

**Mount Olive Planning Board
Summary Minutes
October 19, 2023**

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

Mr. Scapicchio, Mr. Forlenza, Ms. Mott, Ms. Natafalusy, Mr. Mania, Mr. Galop, Mr. Batsch,
Ms. Shanaphy, Mr. Weiss

Excused:

Mr. Schaechter, Mr. Nelsen

Board Professionals:

Chuck McGroarty, P.P., AICP; Mike Vreeland, P.E., C.M.E.; James Bryce, Esq.;
Mary Strain, PB Secretary

MINUTES

Minutes of October 13, 2022 – approved

Minutes of October 20, 2022 – approved

Minutes of September 21, 2023 – approved

RESOLUTIONS

PB 23-03 Raymond Deighton, 11 Route 46, Block 101, Lot 1 – approved

PB 23-02 Fairmount Property Management, LLC, 80 Flanders-Netcong Road, Block 4400, Lot 87 -
approved

APPLICATIONS FOR PUBLIC HEARING

PB 23-13 Lowe's Home Center, LLC

Amended Preliminary Site Plan Sections 1 & 2, Final Site Plan Section 1
20 International Drive South
Block 4100, Lot 9.01

Application carried to December 14, 2023 meeting with no further notice required.

PB 22-12 Pearland RJR LLC

Amended Final Site Plan - Sign Manual
10-50 International Drive South
Block 4100, Lot 9.01

Appearing for the application: Michael Selvaggi, Esq.; Charles P. Dietz, AICP, Deitz LLC Architects;
Daniel Sehnal, P.E. of Dynamic Engineering Consultants; Matt Garra, Pearland RJR, LLC

Michael Selvaggi, Esq. reviewed the recent approval for the Chipotle restaurant and – at the time – an unidentified restaurant, noting that since that approval Panda Express has been selected to occupy the adjacent restaurant space. As such the applicant is requesting the Board approve a modification to the architectural plan to reflect the Panda Express design elements.

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Charles P. Dietz, AICP, was sworn as architect for the application. Mr. Dietz explained the architectural design of the two restaurants is prototypical for Chipotle and Panda Express. The Chipotle façade will have dark wood and the Panda Express will have light wood on the front. A stucco finish will wrap around on the sides and back of the building.

A motion was made by Mr. Scapicchio to approve the change to the façade, seconded by Mr. Mania and approved by a vote of 9 in favor, none opposed.

Mr. Selvaggi continued with the other part of the application to amend the ITC Crossing sign manual to allow for a new pylon sign in proximity to the McDonalds restaurant. Other existing signage within his client's portion of the shopping center is proposed to be updated but not altered in size or location.

Daniel Sehnal, P.E. of Dynamic Engineering was qualified as a professional engineer and proceeded to describe existing signage throughout the southerly portion of ITC Crossings. Mr. Sehnal presented Exhibit A-1 entitled: Proposed Lease Demising Plan prepared by The Dietz Partnership revised October 19, 2023 (Sheet A-2). Mr. Sehnal testified that four of the existing directory signs along International Drive South will remain at the present locations, but will be updated consistent with the Pearland RJR portion of the shopping center and the logos of stores therein. The witness then described modifications to the pylon sign located at the Route 46 entrance noting the design changes and proposal to add an additional panel. Mr. McGroarty raised concerns that this additional panel was not included in the revised sign manual nor shown on the site plan submitted for this application. Discussion ensued regarding the need for additional public notice with Mr. Bryce advising the Board that applicant's notice was sufficient to proceed.

Mr. Sehnal described the proposed pylon sign is at the interior access road adjacent to the McDonalds restaurant. The proposed sign at a height of 25.5 ft. with sign face area to incorporate multiple sign panels is not consistent with the design approved in the original sign manual. The new structure will reflect the recently added design elements on many of the store facades including the faux vegetation and display the name The Gardens at its peak. Mr. Sehnal presented Exhibit A-3 entitled: Landscape Plan, a colorized version prepared by Dynamic Engineering revised as of June 15, 2023 (Sheet 8 of 18). He explained the location and surroundings of the sign in conjunction with the sight triangle easement in that section of the shopping center.

