Chairman Canterelli called the Board of Adjustment Meeting of February 16, 2005 to order at 7:30 P.M. announcing that this meeting had been duly advertised according to Chapter 231, Open Public Meetings Act. The meeting took place at the Municipal Building in the Court Room.

PLEDGE OF ALLEGIANCE

ROLL CALL
Chairman Canterelli - Present  Frank Valcheck- Present
Vice-Chairman Dietz - Present  Anthony Gwiazdowski - Present
Jack Kennedy - Present  Mark Wetter Alt. #1 - Present
Barry Quick - Absent  Peter Passalaqua Alt. #2 - Present

Also in attendance was Mark Anderson, Board Attorney, Mark McCloskey, Zoning Officer, William White, Board Engineer and Lucille Grozinski, CSR.

ACCEPTANCE OF MINUTES
♦ January 5, 2005 Reorganization Minutes
Mr. Gwiazdowski made a motion to approve the reorganization meeting minutes of January 5, 2005, as written, seconded by Mr. Valcheck - Motion carries

ACCEPTANCE OF RESOLUTIONS
♦ Bragger, Donald BA-04-35
Mr. Dietz made a motion to approve the resolution, seconded by Mr. Gwiazdowski
ROLL CALL:
Mr. Kennedy – yes
Mr. Valcheck - yes
Mr. Gwiazdowski - yes
Mr. Dietz - yes
Chairman Canterelli - yes

♦ Soriano, Lisa BA-04-36
Mr. Gwiazdowski made a motion to approve the resolution, seconded by Mr. Wetter
ROLL CALL:
Mr. Kennedy – yes
Mr. Valcheck - yes
Mr. Gwiazdowski - yes
Mr. Dietz - yes
Chairman Canterelli - yes

BOARD OF ADJUSTMENT BUSINESS
None

BUSINESS FROM THE FLOOR
None

APPLICATIONS

The Application of Robert Powers, File # BA-04-29, has been adjourned without a new date.

DATTA, ARINDAM – BA-04-40 – Block 151, Lot 12.80 – Baker Circle – Bulk variance for impervious coverage for construction of a sunroom addition.

Arindam Data, Applicant, appeared and was sworn.

Testimony and discussion included:
♦ Proposal for 14’ x 20’ sunroom addition to be constructed over an existing deck
♦ Area underneath sunroom will be left open for drainage
♦ Variance required for impervious coverage with 29.2% proposed, 26% existing and 20% permitted
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Board Comment:
♦ Request that the roof leaders for new construction be directed to the area under the deck
to minimize the impact of increase in impervious coverage.
♦ Request for updated survey when construction is completed.

Open to public – No public appeared
Close to public

Mr. Wetter made a motion to approve the application, with conditions, seconded by Mr.
Gwiazdowski.

ROLL CALL:
Mr. Kennedy – yes
Mr. Valcheck-yes
Mr. Gwiazdowski-yes
Mr. Passalacqua – yes
Mr. Wetter - yes
Mr. Dietz - yes
Chairman Canterelli-yes

Motion carries – Bulk variance granted for impervious coverage of 29.2% for construction of a 14’
x 20’ sunroom addition over an existing deck.

Condition of approval:
♦ Roof leaders for new construction be directed to the area under the deck to minimize the
impact of increase in impervious coverage.
♦ Updated survey when construction is completed.

MOUNTAIN VIEW CAR WASH – BA-04-32 – Block 179, Lot 4 – Route 206 – Use variance and
preliminary and final major site plan with bulk variance and waivers for construction of a car wash
and associates improvements.

Exhibits Introduced:
A-1 Receipt for additional application and escrow fees
A-2 Colored rendering of site plan dated February 15, 2005
A-3 Architectural Rendering dated February 1, 2001
A-4 Curriculum Vitae for Mr. Clark

Richard Schatzman, Attorney for the Applicant, appeared. Testimony and discussion included:
♦ Summarized correspondence between the Township Planner (February 16, 2005) and
Mr. Sharlow, attorney for the opposition, (February 14, 2005) regarding application
completeness.
♦ Traffic Impact Assessment and Environmental Impact Statement will be updated for the
next meeting
♦ Plans will be revised in accordance with Board Engineer’s letter of February 10, 2005.

David Schmidt, P.E., appeared and was sworn. Testimony and discussion included:
♦ Property divided by two zones – proposed car wash in the C1 zone comprising 2.5113
acres and R zone comprising of 6.6087 acres
♦ Waivers requested:
  • Section 188-68J, minimum parking requirement for self-serve car wash lanes
  • Section 188-68C, proposed area of 6.5937 acres as a buffer with deed restriction
    of R zone from future development
  • Section 188-68 A, pre-existing condition for access drive to Mountain View Road
♦ Use variance to permit construction of a detention basin and secondary access way on
the portion of the property located in the R zone.
♦ Proposal for one automated car wash tunnel, five self-serve bays, detail bay area, eight
self serve vacuums.
♦ Two access points with NJDOT approval for the Route 206 access.
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♦ Hours of operation 8 am to 6 pm for the automated car wash and 8 am to 8 pm for the self serve area
♦ Lighting and landscaping in accordance with the ordinance and per recommendations of Board Engineer
♦ On site detention basin, designed in accordance with Township, County and State guidelines, will be maintained by Applicant.
♦ Approvals received from HTMUA and other utilities
♦ LOI received for wetlands
♦ Approvals received from Somerset Union and Somerset County

Open to public
The following members of the public had comments: Rober Smith, Dawn Bryan, Barbara Simms, Joey Simms, Bill Reinhardt, Thomas Sharlow (attorney for the opposition), Suzy Nittolo,

Edward M. Clark, P. E., Sound Engineer, appeared and was sworn. Testimony and discussion included:
♦ Sound emissions data from the proposed car wash was analyzed based on current regulations, current conditions taking into account noise levels to surrounding properties, and comparison of similar car wash equipment at other sites.
♦ State regulations limit sound emissions from commercial and industrial facilities to 65 decibels during daytime hours and 50 decibels at nighttime. Proposal will comply with these regulations.
♦ Vacuums housed in shed to reduce noise for automated car wash and five vacuums housed in the rear of the building for self-service car wash
♦ Sound from dryer fans will be reduced by the installation of a hydraulic door which will remain closed when the fans are in operation.
♦ Installation of a solid eight foot high fence as an additional noise control barrier along the property line of lot 5 and to the rear of the property.
♦ Signage to address radio noise, etc. while waiting in line.

The following members of the public had comments: Roger Smith, Mr. & Mr. Reinhardt, Dawn Bryan, Fran Arcidiacono, Suzy Nittolo and Craig Werner.

The application of Mountain View Car Wash was carried to April 6, 2005, with no further public notice required.

ADJOURNMENT- 11:00 P.M.
Submitted by,

Darlene Reed
Board Clerk