

**BOROUGH OF LAKEHURST LAND USE BOARD  
SPECIAL MEETING  
OCTOBER 13, 2020  
MINUTES**

MEETING OPENED AT 7:30 PM BY CHAIRMAN DAVID BURTON.

## ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

**PUBLIC MEETINGS STATEMENT READ INTO RECORD BY BOARD  
SECRETARY MARYANNE CAPASSO:**

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO ASBURY PARK PRESS, AND POSTED, AS WELL AS THE BOROUGH WEBSITE, THAT A SPECIAL MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE THIRTEENTH DAY OF OCTOBER, 2020 AT THE HOUR OF 7:30 P.M. TO BE HELD IN THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, AT WHICH TIME THE BUSINESS OF THE BOARD WILL BE CONDUCTED."

## ROLL CALL:

\*Alternate Member

MAYOR ROBBINS: PRESENT  
COUNCILMAN OGLESBY: PRESENT  
BRYAN LEVANCE: PRESENT  
DAVID BURTON: PRESENT  
KEVIN FORD: PRESENT

ANDREW HODGES: PRESENT  
SIDNEY HOOPER: PRESENT  
MARANDA SALAS: PRESENT  
DAVID SUMNER: PRESENT  
\*#1 KYLE BATCHO: ABSENT

## APPROVAL OF MINUTES:

Motion by: Sid Hooper      Seconded by: Maranda Salas

To approve minutes of September 29, 2020 Regular Meeting. Roll call vote held. All votes affirmative.

## OLD BUSINESS:

**APPLICATION OF PROVCO PINEGOOD LAKEHURST, LLC FOR PRELIMINARY  
AND FINAL MAJOR SITE PLAN FOR PROPOSED WAWA FOOD MARKET AND  
FUELING STATION AT THE PROPERTY DESIGNATED AS BLOCK 30, LOT 1  
AND BLOCK 31, LOT 1 & 2. (This matter was carried from the September 29, 2020  
meeting at the request of the applicant)**

Board Member Sid Hooper recused himself from participation as Mr. Hooper lives within 200 square feet of Block 30, Lot 1 and Block 31, Lots 1 & 2.

Duncan Prime, attorney for the applicant, was sworn to give testimony at 7:32 pm by Land Use Attorney Adam Pfeffer.

Attorney Duncan Prime stated he has come before the Land Use Board tonight on behalf of the applicant, Provco Pinegood Lakehurst, LLC. Mr. Prime explained the site that is the subject of the application is located at the north westerly corner of the intersection of Lilac Street and Union Avenue and is also bunting on a portion of Route 70. Mr. Prime also explained the property is known as Block 31, Lots 1 and 2 as well as Block 30, Lot 1 on the borough tax map and added it is located within the B-2 Highway Business Zone. Mr. Prime further explained Block 31, Lots 1 and 2 are currently vacant and wooded and added Block 30, Lot 1 is developed with a two-story building that is currenting being used as the Express Inn and a paved parking lot to go along with that use. Mr. Prime stated the application is for a preliminary and final major site plan for a proposed construction of a 5,051 square foot Wawa convenience store with the sale of fuel. Mr. Prime explain the construction that is proposed will be exclusively for Block 31, Lots 1 and 2. Mr. Prime also explained the only change to Block 30, Lot 1 is the applicant is proposing a 2-way access drive via an easement agreement through the corner of that lot and to relocate the trash receptacle to off-site. Mr. Prime further explained Wawa convenience store is a permitted use in the B-2 Highway Business Zone and the fuel sales is a conditional use in the B-2 zone. Mr. Prime stated the board will hear testimony from the applicant's engineer and planner stating the plans that are submitted and proposed tonight fully meet all those conditions which makes the fuels sales a permitted use.

C.J. Bock, engineer for the applicant, was sworn to give testimony at 7:37 pm by Land Use Attorney Adam Pfeffer.

Mr. Prime requested that the rendered site plan of the proposed Wawa convenience store and fueling station be introduced as Exhibit A-1 which was marked as such.

Engineer C.J. Bock described the site plan.

Mr. Prime requested that the rendered Use and Operations Statement be introduced as Exhibit A-2 which was marked as such.

Mr. Prime also requested the following be introduced and marked as such:

Elevation of the building as Exhibit A-3

Elevation of the canopy as Exhibit A-4

Graphic design of lighting as Exhibit A-5

Mr. Bock described the site layout design. Mr. Bock stated the application proposes a 5,051 square foot Wawa convenience store with a stacked 8 configuration of a fuel capping giving 16 fueling positions. Mr. Bock added it proposes 3 air spaces, 50 parking spaces, landscaping around the peripheral, accessed propose on Lilac Street with a right in and a right out, and a shared access with the adjacent hotel on Route 70.