Mr. Deitz confirmed the sign will have internal illumination. Ms. Natafalusy and Ms. Shanaphy questioned the need for this new pylon sign and Mr. Weiss and other Board members raised objections to the faux vegetation effect. Applicant then agreed to remove same from the proposed sign.

Sgt. Galop raised concerns regarding alterations made to traffic signage and related changes within the center contrary to the approved site plans. After some discussion it was agreed that Sgt. Galop will meet with the Board's and applicant's professionals to review this matter as it did not directly relate to the present application.

Applicant agreed to submit revised site plan and sign manual to be consistent with testimony and exhibits and to show the sight triangle dimensions as presented by Mr. Sehnal. Applicant likewise agreed to retitile the revised sign manual as an Addendum to the original sign manual.

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No public came forward. The Board voted 7 in favor with 2 opposed, to approve application PB 23-12 for Pearland RJR, LLC to permit façade changes to the Panda Express restaurant and to permit an Addendum to the ITC Crossing sign manual to permit a new pylon sign and to enlarge the existing pylon sign at the Rt. 46 entrance by an additional approximate 33 sq. ft.

PB 23-15 3000 Continental Drive Associates

Amended Pre & Final Site Plan w/d-3 variance

3000 Continental Drive

Block 200, Lot 1

Appearing for the application: Marc Liebman, Esq.; Brock Riffel of RF Services; Paul Ricci, P.P

Mr. Liebman advised that the present application seeks to amend the recent approval of a cell tower approved in conjunction with a new warehouse at the former BASF site. Applicant now seeks approval for a tower at 195 ft. v. the 150 ft. previously approved. Mr. Liebman also noted receipt of a memo from the Mount Olive Police Dept. provided to him this same evening requesting certain accommodations for emergency services on the tower and within the equipment compound, and advised that the radio frequency expert will address during his testimony.

Applicant's first witness, Brock Riffel of RF Services was qualified as a radio frequency engineer with particular expertise in the field of designing cellular service facilities including the present tower application. Mr. Riffel testified the need for the increased height is to overcome the variations in terrain and to expand coverage based on his analysis. The tower will allow for antennas up to a height of 200 ft. with potential for four or five carriers in addition to facilities for the Township's Police Dept. Mr. Riffel had no objections to the various recommendations from the Police Dept.

The second witness, Paul Ricci, was qualified as a professional planner. Mr. Ricci explained that the applicant is requesting a d-3 conditional use variance to permit a tower height of 195 feet with a maximum height of up to 200 feet with antennas. The Township permits communication towers as a conditional use with a maximum height of 150 ft. Mr. Ricci, in response to Mr. McGroarty's question regarding the actual height with antennas, acknowledged that a d-6 height variance may also be involved but the proofs are essentially the same for both d-3 and d-6. Another variance to exceed permitted fence height was requested to enclose the compound with an 8 ft. fence. The need for reliable cellular service and the improved service for the Township's emergency services goes to satisfying the positive criteria per his testimony. To address the negative criteria, Mr. Ricci presented photo simulation exhibits showing a 195 ft. tower with imagery gained from use of a drone at the 195 ft. proposed height. The witness offered the opinion that given the rather remoteness of the location and surrounding wooded areas, the visual impact would be minimal. Mr. Ricci noted the FTZ-4 zone permits a building height of 185 ft. to put the proposed tower height in context. As such he maintained, there will not be any substantial detriment to the zone plan or to the neighboring public.

The Board voted 7 in favor with none opposed, approving the tower at 195 ft. with antennas not to exceed a total height of 200 ft.

With no further business the Board adjourned at 9:05 pm.