

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION #// -2006

A RESOLUTION APPROVING PRELIMINARY AND FINAL MINOR SITE PLAN TO
QUICK CHEK, INC.

WHEREAS, on May 24, 2006, at a duly advertised Meeting of the Planning Board of the City of South Amboy, Quick Chek, Inc. ("Applicant") presented an application for a Preliminary and Final Minor Site Plan Approval (the "Application"); and

WHEREAS, said Applicant was represented by John S. Wisniewski, Esquire; and

WHEREAS, the Application was for the operation of a convenience store and gas station, on property known as Block 162, Lot 1.04, Main Street, in the City of South Amboy; and

WHEREAS, the following Findings of Fact were made:

FINDINGS OF FACT

1. The property is owned by J. McKeon and R. McKeon, and the Applicant is the designated redeveloper and contract purchaser of the property.
2. The Applicant seeks to construct a one-story building of 6,518 square feet for use as a Quick Chek convenience store along with the installation of three fuel dispensing islands with a total of six gasoline and diesel pumps.
3. The Application will include thirty five parking stalls, the installation of underground storage tanks, utility shed and site lighting.
4. The Applicant currently owns and operates 107 Quick Chek stores in New Jersey.
5. The Application does not require any variances.

6. That a Minor Site Plan, as prepared by Drew M. Di Sessa, P.E, of PMK Group, Applicant's Engineers, dated February 1, 2006, was submitted and considered by the Board, which Plan consisted of the following 13 sheets:

CS-1	Cover Sheet
EC-1	Existing Conditions and Removal Plan
LD-1	Layout and Dimensioning Plan
GR-1	Grading Plan
UP-1	Utility Plan
SC-1	Soil Erosion and Sediment Control Plan
LL-1	Landscaping and Lighting Plan
DT-1	Soil Erosion and Sediment Control Details
PR-1	Utility Profiles
DT-2	Construction Details
DT-3	Construction Details
DT-4	Construction Details
DT-5	Construction Details

7. That Robert A. Delia, a director of real estate for the Applicant, was sworn and testified as to the nature of the proposed project. Mr. Delia testified that the facility will be open 24 hours, seven days a week.
8. Mr. Delia testified that the store will be owned and operated by the Applicant and a typical shift will have six to seven employees.
9. Mr. Delia testified that there will be approximately six deliveries to the convenience store each week and between four to six fuel deliveries per week.
10. Mr. Delia further testified that the State of New Jersey imposes regulations regarding the storage, dispensing and sale of fuel and that the project meets or exceeds all applicable regulations.
11. Mr. Delia testified about lighting, cameras, a time lock safe and other safety features designed to deter criminal incidents.
12. Mr. Delia testified that while diesel will be sold, the station will not allow fueling of tractor trailers.
13. That James Giurintano, the Applicant's Engineer, was sworn and testified as to the nature of the proposed project and the existing site conditions. He testified that the site will be accessed by two driveways, both of which are under the jurisdiction of the County. He testified that the driveways will be coordinated with improvement plans for the adjacent intersection and are subject to change in accordance with those improvements.

14. That the subject property is in the Broadway/Main Street Redevelopment Area, and the project is a permitted use.
15. That Mr. Giurintano testified that no variances from the applicable zoning regulations are required.
16. That Mr. Giurintano testified that there will be no net increase of stormwater runoff from the site.
17. That Mr. Giurintano testified that the project will fully comply with Mr. Valetutto's report dated April 19, 2006
18. That Raymond J. DiPasquale, the Applicant's Traffic Engineer, was sworn and testified as to the nature of the proposed project and the traffic circulation.

Based upon the above Findings of Fact, the Board Concludes as follows:

CONCLUSION

1. That the Application is for a permitted use in the Broadway/Main Street Redevelopment Area and consistent with the City Master Plan as well as the current Zoning Ordinances of the City.
2. That the Application does not require any variances.
3. That the Preliminary and Final Minor Site Plan as submitted and made part of the record, is herein approved subject to the conditions set forth in the AJV Engineering, Inc. Report of April 19, 2006 and the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the Application for a Preliminary and Final Minor Site Plan as above described are herein granted subject to the following conditions:

1. Applicant shall comply with the terms of the AJV Engineering, Inc. report dated April 19, 2006.
2. That the Applicant submit copies of Application Approvals of any other Governmental Agencies having jurisdiction over this Site.
3. That all outstanding taxes, application, and escrow fees be paid in full.

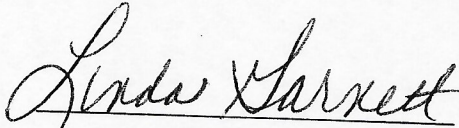
The above memorialization is the result of a Motion duly made and seconded on the 24th day of May, 2006, on the following vote: Those in favor:

Opposed: None.

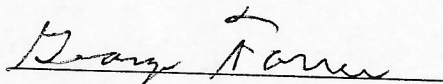
Abstained: One.

Not Voting/ Not participating:

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


GEORGE FORRER, Chairman