondence

Adjourn

Justin Falisi is sworn in by Mr. Borelli as Alternate 1. Board members congratulate and welcome Justin Falisi.

Mr. Gravenor states the Agenda will be taken out of place.

ZB21-01 Joseph Genna B5602 L43 Bulk Variance to construct solar ground mount system with less than required rear-yard setback on residential lot **Lake Road**

Mr. Borelli states all papers-Public Notice are in order.

Joseph Genna of 5255 Lake Road is sworn in and states he is seeking 5' rear yard setback vs. 50' rear yard setback for solar ground mount for the house. Mr. Genna further states that there was no other place as he is looking to the future if he has to put in a new septic system, and would rather have septic closer to house than the solar system.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to open public portion. Motion Passed. No one for question or comment.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to close public portion. Motion Passed.

Upon a motion by Mr. DeCesari seconded by Mr. Gaetano to approve ZB21-01 Joseph Genna for Variance for 5' rear yard Setback for solar ground mount.

RCV: Mr. Leo yes; Mr. Garofalo, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Falisi, yes; Mr. Iglesias, yes; Mr. Gravenor, yes. Motion passed.

ZB20-10 Ocean Food & Fuels B4601 L1 Use Variance/Preliminary & Final Site Plan for Gas Station and Convenience store Harding Highway/Porchtown Road

Mr. Borelli states all papers-Public Notices are in order.

Michael Fralinger, Solicitor of 100 N. Main Road, Vineland, NJ states that this is for Use Variance/Preliminary& Final Site Plan for Gas Station and 2610 Sq. Ft. Convenience store on Porchtown Road and Harding Highway. The car fueling is out front and the truck fueling is to rear of site. Mr. Fralinger ask that witnesses be sworn.

Mr. Borelli swears in the following professionals and they give their professional background: Steve Filippone, PE, PP, of Engineering Design Assoc; Dave Horner, Traffic Engineer of Horner and Canter Assoc. in Medford, NJ; Satwinder Multani of Oak Road, Voorhees, NJ. All professionals accepted as qualified experts.

Steve Nardelli, PE, PP, CME, VP of Fralinger Engineering is present and interjects that completeness should be taken care of.

Upon a motion by Mr. DeCesari, seconded by Mr. Iglesias, all in favor, to deem the application complete. Motion passed.

Mr. Filippone, PE, PP of Engineering Design Associates describes site as three acres currently cleared. This application is similar to site plan in 2006 and final in 2009. Driveway is one-way in and one way out. There is a 2610 Sq. Ft. convenience store, area for fuel has 65 dispensaries and 3 fuel islands for trucks, tractor-trailers and 2 storm water basins. Basin is 1" over depth and asks for waiver. There is grass on basin, a new oil water separator, canopies have storm inlets where water goes through grass and is discharged. State of the art stormwater calculations. Lighting on all canopies and throughout site. This site plan is without variances and they are in the process of obtaining approvals at County with compliant site plan. There is a site triangle easement and is right at Pilesgrove Township Line. Mr. Filippone is familiar with legal burden, Special reasons and not detrimental to zone plan or master plan. Mr. Filippone cites all special reasons. No detriment to the public good and is a benefit to community Master Plan. No impact to the Zone Plan/Ordinance, there are no variances, plan meets the I-C zone standards. This is not a truck stop, not an overnight stay. This is to sell fuel for trucks. Other commercial uses in the area are Gas station, Tire Emporium, future dollar store, and convenience store.

Mr. Nardelli concurs with Mr. Filippone, need waiver of Porchtown and Harding Highway design waiver of curb width and height. Mr. Nardelli has no objection to waiver not under Township, it is County and State Highway. Fence basin waiver-no objection. Meets parking requirements. Waiver of delivery and fuel loading.

Mr. Multani states there are 3 employees on each shift, open 24 hours.

Mr. Nardelli states # 10 Site Triangle is in Pittsgrove. Mr. Fralinger states he has recorded copy. Mr. Nardelli continues # 11 Comment revised plan with oil separator, no objection. # 13 Impact study and that is remainder of comments. Mr. Nardelli would suggest "No Overnight stays or Idling" signage.

Mr. Horner states traffic impact study includes study of intersection of Harding Highway and Porchtown Road, State and County Road to make sure no negative impacts in area and gas station is pass by traffic. Level of service is very good and Access driveway. Conclusion is there is no impact now or in the future. Mr. Iglesias asked if traffic study was done during pandemic-Traffic study was done Summer of 2020.

Mr. Gaetano asked with all EV electrical charging is growing is, will you dedicate space for new issue.

Mr. Iglesias asks what happens with trapped oil in oil/water separator? Mr. Filippone states that there is a maintenance Schedule for taking care of trapped oil.

There are 3 fueling stations for trucks and only 3-4 trucks at a time. Mr. Filippone states it would be 6 at a time.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to open the public portion. Motion passed. No one for question or comment.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to close the public portion. Motion passed.

Upon a motion by Mr. DeCesari, seconded by Mr. Leo, to approve **ZB20-10 Ocean Food & Fuels** B4601 L1 Use Variance/Preliminary & Final Site Plan for Gas Station & Convenience store Harding Highway/Porchtown Road with no overnight parking or any parking and all waivers as discussed and Engineers report.

RCV: Mr. Leo, yes; Mr. Garofalo, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Iglesias, yes, it is an ideal area for this as it puts it to good use. Mr. Gravenor states yes, it is a clean site. Motion passed.

Secretary's Report (2)

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo to approve 1/31/21 Secretary's report for \$840.00 and the 2/28/21 Secretary's Report for \$695.00.

RCV: Mr. Leo, yes; Mr. Garofalo, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Iglesias, yes; Mr. Gravenor. Motion passed.

Extension Request of 6 months to obtain zoning permit Visconti Brothers Properties ZB19-05

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, to approve 6 month extension request for Visconti Brothers.

RCV: Mr. Leo, yes; Mr. Garofalo, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Iglesias, yes; Mr. Gravenor. Motion passed.

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, all in favor, to approve minutes of 12/1/20 meeting as presented. Motion passed.

Resolution: None-No new applications

Secretary's Report

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, to approve Secretary's Report in the amount of \$520.00 for the month of 12/31/2020

RCV: Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Garofalo, yes; Mr. Iglesias, yes; Mr. Gravenor, yes. Motion passed.

Correspondence No action

Adjourn

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, all in favor, to adjourn the meeting at 7:15 PM. Motion passed.

Respectfully submitted,
E. Lynne Rafuse,
Zoning Board Secretary
Township of Franklin