Board Member Maranda Salas asked if the access on Route 70 is for in and out.

Mr. Bock responded the access on Route 70 is proposed as a right in and a right out

adding there is a proposed median on Route 70 to conclude left hand turns.

Mr. Bock explained the waivers the applicant is proposing. Mr. Bock stated in regard to the proposed driveway on Lilac Street, the applicant is seeking relief from the required 10-foot sideline as to where the applicant is proposing 3.1 feet adding this is to align the driveway with Pine Street. Mr. Bock stated the second waiver is in regard to the parking 20 feet from the building adding the proposal is requesting 8 feet. Mr. Bock stated the third waiver is in regard to the required 50-foot front yard setback adding the proposal is requesting 40.1 feet for the canopy. Mr. Bock further added this relief is due to the curvature of the property coupled with the rectangular canopy, it is challenging to maintain the 50-foot setback at all points of the radius. Mr. Bock stated there are several waivers in regard to the require 10-foot buffer on Lilac Street adding some areas are 5.1 feet due to the curvature of the property were some areas are 15 feet. Mr. Bock stated there are two items relative to the signage that require relief, one is for a setback of less than 20 feet adding the proposal is 10 feet and the other relief is in regard to signage no larger than 10 feet in length. Mr. Bock stated the signage under the canopy are 19.5 feet long and the signage on the building are 12.2 feet long.

Mr. Prime stated a professional planner will testify the justification for the waivers.

Councilman Oglesby asked if the barriers along Lilac Street cover the light pollution that will illuminate from the signage that is in the back of the Wawa. Mr. Oglesby stated his concerns of lights shining into the resident's home that are located on Lilac Street.

Mr. Bock responded that all lights are back, dark sky compliant and LED that are specifically gear to light parking lots that will shield backwards adding the evergreen tree will shield as well.

Mr. Oglesby question the sound barriers especially for the trucks making deliveries early in the morning.

Mr. Bock responded deliveries are usually off hours not necessarily early in the morning adding it depends on the location. Mr. Bock stated Wawa takes pride in making sure their sites do not end up being an issue for traffic in the municipality adding their reputation is they take care of any issues that happen.

Mr. Oglesby question along the circle and Route 70, will there be any specific barriers other than plantings.

Mr. Bock responded there are no physical barriers proposed.

Mr. Oglesby voiced concern about traffic coming off the circle and hitting the gas pumps adding the circle has a history of accidents.

Mr. Bock responded all the gas pumps have a lithium bottle protection around them adding Wawa is vey conscious about the layout of the canopies relative to safety. Mr.

Bock stated there is no proposal for physical barriers.

Mrs. Salas question the four parking spots located behind Wawa, facing Lilac Street adding if the parking spots are eliminated, the Wawa would have the required 10-foot buffer.

Mr. Bock responded the operation of Wawa requires the 50 parking spaces.

Chairman Burton asked if the entrances are approved for a 52-foot truck.

Mr. Bock responded not all accesses are going to be utilized for trucks entering adding only the entrance on Union Avenue and Route 70.

Tomaso DeNoia, attorney representing William Heintzberger who resides at 211 Lilac Street, question exhibit A-1, site plan, that states gasoline fueling station is a permitted use whereas a gasoline fueling station is a conditional use.

Mr. Bock responded that is a “typo”.

Mr. DeNoia question the burden of proof for a variance if there is an understanding that a gasoline fueling station is a conditional use.

Mr. Prime responded all conditions are being met.

Mr. DeNoia asked why the applicant is seeking for variances when all conditions are being met.

Mr. Prime responded that the applicant is not seeking a use variance.

Mr. DeNoia question the need for the four parking spots that encroach on Lilac Street.

Mr. Bock responded it is an operational requirement for Wawa's safety operations and added 50 parking spots is the operable minimum required parking spaces based on the population.

Mr. DeNoia asked if the Wawa building were smaller or there were less pumps could those four-parking spaces be eliminated.

Mr. Prime responded that the applicant is here tonight looking for approval for a 5,051 square foot Wawa convenience store.

Mr. DeNoia questioned the variance for a front setback.

Mr. Bock responded the irregular space of the property requires the setback.

Mr. DeNoia asked if the lights in the parking lot will be on 24/7.

