

ROBBINSVILLE TOWNSHIP HISTORIC PRESERVATION SUBCOMMITTEE MEETING
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ
TUESDAY, AUGUST 1, 2016
7:30 P.M. – SENIOR CENTER – ARTS & CRAFTS ROOM
MINUTES

Present: Chairman Christiana Wittenborn, Vice Chairman Daniel Jackson, Jorge Septien, Michael Moreken and Christine Ciaccio

Absent: Aradhana Ray and Matt Lucas

Also Present: Elide Post, Planning/Zoning Board Secretary and Edmund Wilson, Architectural Consultant

ROLL CALL:

The meeting was called to order by Chairman Wittenborn: Roll call for the above members was called.

SUNSHINE STATEMENT

Ms. Post read the following statement: "Adequate notice of this meeting has been provided as required under Chapter 231, P.L. 1975, specifying the time and place, with such notices being sent to the *Times of Trenton* and the *Trentonian* and being posted on the Municipal Building Public Notice Bulletin Board"

PLEDGE OF ALLEGIANCE

The subcommittee members present led the public in the salute to the flag.

MINUTES

June 7, 2016 – Eligible to vote: Chairman Wittenborn, Mr. Jackson and Mr. Moreken. Chairman Wittenborn asked if there were any comments on the minutes. Since there were no comments on the minutes, a motion was made by Mr. Jackson and seconded by Mr. Moreken to adopt the minutes as circulated.

ROLL CALL:

AYES: Jackson, Moreken, Wittenborn

NAYS: None

ABSTAINS: None

There being three (3) aye votes and no nay or abstain votes, the minutes were adopted as presented.

BUSINESS TO DISCUSS

Application RZB16-06-01 – EZ Auto Services, Inc.

Block 11, Lots 29 & 31

2 & 10 Church Street

Zoning: VC, H-1 & H-0

The applicant is requesting a review of a proposal to construct a gasoline station with a 1,998 square foot convenience store on Lot 29 and to add a supplemental access from Church Street to the gasoline station/convenience store by utilizing a portion of Lot 31. The property has been previously approved for development of a gasoline station (currently under construction) with a 1998 square foot building for automotive repair on Lot 29.

Present from EZ Auto were Kevin Moore, Esq.; David Barger, Architect; Sikander Ranu, Applicant; Damon Tvaryanas, RGA Cultural Research Consultant, Consultant Archaeologist.

Mr. Barger stated he is the architect for the project. What the applicant is pursuing is a change from the former approved use of a service station with repair bays to a convenience store. Mr. Barger said that they have come up with a design solution that enhances the prior approved building and some of the other correlated site issues. He also touched on the historical approaches. The roof on the building has changed from a hip roof to a gable. There is more architectural detail and trim treatment along the gable ends of the building as well as along the front façade of the store. The face will have segments of ¾ inch brick material face. The garage will be replaced with storefront glazing. They associated historical treatments with this conscious of the fact that they are still abutting the Windsor Historic District. They incorporated traditional roof forms and traditional detailing in terms of eaves and overhangs. Decorative pilasters will be flanking the front entrance. The style of the one-story building will be neo-traditional with American colonial touches. They agreed to go with a tan fence rather than a white fence based on a recommendation by Mr. Wilson. They think the gas station will be BP so final color matches may be made. EZ auto representatives agreed to put 6 inch division appearances to the front windows.

Mr. Tvaryanas commented on the proposed secondary access drive from Church Street and the historical impact. The circulation for the convenience store will work much better with a secondary driveway access. Mr. Ranu explained how the circulation would work on site with people accessing the site from either direction. The chair asked what kind of shovel pit testing will be done. Mr. Tvaryanas said they will look for historical artifacts. The hours for the convenience store would be 5:00 a.m. to midnight, seven days a week. They will sell only gasoline and diesel specifically for autos, not trucks. Discussion took place regarding the circulation of the site and how to control the type of vehicles that would use the proposed secondary access road.

The meeting was open to public participation.

Laura Knight, 23 N. Main Street, had a concern that the hours for the convenience store were too late.

David Alton, 64 Church Street, thought there was an approval for a multi-bay service center. Now he is hearing there is almost an approval for a store. He has a concern with what happens on Church Street, which has a lot of traffic in early morning and late afternoon hours. He disagreed with the whole plan. They don't need another convenience store.

Marilyn Yasko, 16 Church Street, said with the convenience store there would be a lot more delivery trucks coming through Windsor and Route 130 in and out. There will be food garbage that will bring vermin. With the store being open late, there will be more light. This proposal will change the character of what Windsor looks like.

Kathy Lubbe, 7 S. Main Street, stated that she served on the Historic Preservation Subcommittee. She worked on getting the Historic signs and the sidewalks in Windsor. She also talked about losing buffers, the view shed being horrible and getting a road between houses. Her point is that they cherish their village.

Jeff Harkness, 59 Church Street, stated the issue is how this affects the integrity of the Historic Village. The gas station is there; it is done. That road cut will have an impact on the integrity of the Village. It will be a two lane road coming out to a two lane road (Church Street). It will be a big disaster to the integrity of the Village and to Church Street.

Kim Johnson, 17 N. Main Street, stated that the people in the Village will not find the convenience store convenient. Only the trucks will be utilizing it. They have issues with the construction vehicles coming in and out at hours that they are not supposed to be there. The same thing will happen with the access road. She also had a concern with the late hours of the store being open and with the white sidewalk not blending in with the brick sidewalk. She also agreed with the previous speakers regarding the traffic on Church Street.

Jeannie Casale, 77 Church Street, said she worries about the pets and children on Church Street because the drivers are flying into town. Now a secondary access is proposed. She is against the convenience store and secondary access road.

Janice Ford, 89 Church Street, agreed with the previous speakers' statements regarding traffic, secondary road access, aesthetics and the view shed.

Janet Van Nest, 60 Spring Garden Road, stated that Windsor is on the National State Register. Over the years, Windsor has lost some of its historic sites. She cited a brief history of the Village. The people love their Village. This is a negative impact to the character of the Village. You have a street that is for the convenience of people coming from other areas to access the site. She is against this project.

Mr. Ranu stressed that it is not his intention to tear down the two houses that he owns in the Village. He is more than willing to have outside meetings with them to discuss his project.

Public participation was closed.

The subcommittee held a brief discussion. Most of the subcommittee agreed that the proposed convenience store was a better option than the approved repair bays. The architectural design of the convenience store did try to meet the historical nature of the area. They had a concern over light spillage, which should be minimized. Also, the impact to the Village could be minimized by using landscaping and berms. The subcommittee was against the secondary access driveway because it would have a negative impact to the Village of Windsor and cause changes to the traffic patterns and safety of drivers and pedestrians.

Since there was no further business to discuss, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Michael Moreken, Secretary

Cc: Township Clerk (for Council)
Planning Board
Zoning Board
Elide M. Post, Planning/Zoning Board Secretary

Adopted: September 27, 2016