

ORIGINAL

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October 24, 2022

Rosemary Feterik, Chairwoman
Edison Zoning Board of Adjustment
232 Wellington Place
Edison, NJ 08817

Re: Quickchek Corporation
Preliminary and Final Major Site Plan
& Bulk Variances
Block: 4-A, Lot: 24 & 25
425-431 Plainfield Avenue
Current Application #Z28-2022
Planning Review

Dear Sir:

This office has received a site plan, dated: September 30, 2022, a traffic impact study, dated: June 21, 2022, architectural plans, dated: June 22, 2022, a property survey, revised through: December 3, 2021, relative to the above application and offers the following planning comments for your consideration. (Note: The Blueberry Village/Wawa application (2012/2017) was located on lot 22, which is adjacent to this lot.)

1. Site Description

The subject property is lots 24 and 25, which contain two abutting lots located on the east side of Plainfield Avenue opposite Kilmer Road. The lots combine to form an 87,806 sf (2.02 acre) tract. The tract contains three (3) small buildings including B&L Tire, Stelton Diner, and Pepper Farm farmers' market. The entire subject property is fully located within the P-B Planned Business Zone.

2. Proposed Development

The applicant is proposing to clear this site and re-develop this lot with a gasoline station and convenience store. The convenience store will contain 5,670 sf and will be oriented towards Plainfield Avenue. A 6,204 sf (47' deep x 132' long) canopy is proposed on the west frontage of the convenience store building along Plainfield Avenue. The canopy will cover eight (8) double-sided gasoline pumps for a total of 16 fueling positions. Two (2) employee kiosks are proposed under the canopy. An access driveway will surround the store and gasoline station and will lead to a total of 62 shared parking spaces. The gasoline station/convenience store will have direct access to Plainfield Avenue via a single two-way driveway on the western frontage of the site.

3. Master Plan Review

The 2003 Master Plan and 2011 Reexamination Report recommends these lots for planned professional office and business use. This application is consistent with this land use objective.

4. Zoning Review: P-B (Planned Business) Zone

A. Use:

Retail stores are a permitted use in this zone; however, gasoline station with convenience store' uses are not a permitted or conditional in this zone. **Violation.**

(Note: The proposed 2017 Wawa application in this area was located on the abutting parcel in the G-B Zone which was amended in 2017 to allow gasoline and convenience store uses.)

B. Bulk:

DESCRIPTION	REQUIRED	PROPOSED	CONFORMITY
MINIMUM LOT AREA	5 Acres	2.0 acres after road dedication	Violation
MINIMUM LOT WIDTH	300'	294'	Violation
MINIMUM LOT DEPTH	400'	301'	Violation
MINIMUM FRONT SETBACK	100'	Building: 160' Canopy: 57'	Complies 1 Violation
MINIMUM SIDE SETBACKS	50' / 100'	>77' / >162'	Complies
MINIMUM REAR SETBACK	50'	> 59'	Complies
MINIMUM GROSS FLOOR AREA	10,000 SF	5,670 SF	Violation
MAXIMUM BUILDING HEIGHT	3 story, 50'	Building: 1 story, 32' Canopy: 18'	Complies Complies
MAXIMUM % BUILDING COVERAGE	20 %	13.6%	Complies
MAXIMUM % IMPERVIOUS COVERAGE	80 %	70.7%	Complies
MAXIMUM FLOOR AREA RATIO	0.6	0.07	Complies
ACCY REAR/SIDE SETBACK	50'	28' & 23'	2 Violations

Seven (7) bulk violations.

FOR COMPARISON ONLY: WHEN PROPOSED IN THE NEIGHBORING G-B or G-BH ZONE THE FOLLOWING STANDARDS WOULD APPLY:

DESCRIPTION	REQUIRED	PROPOSED	CONFORMITY
MINIMUM LOT AREA	10,000 SF 1.5 acres for Fuel/C-Store	2.0 acres after road dedication	Would Comply
MINIMUM LOT WIDTH	100'	294'	Would Comply
MINIMUM LOT DEPTH	100'	301'	Would Comply
MINIMUM FRONT SETBACK	30'	Building: 160' Canopy: 57'	Would Comply
MINIMUM SIDE SETBACKS	15' / 30'	>77' / >162'	Would Comply
MINIMUM REAR SETBACK	25'	> 59'	Would Comply
MINIMUM GROSS FLOOR AREA	1,500 SF	5,670 SF	Would Comply
MAXIMUM BUILDING HEIGHT	35'	32'	Would Comply
MAXIMUM % BUILDING COVERAGE	25 %	13.6%	Would Comply
MAXIMUM % IMPERVIOUS COVERAGE	75 %	70.7%	Would Comply
MAXIMUM FLOOR AREA RATIO	0.25	0.07	Would Comply
MAXIMUM NUMBER GASOLINE/LOW FLOW DIESEL DISPENSERS	8 DISPENSERS WITH 2 PUMPS EACH	8 DISPENSERS 2 PUMPS EACH TBD Diesel	Would comply TBD Diesel
MAXIMUM NUMBER OF STORIES	1-STORY	1 STORY	Would Comply
MAXIMUM CANOPY HEIGHT	25'	18'	Would Comply
MAXIMUM C-STORE BUILDING SIZE	6,000 SF	5,670 SF	Would Comply
FUEL CANOPY SETBACK IN G-BH	G-BH Zone applies: Front: 50'	Canopy: 57'	Would Comply