Mr. Bock responded yes.

Mr. DeNoia asked if an analysis was completed in regard to the lighting.

Mr. Bock responded a lighting plan was prepared and submitted with the application adding the plan does demonstrate compliance with the ordinances.

Borough Attorney Adam Pfeffer asked will the applicant agree that they will comply with light regulations from the borough.

Mr. Bock answered in the affirmative.

Mr. DeNoia asked if an analysis was completed in regard to sound pollution

Mr. Bock responded it is not a requirement.

Mr. DeNoia asked if there is any proposal to change the current traffic plan on Lilac Street.

Mr. Bock responded the application is not proposing any changes to Lilac Street.

Mr. Prime stated if the application is approved, the applicant will make petitions in regard to changes on Lilac Street.

Mike Piga, 19 Lake Shore Drive, was sworn to give testimony at 8:02 pm by Land Use Attorney Adam Pfeffer.

Mr. Piga asked what changes are being done to Block 30 Lot 1, The Express Inn.

Mr. Bock responded changes to Express Inn's existing driveway and with the suggestion of the Department of Transportation, he is working on a compliant access point on that driveway. Mr. Bock suggested any question regarding traffic be directed to the traffic engineer.

Mr. Piga asked if the trash receptacle for the Express Inn is being relocated.

Mr. Bock responded the site does show it be a relocation of the dumpster.

Mr. Piga stated changes are being made to the property of the Express Inn adding the Express Inn is a conditional use. Mr. Piga further added because it is a conditional use there may be variances on that property and if there are variances on that piece of property, there was improper noticing.

Mr. Pfeffer responded the applicant is on record stating notice was properly given.

Mr. Piga questioned the site to be contaminated.

Mr. Pfeffer responded this board does not have jurisdiction regarding any contamination adding the board is hearing the land use application tonight. Mr. Pfeffer stated the applicant will have to get outside agency approvals regarding environmental issues adding it is not required for phase one.

Mr. Piga questioned if the 30-foot wide isles could be reduced to increase the buffer.

Mr. Bock responded the 30-foot isles are needed for safe circulation on the site and for delivery trucks.

Mr. Piga asked if parking spot dimensions could be reduced.

Mr. Bock responded the parking spots, the 30-foot isles, and drive by spaces are geometrically put together for safe conditions.

Mr. Piga questioned the signage being 10 feet from the property line.

Mr. Bock responded visibility is especially important for the signs adding the sooner people see the sign, make lane changes, and access the site the safer it is for everyone.

Mr. Piga question the 4-ton weight limit on Union Avenue.

Mr. Burton responded if the truck driver has a delivery on that street, they can make that delivery.

Mr. Piga asked what is going to be proposed at the hotel.

Mr. Pfeffer responded the hotel is not part of this application except for the access easement.

Mr. Piga questioned the lighting in the parking lot.

Mr. Pfeffer stated the applicant had testified earlier that they will comply with the borough ordinances.

Mr. Piga asked if a stormwater report was conducted.

Mr. Bock answered in the affirmative.

Mr. Piga questioned the underground detention basin working in respect to oil, water, gas that might come of cars.

Mr. Bock responded that there are proposed filters that are special PE polycarbonate filters that will remove contaminates.

Mr. Piga asked how the underground detention basin is cleaned.

Mr. Bock responded the basin has a jet vacuum program where the basin is jetted with water then vacuums the water out.

Mr. Piga questioned the trees that are being used in the buffer zone.

Mr. Bock responded the applicant is willing to work with borough in regard to a “heavy” buffer along Lilac Street.

Mr. Piga requested the borough explore the possibility of stone landscaping in place of mulch.

Board Member Andrew Hodges questioned the diagonal building layout.

Mr. Bock responded layout is diagonal to obtain access on Union Avenue and to align an access back onto Route 70 adding the Department of Transportation recommended the two access points not be close together. Mr. Bock stated the best way for the access points and setbacks to be geometric, the building had to be diagonal.

Matthew Hammond, traffic engineer for the applicant, was sworn to testimony at 8:25 pm by Land Use Attorney Adam Pfeffer.

