

Ewing Township Planning Board Meeting January 3rd, 2019

A Ewing Township Planning Board meeting was held in the Council room of the Municipal Building.

Chairman Richard Owen opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on December 21st, 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the 21st day of December 2018

<u>Present</u>	<u>Excused</u>	<u>Absent</u>
Fredricka Billups	James Walker	
Peter Boughton		
Thomas Lanigan		
Anthony Apicelli		
Dan Burke		
Bert Steinmann (Mayor)		
Kevin Baxter		
Shirley Thomas		
Vincent Shea		
Richard Owen		

The minutes for December 6th were approved
Motion made by Ms. Billups
Seconded by Mr. Shea

Mr. Burke and Ms. Billups were sworn in by Mr. Hebert the Township Attorney
No Resolution was done it will be voted at the Next Planning Board Meeting.

REORGANIZATION OF THE PLANNING BOARD 2019:

Appoint Chairman, Vice Chairman, Site Review Committee Members, Recording Secretary, Planner, Engineer, Attorney and any New Members.

The Chairman voted was Mr. Owen
Motion made by Mr. Steinmann
Seconded by Mr. Shea
All in favor

Vice chairman voted was Mr. Apicelli
Motion made by Mr. Steinmann
Seconded Ms. Billups
All in Favor

Members for Site
Mr. Lanigan, Mr. Apicelli Mr. Boughton.

Planning Board Attorney Mr. Hebert
Motion made by Mr. Steinmann
Seconded by Mr. Lanigan
All in Favor

Recording Secretary Ms. Wollert
Motion made by Mr. Steinmann
Seconded by Mr. Burke
All in Favor

Engineer Mr. Paul La Pierre
Motion made Mr. Steinmann
Seconded by Mr. Shea
All in Favor

Planner Mr. Latini
Motion made Mr. Steinmann
Seconded by Mr. Shea
All in favor

New Business:

Petros & Sons Inc. of Ewing N.J.
1099 and 1101 Parkway Avenue
Block 358, Lots 15 & 15.01
and Block 357, Lot 19
BN Zone

Applicant is requesting Preliminary and Final Site Plan Approval, lot consolidation with variances to construct an approximately 1,350 square foot addition to the existing diner, additional parking and improvements to existing storm water detention basin via an underground storm water detention basin. Applicant is also requesting any other variances or waivers deemed necessary by the Board.'

The applicant was before the board before with a similar application,

The applicant did go to the County Planning board for the extra parking at the property next door the property does belong to the Township of Ewing, it was denied by that board, so the applicant had to make other adjustments for the extra parking that will be required for the addition that will be constructed.

Exhibit A-1 Site Plan this showed the upgrade of the Use of the property showing traffic flow and showing one egress location, additional parking will be 1101 Parkway Ave the two locations the diner and the old Flower shop will be consolidated, and parking will be combined they are both under one Name, paving will be addressed, nothing on the adjacent property will be done,

Mr. Messna the Engineer for the applicant told the board one part of the parking will be closed off traffic will be able to enter and exit easily, the side walk will be extended, extra side walk will be added with ramp also, landscaping will be added as requested by the Zoning officer and the island with center grass landscaping will be addressed also.

The above ground detention basin will be removed the underground detention basin will remain, the, inlets are still existing, the parking was discussed by the board it will accommodate what is asked for the variances were discussed they were all addressed.

The traffic study was addressed it will be required it was part of the first project.it was all previously approved.

Mr. Baxter President of Council had questions on the variances, the parking, he was told the county did the review for the traffic parking in that area, the seating will accommodate the restaurant area, the fencing was addressed there are no issues with it now, it will be looked into again even with the new changes, it will be buffered as requested, the landscaping plan will stay the same, the site plan has changed a little some parking needs to go. There is no sound study for loud doors slamming Mr. Steinmann stated he never got complaints about the noise of slamming doors or loudness from the restaurant.

Mr. Lanigan asking about the parking on the property line it was not there before, there was a discussion on it, there are no issues.

The property facing the JCC Property may need bollards for safety also it will stop the cars from going through the JCC property which parking is not allowed by the County. Bumpers are not allowed only Bollards are.

Mr. Steinmann stated it is not the owner fault the parking is on the JCC Property they can park there if they wish, the county did turn it around and stated the Parking should not be used for the Restaurant at the JCC Property, but the owner is working hard to make it better

Mr. Boughton wanted to make sure the fencing is addressed and landscaped well as requested by the board.

Mr. Shea did address the landscaping it has to be maintained always.

Mr. Apicelli did ask about the dumpster at the side of the property he was told it has been there over 20 years the owner now did not build the pad for it, it is being used every day.

Mr. Shea made a to grant Preliminary and Final Site Plan Approval, lot consolidation with variances to construct an approximately 1,350 square foot addition to the existing diner, additional parking and improvements to existing storm water detention basin via an underground storm water detention basin, variance for one parking spot relief, all the letters from the Engineer and the Zoning Officer to be addressed.

Seconded by Ms. Billups

Roll

Vincent Shea	YES
Fredricka Billups	YES
Peter Boughton	YES
Thomas Lanigan	YES
Anthony Apicelli	YES
Dan Burke	YES
Bert Steinmann	YES
Kevin Baxter	Abstain
Shirley Thomas	Came in late could not vote
Richard Owen	YES

Review and discussion on Shade Tree Ordinance with recommendations being made to Council. Formal action may be taken. **Next meeting it will be discussed.**

Review and discuss technical Amendments to the Parkway Avenue Redevelopment Plan and (TC) Town Center zone. No formal action to be taken at this time.

Mr.Laini had a brief discussion on the TC Zone, shopping centers and retails are looking to move in to these areas, commercial will do well on Olden Ave and the GM Site, the Redevelopment agency meetings do go well a lot of opportunities are looking to come into Ewing, the idea is to have mixed uses in the TC Zones nice walking areas, seating areas so people can meet up

This is all tapping into Birmingham Plaza construction, it will all combine into one and will be a remarkable success.

Other businesses in the area will have to clean up their properties and try to add new landscaping and street scaping to make the area look nice.

There will be more to discuss at the nest Planning Board Meeting.

Submitted by Imelda