

Long Hill Township BOA Meeting Minutes July 18, 2017

1. The meeting began at 8:05 pm and was attended by the following Board members:

Chairman Gerecht
Vice Chair Pesce
Michael O'Mullan
Brian Johnson
Michael Malloy
Jerry Aroneo
Jonathan Rosenberg
Richard Keegan

Also in attendance: Kevin O'Brien, Planner
 Tom Lemanowicz, Engineer
 Daniel Bernstein, Esquire

2. The Board briefly went into executive session to discuss a personnel issue.
3. The Board returned from executive session after about 10 minutes.
4. Upon motion of Mike Pesce, seconded by Brian Johnson, the Board unanimously approved Jessica Caldwell as interim Board Secretary until a permanent replacement is hired.
5. Ed reopened the hearing of applicant Village Supermarkets, no. #16-077.
6. Mr. Warner summarized the relief sought by the applicant.
7. Ed reminded the public present of proper decorum and timing for those wishing to express their opinions and ask questions.
8. Mr. Warner introduced Enzo Pavese, who will testify as applicant architect and operations person. He was sworn in and qualified as an expert architect, after testifying to his qualifications.
9. Mr. Pavese testified, including the following:
 - a. Has designed prior expansions of subject Shop Rite.
 - b. New entrance signage on east side intended to make entrance more visible and drive more patrons to Wellness Garden immediately within, which has not been frequented as anticipated.
 - c. Shop at Home offering has not been as successful as expected, and therefore has not reduced cars as anticipated at time of 2014 Planning Board application.

- d. Peak patronage days are Friday night, Saturday and Sunday, with 100 employees at peak times.
 - e. The applicant explored Golden lot for additional parking, but concluded that it was not a viable option.
 - f. Parking carts in spaces cause loss of available spaces, ranging between 10 and 25 spaces.
 - g. Subject location is similar to new Shop Rite super store in Hanover (5.4 parking spaces per 1,000 sq. ft. of space). Subject site has proposed 5 spaces per 1,000 square feet of space. Hanover store has more parking, which is still only marginally adequate.
 - h. One driver of the need for additional parking on east side of building is to drive more traffic to Wellness Center which will be more viable if employees who currently park in that area are displaced to new proposed lot in current residential zone.
10. The Board, consultants then posed several questions to Mr. Pavese.
11. Questions from the public:
- a. Mary Lynn Schiavi (63 Poplar Drive).
 - b. Don Farnell, Chair of LHT Shade Tree Commission. (7 Trent Place, Gillette).
 - c. Chunkai Szu (86 Magnolia Ave.).
12. Comments from the public concerning only issues covered tonight.
- a. Schiavi (63 Poplar Ave).
 - b. Szu (86 Magnolia).
 - c. Both testified that parking lot in current residential zone will adversely affect their quality of life.
13. The meeting was adjourned at 10:40 pm, to be continued on August 1, with time to act continued until 8/31/17.