Mr. Hammond stated he has completed a traffic evaluation on October 14, 2019 adding it was submitted to the borough, Ocean County, and the Department of Transportation. Mr. Hammond also stated the study was conducted along Union Avenue, Lilac Street, Route 70 as well as the Eisenhower Circle during peak hours of 7am to 9am and 4pm to 6pm, Tuesday through Thursday. Mr. Hammond is proposing three access points to the property, one access from Route 70 through the existing Express Inn driveway, the second is a right-in and right-out from Union Avenue, and last one being a full access from Lilac Street. Mr. Hammond is also proposing a widen lane along the frontage of the circle towards the existing hotel driveway adding the purpose is to provide a deceleration area making it easier for vehicles to make the right turn in coming off the circle. Mr. Hammond is further proposing a concrete barrier in front of hotel driveway to fully prohibit lefts in and lefts out.

Mrs. Salas asked if the delivery trucks can come down Union Avenue.

Mr. Hammond responded it is his understanding trucks can come down Union Avenue. Mr. Hammond stated trucks can utilize the Union Avenue access point adding it has been designed with a 100-foot radius.

Mr. Oglesby questioned tractor trailers coming in off Route 70.

Mr. Hammond responded the tractor trailer would have to go up Union Avenue and make a left onto Lilac Street.

Mr. DeNoia asked if a copy of the traffic evaluation has been made public.

Mr. Hammond responded when the application is submitted to the municipality it is made public.

Mr. DeNoia asked for a copy of the report.

Mr. Prime responded he will send a copy of the report to his office tomorrow.

Mr. DeNoia voiced concern not being able to cross examination since he has not had a chance to review the traffic report asking if the applicant waived the time frame and granted a continuing extension to the application.

Mr. Pfeffer responded this is within the time frame adding this is the initial hearing. Mr. Pfeffer stated a copy of the report has been submitted with the application and has been on file for the public to review.

Mr. DeNoia asked if the easement on the motel currently exists or is that being proposed.

Mr. Hammond responded the easement is proposed for cross access between the two properties adding it is a private easement agreement that will be sign upon site plan approval.

Mr. DeNoia asked for a copy of the sign easement agreement once it is recorded.

Mr. DeNoia went on to ask is there an analyst of what the traffic level is today, and what the traffic level will be post construction.

Mr. Hammond responded engineers look at level of service based on certain movements adding the level of service is a grading system A through F, where A is the best, and F is the worse. Mr. Hammond stated the level of service of traffic on Union Avenue making a left onto Lilac Street was an A adding traffic on Lilac Street onto Union Avenue was a B.

Mr. DeNoia question the one-way section of Lilac Street.

Mayor Robbins reminded Mr. DeNoia that question is not for this board adding that proposal will be submitted to the governing body to decide if the Wawa application is approved tonight.

Mr. DeNoia asked what the proposal was for vehicles traveling west on Route 70 wanting to enter Wawa.

Mr. Hammond responded the vehicles are to go around the circle onto Union Avenue, make left onto Lilac Street and enter the rear entrance or continue up around the circle and make a right onto the existing hotel driveway that is proposed to be shared with Wawa.

Mr. DeNoia asked what is being proposed for the safety of pedestrians.

Mr. Hammond responded there is a proposal for a sidewalk from Lilac Street into the site and a sidewalk from the northwest corner of Union Avenue and Lilac Street into the site as well. Mr. Hammond stated there is no proposal for a sidewalk along the north side of Lilac Street due to the required buffer.

Mr. Burton asked if there will be a crosswalk for Pine Street crossing over Lilac Street to the sidewalk at the Lilac Street entrance.

Mr. Hammond responded the plans do not show a crosswalk but is more than willing to put one.

Mr. Piga questioned tractor trailers on Route 70 entering Wawa.

Mr. Hammond responded tractor trailers will have to use the entrance on Lilac Street via Union Avenue.

Mr. Piga questioned 30-foot box trucks on Route 70 entering Wawa.

Mr. Hammond responded a box truck can Lilac Street either from Union Avenue or proceed around circle and make right onto access road.

Mr. Piga asked if a vehicle is at the stop bar can a 30-foot truck turn on a 12-foot radius.

Mr. Hammond responded it is depicted on the plans submitted to the Department of Transportation that a single unit 30-foot truck can make a right turn onto the access road while a vehicle is waiting to make a right onto Route 70.

Mr. Piga questioned the parking for tractor trailers, box trucks, and landscaping trucks.

Mr. Hammond responded Wawa does not have oversized parking spots for tractor trailers, box trucks, or landscaping trucks; however, they do have oversize driveby that allows those types of vehicles to park.

Mr. Piga stated at other Wawas, particularly the one at Route 539 and Massachusetts Avenue, they have much larger spots for oversize trucks.

Mr. Bock responded that Wawa has found out that oversize spots give problems to overnight parking. Mr. Bock also stated that Wawa no longer sells diesel fuel with the hopes of limiting tractor trailers pulling in.

