

Mr. DiFrisco made a motion to deem the application incomplete until a lighting and landscaping plan are provided. **Chairman Williams** seconded the motion.

In Favor: All.

Fifteen South Realty Co., LLC

No. 20-08

Block 273.01, Lots 2.061 &
2.062
Heller's Lane, Route 15, &
Bowling Green Parkway
Preliminary Major Site Plan

Ms. Hartmann stated that all of the completeness checklist items have been submitted. She recommends that the application be deemed complete.

Vice-Chairman Palko made a motion to deem the application complete. **Mr. Small** seconded the motion.

In Favor: All.

Route 15 Properties, LLC

No. 20-09

Block 273.01, Lot 12
Block 273.02, Lot 1
Heller's Lane, Route 15, &
Bowling Green Parkway
Preliminary Major Site Plan

Ms. Hartmann stated that all of the completeness checklist items have been submitted. She recommends that the application be deemed complete.

Chairman Williams made a motion to deem the application complete. **Vice-Chairman Palko** seconded the motion.

In Favor: All.

Morris Habitat for Humanity

No. 20-10

Block 298, Lot 2
17 North Parkway
Bulk Area Variance

Ms. Hartmann recommended that this application be deemed complete.

Mr. Hine made a motion to deem the application complete. **Mr. Small** seconded the motion.

In Favor: All.

RESOLUTIONS:

Camp Six, Inc.

No. 20-07

Block 195, Lots 10, 11 & 12
10 Nolan's Point Park Road
Use Variance

Ms. McCormack stated that Mr. DiFrisco requested that the memorialization be carried to the June 22, 2020 meeting because he had questions on some of the items in the resolution.

APPROVAL OF THE MINUTES DATED APRIL 27, 2020:

Chairman Williams made a motion to approve the minutes. **Councilwoman Senatore** seconded.

In Favor: All.

REGULAR MEETING (IF DEEMED COMPLETE):

McDonald's

No. 20-01

Block 272.01, Lot 19
735 Route 15 South
Preliminary & Final Site Plan
Approval

Mr. Scott Lippert, the applicant's Attorney, was present. He explained that the McDonald's Corporation has started a program to upgrade and improve many existing McDonald's locations throughout the country. One of those upgrades is the addition of a drive-thru lane to better accommodate the increase in drive-thru traffic. Pre-pandemic, McDonald's reported that 70% of their business was drive-thru, with only 30% of patrons dining inside.

Mr. Bob Correale, representing Brady & Correale, stated that he is present in lieu of Glenn Kienz, since he and his firm have a conflict of interest with this application. He also stated that the notice for this application has been deemed sufficient.

Mr. Martin Swaggard, the applicant's Engineer, was present and sworn in. He then described the existing conditions. The site currently has one drive-thru lane, which can accommodate approximately nine or ten cars, and the structure, which has a Play Place and can accommodate up to 122 seats. Deliveries are currently received on Wednesdays and Saturdays at 3 a.m. Delivery dates and times will not change. With regard to the proposed changes, he then presented Exhibit A-1, a colorized version of the proposed building elevations, Exhibit A-2, a series of color photographs showing the existing McDonald's as it appears today. The basis of the project is to remove a portion of the rear of the building and construct two small additions on the side for optimization of the drive-thru area. The current signage will decrease by 60 square feet. By adding an additional drive-thru lane, they will be able to accommodate an additional 2 to 3 cars, and wait times will decrease by 40%. The existing parking lot is currently not ADA compliant, and the applicant proposes an additional ADA parking space, for a total of two. There will be minor changes to the lighting on the building only, additional

landscaping will be provided, and storm water management will be upgraded per the request of the Board Engineer.

Ms. Jill Hartmann stated that the building currently has 122 seats and you're proposing 132. If the majority of your operations are via the drive-thru, why would you need additional seating?

Mr. Swaggard stated that due to the removal of the Play Place, the applicant will be filling the additional open space with some additional seating, providing additional space between tables.

Ms. Jill Hartmann stated that a variance will be required since the applicant will be five parking spaces short of the requirement.