5. Parking

A. Required Parking Spaces

Required: (convenience store/fuel station): 1 space per 300 sf (5,670 sf): 18 spaces
+ 1 space per employee max shift: 10

Total required: 28 spaces

Total provided: 62 spaces

Complies.

B. EVCS Spaces

Required: non-residential use with 51-75 parking stalls = 2 make ready spaces

Proposed: 2 make-ready spaces provided

Complies.

C. Parking Dimensions

Required: stall size 9' x 18'

Provided: 10' x 20' stalls

Complies.

Required: minimum 24' aisle width for 90° parking and two-way movement

Provided: 24' wide aisles provided

Complies.

Required: no parking space shall be located nearer than 10' from any side/rear lot line or building

Required: no parking space shall be located nearer than 15' from any street line or building

Required: no parking space shall be located nearer than 5' from any building

Proposed: Parking spaces 6' away from building

Complies.

Required: maximum 36' driveways, exclusive of curb returns, minimum 50' between driveways

Proposed: Middlesex County jurisdiction on Plainfield Avenue

Subject to Middlesex County approval.

Required: 25' minimum curb cut setback to intersection

Proposed: Middlesex County jurisdiction on Plainfield Avenue

Subject to Middlesex County approval.

Required: private walks adjacent to business buildings minimum 4' wide

Provided: 6'-7.5' wide walkway

Complies.

D. Loading Area

Required: 1 space for retail convenience stores of 3,000 sf or greater (5,670 sf proposed)

Proposed: rear loading area provided

Complies.

E. Lighting Compliance

Required: minimum 0.2 fc, not to exceed 2.5 fc. average without a variance, never to exceed 3.6 fc.

Provided: high intensity lighting provided in development area

Violation.

Required: maximum lighting height of 20'
Provided: all under 20'

Complies.

6. Landscaping and Buffering

A. Street Trees

Required: street trees, minimum 2.5" caliper on 50' centers: $(\pm 294 \text{ lf.} / 50) = 6 \text{ trees}$
Provided: 6 trees on street frontage

Complies.

B. Parking Perimeter Trees

Required: parking perimeter trees, minimum 2.5" caliper on 50' centers: $\pm 421 \text{ lf} / 50 = 9 \text{ trees}$

C. Wooded Area/Impervious Coverage Requirement

Required: <10% wooded site = 1 tree per 1,000 sf of new impervious cover $(61,421) = 62 \text{ trees}$
Provided: 62 qualifying trees

D. Tree Removal and Replacement

Proposed: Removal of 8 of 24 trees 33% removal
Required: 20% replacement = 2 trees

Proposed: Removal of 4 specimen trees <16" D.B.H. x replacement ratios = 15 trees

Total Required: 17 replacement trees

E. Total Trees

Required: 6 street + 9 perimeter + 62 impervious + 17 replacement = 94 total trees
Provided: 105 qualifying trees on plant list

Complies.

7. Signs

A. Facade

Permitted: Signs not to exceed 1.5 sf for each one-foot (1') width of front façade
OR

10% of the front wall area
whichever is greater = 198 sf sign area,

Proposed: building signs of 102 SF

Complies.

Permitted: no single sign to exceed 150 sf in area

Provided: all signs do not exceed 150 sf

Complies.

Permitted: façade signage not to exceed 20' in height

Provided: 25' high logo sign

Violation.

B. Freestanding

Permitted: one (1) freestanding sign per 300 lf of street frontage (lf) = 1 sign

Provided: one (1) sign proposed

Complies.

Permitted: sign height not to exceed 20' or the height of the principal building, whichever is lesser

Provided: sign height of 20'

Complies.

Permitted: signage not to exceed 15' in width

Provided: width of 9.2'

Complies.

Permitted: minimum clearance under sign of 10' unless a planter is used

Provided: clearance of 9' with planter base

Complies.