Discussion continued regarding the traffic issues.

Jean Leppert, 103 Lilac Street, was sworn to testimony at 9:05 pm by Land Use Attorney Adam Pfeffer.

Ms. Leppert questioned truck traffic coming out of Wawa onto Lilac Street.

Mr. Hammond responded trucks will exit onto either Route 70 or Union Avenue.

Ms. Leppert questioned truck deliveries.

Mr. Hammond stated there will talk be discussion about delivery times.

Kim Pentz, 522 Union Avenue, was sworn to testimony at 9:07 pm by Land Use Attorney Adam Pfeffer.

Ms. Pentz questioned trucks pulling over on Union Avenue and parking.

Mr. Hammond responded Wawa does not encourage trucks to pull over and park on the street and added that would be a police issue.

Kate Keller, license professional planner, was sworn to testimony at 9:08 pm by Land Use Attorney Adam Pfeffer.

Ms. Keller testified that Wawa meets all conditional uses including all storage areas, trash facilities, pit lifts, and work areas be within a building, all gasoline pumps and air pumps and islands shall be setback 40 feet from the street line and 30 feet from other property lines, and service stations be designed compatibly with other commercial use in the zone.

Mr. Prime asked if the Wawa gas station is a permitted use in the B-2 Highway Business Zone.

Ms. Keller responded it is a permitted conditional use being the applicant meets all the standards adding the applicant is here before the Land Use Board for planning board purposes, not zoning.

Mr. Prime asked Ms. Keller to explain the bulk variances and design waivers.

Ms. Keller responded all the variances can be justified under the C-2 criteria which is the purposes of zoning. Ms. Keller stated in regards to setbacks, the minimum front yard setback for an accessory structure which would be the canopy from Route 70, is 50 feet were as 40.1 feet is proposed, the driveway along Lilac Street is 3.1 feet from side yard property line were 10 feet is required, and parking spaces on-site should be located 20 feet from the building was as 8 to 13 feet from the building. Ms. Keller justified the canopy is in the most logical place which towards the highway and added the site does have three front yards that makes it challenging. Ms. Keller also justified the driveway along Lilac Street was made to align with Pine Street for traffic safety along with convenience and accessibility. Ms. Keller further justified the parking space setbacks are the best alternative and is an eternal site issues adding all ADA and pedestrian accessibility will be retained.

Ms. Keller stated the buffers are required to be 10 feet wide as opposed to the requested 5

foot minimum in some areas and 15 feet in other areas. Ms. Keller also stated the applicant is requesting waivers of planting screens within 3 feet of the property line and for not providing street trees along Lilac Street. Ms. Keller justified the request stating the applicant is proposing a buffer around the whole site with the exception of where the driveways are. Ms. Keller also stated that the applicant has chosen a shrub buffer opposed to trees adding shrubs are more acceptable for blocking headlights.

Ms. Keller stated Wawa would agree to limit the 4 parking spaces along Lilac Street to employee parking only adding the benefit would be the employee is parked during the duration as opposed to vehicles coming and going all day and night.

Ms. Keller addressed signage adding the applicant is seeking relief from the number of wall signs. Ms. Keller stated one is permitted was as the applicant is proposing four, one on the retail building facing Route 70, one is a freestanding sign also facing Route 70, and two signs under the gas pumps that are not illuminated. Ms. Keller also stated the freestanding sign is required to be 50 feet from a public street whereas the applicant is requesting 10 feet from the right-of-way adding this will visually allow drivers to see the sign. Ms. Keller further added the applicant is seeking a variance for the maximum dimension of the sign stating the building sign is 12 feet and the two signs under the canopy are 19.5 feet compared to the 10-foot allowed.

Ernie Peters, who was substituting for Board Engineer Alan Dittenhofer, stated sidewalk along the frontage was not addressed.

Mr. Bock responded the applicant is seeking a waiver stating a sidewalk along Lilac Street would take away from the buffer.

Mr. Peters asked if there were any technical comments in the borough engineers' report that the applicant would like to address.

Mr. Bock stated the applicant will comply with the report and will bring in alignment with the report.

Mr. Peters questioned outside agency approvals.

Mr. Bock responded the applicant has filed with the Pinelands Commission as well as the Ocean County Planning Board. Mr. Bock stated the applicant is waiting on the Pinelands Commission hearing date and added there are a few issues with the county that are reasonable conditions that can be made.

Mr. DeNoia recited ordinance 25-27.32, section E. and asked does the applicant feel the site plan meets the conditions of the ordinance.