Mr. Swaggard stated that the applicant requires sign variances for the menu boards and six wall signs where only one wall sign is permitted.

Vice-Chairman Palko asked how the new, modern exterior fits into the surrounding buildings.

Mr. Swaggard feels that the exterior fits in with most of the other structures in the area.

Vice-Chairman Palko voiced his concern regarding the lack of a pitched roof and the drainage.

Mr. Swaggard stated that there will not be additional run-off and any moisture will be collected through the roof drains.

Vice-Chairman Palko stated that Pam Mancini's Health Department report had concerns regarding the septic on the property. He asked if the drainage would affect the septic system in any way.

Mr. Swaggard stated that the applicant is currently in the process of having the septic certified to ensure there are no problems.

Vice-Chairman Palko asked if there would be changes to the existing garbage disposal due to the increase in traffic on the site.

Mr. Scott Lippert stated that he does not agree with the premise of the question. The applicant does not expect additional traffic; they are just trying to better-manage the existing traffic.

Mr. Swaggard stated that the applicant would increase the amount of scheduled garbage pickups should there be any issues in the future.

Mr. Ruschke disagreed with the applicant's professionals. If the number of seats is increasing, changes to the site need to be made in order to accommodate those increases, whether or not they expect to have an increase in traffic/patrons.

Mr. Correale stated that he did not receive Ms. Mancini's report, and it does not appear that the applicant did either. Can we email it to the applicant's Attorney?

Ms. McCormack then email the report to Mr. Lippert.

Mr. Ruschke asked Mr. Swaggard to add the limits of the disposal bed to the plans. He also asked the applicant to review the grading in the ADA parking area.

Mr. Swaggard stated that the applicant will comply with everything in the Health Department report.

***Chairman Williams opened the meeting to the public.
The public portion was closed.***

Mr. Andrew Feranda, the applicant's Traffic Engineer, was present and sworn in. He stated that he reviewed the existing traffic at the site and prepared a report on the potential impacts the proposed changes would have on the site. The whole purpose of the changes to the site are not to accommodate increased volume, but to better accommodate and more quickly service their customers during peak times. The report claims that there will be no significant impact on any of the surrounding access roads.

***Chairman Williams opened the meeting to the public.
The public portion was closed.***

Mr. Paul Ricci, the applicant's Planner, was present and sworn in. He began by identifying the existing and required variances. The applicant is proposing six wall signs where one is permitted and there are currently seven. There are currently 39 parking spaces where 115 are required. With the proposed additional seating, 120 parking spaces are required and the applicant will not be increasing the existing 39 parking spaces. The applicant is also seeking variances for Maximum Lot Coverage, which is an existing condition, and the requirement for an off-street loading dock of which currently does not exist and one is not proposed. The positive criteria include Purpose A, Purpose G, and Purpose I. He does not feel that the proposed changes would be a substantial detriment to the community.

Ms. Hartmann stated that an additional variance for the signs will be required since the depth of one of the signs exceeds the allowed 6 inches.

Mr. DiFrisco asked if the digital sign on the northwest corner of the property will be changing.

Mr. Swaggard stated that there will not be any changes to that sign.

Mr. Correale asked if Mr. Ricci's testimony was consistent with the information on C-4 of the plans.

Mr. Ricci confirmed that it was.

***Chairman Williams opened the meeting to the public.
The public was closed.***

Mayor Wilsusen asked if the facility will be closed during the construction.

Mr. Swaggard stated that there will be a short period of time when the facility will be closed, but they don't anticipate it will be for very long. When they are working on the interior, the drive-thru will be open, and when the drive-thru is closed, the interior will be open.

Mayor Wilsusen made a motion to approve the application with the conditions as discussed.
Mr. Hine seconded the motion.

In Favor: Mayor Wilsusen, Councilwoman Senatore, Vice-Chairman Palko, Mr. Hine, Mr. DiFrisco, Mr. Small, and Chairman Williams.

ADJOURNMENT:

Mr. DiFrisco moved to adjourn at **8:36 PM**.
Vice-Chairman Palko seconded.

In Favor: All.

Respectfully Submitted by:

*Stephanie McCormack
Secretary to the Planning Board*