Permitted: no one surface of any freestanding to exceed 75 sf in sign area

Provided: 100 sf sign area (one side) for sign

Violation.

Permitted: minimum 15' setback

Provided: 20' setback

Complies.

Required: directional and enter/exit signs, maximum sign area of 4 SF

Provided: 3 sf each sign indicated on sign table, not shown on plan

Complies.

8. Land Use Inventory

The following land uses are found within 200' of this site:

North: retail, senior/hospital residence

East: multi-family residential

South: office, rail right-of-way, parking lots

West: open space, county land, light industrial

9. Pipeline Buffering

The applicant must document that no distribution, gathering, or transmission lines, as defined by ordinance exist within 75' of proposed improvements.

More information required.

10. Fees (Tentative)

A. Application: Preliminary Site Plan = \$670.10
Final Site Plan = \$221.13
Bulk Variances = \$125.00 each x 7
Use Variance = \$500.00

Total Application Fee = \$2,166.23

B. Escrow: Preliminary Site Plan = \$6,000.00
Final Site Plan = \$1,200.00

Use Variance = \$2,500.00
Bulk Variances = \$250.00
Total Escrow Fee = \$9,950.00

11. Plan Review Comments

- A. The applicant must submit documentation of approval or exemption that may be required from the Middlesex County Planning Board, Freehold Soil Conservation District and all other agencies having jurisdiction.
- B. A Phase 1 Environmental Assessment should be conducted for this site. A summary of the results should be provided via testimony.
- C. Will this fuel station contain low-flow or high-flow diesel pumps?
- D. A continuous sidewalk should be provided on the frontage of this site and will be used by pedestrians walking to/from the train station. Crosswalks should be provide as needed to cross driveway and street areas.
- E. Lots 24 and 25 appear to be under separate ownership. These must be merged. Buildings will be constructed over common lot lines. This needs to be clarified via testimony.
- F. No outside displays or storage of any products should be permitted at the convenience store including ice machines, propane tanks, outdoor coolers, etc. This should be added to the plan as a note.
- G. This site abuts a highly industrial area. This facility should be designed to accommodate the internal maneuvering of WB-53 tractor trailers who will likely patronize this business. Only a WB-50 is shown.
- H. The lighting level under the canopy is very intense; however, since this site does not abut any residential uses, the applicant should verify the site will not produce sky-glow and seek a variance for any excess lighting levels.
- I. This office recommends that convenience stores now provide at least one (1) "double deep" parking stall for contractor trucks & trailers, landscape trailers, etc. This has been provided at the rear of the site. Signage should be provided.
- J. The trash enclosure should have an automatic self-closing gate.
- K. A total of 6-7 street trees should be provided on the entire site frontage along Plainfield Avenue.
- L. The site will be clearly marked with freestanding and façade signage. The proposed enter and exit/directional signs proposed at the site driveway are not needed and should be removed.
- M. The applicant should submit documentation to comply with the pipeline buffer ordinance.
- N. Gasoline stations tend to be high-risk locations for crime. The applicant should clarify through testimony what safety measures will be provided for employees.
- O. Since Superstorm Sandy, this office has recommended that all gasoline stations in the Township be equipped with emergency backup generators, or be "generator ready" so that pumps can still operate when power is out during storms and other natural disasters. The applicant should explain where this generator is located and how it will operate to supply power to gasoline pumps. This generator should be screened by fencing and surrounded by landscaping. Details on monthly testing and sound impacts should be provided.
- P. Several future EVCS recharging stations should be anticipated at this site in addition to the two (2) shown on the east rear corner. Most of the southeast parking row has been designated for make-ready spaces. This plan should anticipate and preserve an area now for related equipment/converters/transformers, etc., etc. This should be a screened area on the southeast side of the site.

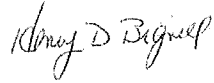
12. Recommendations

From a physical planning perspective, this office recommends that any further action made on this application be subsequent to the applicant providing the following:

- A. Submission of revised plans to address the above-mentioned planning comments to the satisfaction of the Board.
- B. Submit documentation of approvals or exemption from all outside agencies having jurisdiction.

- C. Testimony providing the statutory proofs to support the "D" variance.
- D. Testimony relative to the substantial detriment to the public good should the variances be granted.
- E. Testimony relative to the substantial impairment of the promulgated land use policies of the municipality should the variances be granted.
- F. Payment of any outstanding taxes, application and/or escrow fees.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Henry D Bignell".

Henry Bignell, PP
For the Firm

HB/TB

QuickChek Corporation, Applicant
T. Lam, P.E., Appl. Engr.
H. Kent Smith, Esq., Appl. Atty.
File #801/22-9