Ms. Keller responded the applicant has meet all the principal building setbacks that is required by the ordinance. Ms. Keller added the conditional use standards has been met such as the service station be designed compatibly with the other permitted commercial

or industrial uses in the zone.

Mrs. Salas asked how tall are the trees that will be planted in the buffer zone.

Ms. Keller responded are proposing evergreen trees that 8 to 10 feet.

Mr. Burton asked if the applicant would oppose putting a fence up along Lilac Street in the buffer zone.

Mr. Prime stated his client has the ability of putting up a fence with the materials approved by the land use board.

Mr. Piga asked the height of the building structure.

Mr. Bock responded 33 feet.

Mr. Piga asked if the buffer is adequate for this size building.

Mrs. Salas responded a buffer is to block the headlights.

Mr. Piga stated a buffer is to provide the residents a buffer from seeing from what they are seeing.

**PUBLIC COMMENTS ON PROVCO PINEGOOD LAKEHURST, LLC  
APPLICATION:**

Time opened: 9:33 pm

Tim Patenaude, 522 Union Avenue, voiced concern for the property value of homes on Union Avenue and Lilac Street stating there will be more traffic on Union Avenue. Mr. Patenaude stated the borough already has three gas stations in one square mile and added the convenience stores will hurt financially from Wawa.

Doris Piga, 19 Lake Shore Drive, stated her concerns about accidents that will occur from the added traffic and for the children playing outside. Mrs. Piga further stated there will be more garbage.

Alex Rossman, 103 Lilac Street, voiced his concerns about cars coming in and out of Wawa during late night hours. Mr. Rossman stated he lived next to Wawa before moving to Lakehurst and further stated that the garbage is non-stop as well as the noise and traffic.

Mike Piga, 19 Lake Shore Drive, stated it is the borough's responsibility for the health and safety of the residents. Mr. Piga added the Wawa will bring more traffic, smell from the delivery trucks and more garbage. Mr. Piga stated he understands the borough is looking for rateables but ask the board to think of the residents who will be truly affected by

allowing the Wawa.

William Heinzberger, 211 Lilac Street, stated we do not need a Wawa and we do not want a Wawa. Mr. Heinzberger voiced his concerns about the traffic changing the neighborhood and added the borough has zoning laws to protect the neighborhood. Mr. Heinzberger added the Wawa is looking for 15 variances asking does the borough need 15 variances to put up a building.

Bill Margenson, 5 Geneva Road, stated he understands the concerns of the residents as he himself lives across the street from the Sunoco gas station but feels the Wawa will be an assess to the borough adding the borough needs more ratables. Mr. Margenson also stated the property is a commercial property adding Wawa is know for keeping their property clean.

Neal Patel, 28 Union Avenue, voiced his concern on how the Wawa will hurt other businesses in the borough adding the borough has three gas stations already.

Jim Peaver, 521 Union Avenue, stated the property is zoned for commercial use but feels Wawa is too big for the property adding the Wawa should be scaled back with no variances.

Karen McPartlin, 17 Lake Shore Drive, stated although she is concerned about the tractor trailers coming down Union Avenue and the buffer along Lilac Street, she is not opposed to the Wawa coming to the borough. Ms. McPartlin also stated she believes Wawa takes care of the community and added they are clean and well-kept.

Time closed: 9:51 pm

Mr. Prime thanked the board and for the residents voicing their concerns. Mr. Prime reiterated the items the applicant needs to address:

- 1) To increase the landscaping buffering and to work with the Land Use Board engineer. Also, to add a fence along Lilac Street and to limit the four-parking space on Lilac Street to employee only.
- 2) To restrict to food deliveries times, Wawa cannot restrict fuel deliveries as per state law.

Mr. Prime also reiterated the parcel is two acres and the Wawa and fueling station is a permitted us and that the applicant is seeking some relief.

Motion by: Kevin Ford

Seconded by: David Sumner

To approve application of Provco Pinegood Lakehurst, LLC for preliminary and final major site plan for proposed Wawa Food Market and fueling station at the property designated as Block 30, Lot 1 and Block 31, Lots 1 & 2. Roll call vote held. All votes affirmative with the exception of Andrew Hodges who voted no.

**ADJOURNMENT:**

Motion by: David Sumner                      Seconded by: Miranda Salas  
To adjourn meeting. Roll call vote held. All votes affirmative. Time: 9:55 pm

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Maryanne Capasso, Secretary  
Lakehurst Land Use Board