

MORRISTOWN BOARD OF ADJUSTMENT
MORRISTOWN PLANNING COMMISSION
JOINT MEETING -- MARCH 9th, 1994

BOARD MEMBERS PRESENT: (BOA - Chairman Gary Nolan; Ralph Wiltshire; Ida Mae Anderson and Theresa Breault) (PC - Norm Nepveu; Debra Mason; Jane Greene; Jennifer Willingham and Adrian West arrived at 7:45 P.M.)

BOARD MEMBERS ABSENT: Jean Wickart; Paul Trudell.

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: [See Attached list]

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan.

7:30 P.M. -- WARNED HEARING: CONCEPT II, represented by Engineer Ernie Ruskey for M.B. Cushman Design, presenting plans for a proposed expansion for Dreissigacker Investments.

Gary administered the sworn oath to Mr. Ruskey. Gary advised this Hearing will be heard under the Morristown Zoning By-Laws, Industrial Area, Section 230 - 233.c and Conditional Uses - Section 630.

Mr. Ruskey then presented plans for a 9,000 square foot warehouse addition, which will be fully insulated, advising the parking requirements will remain the same, but will be relocated as will the lighting to the new parking lot. They will maintain the same drainage, with the sandy soils, the run-off will remain the same.

Renovations will be done to the existing warehouse building; insulating and heating same. The highest point of the building will be 16' high. The exterior will be of Texture 1-11 siding, painted similar to the existing building.

After review of the regulations and finding it met all conditions, Ralph moved to approve this application as it was presented. Theresa seconded. All in favor. So approved.

FACTS OF FINDINGS: Based on and examined under Section 230, Industrial District, Page 4 of the Town of Morristown's Zoning By-Laws and Section 630, Page 41, Conditional Uses and meeting all requirements, the Board granted approval of the application as presented.

INFORMAL DISCUSSION: Ken Sweetser advised both Boards that a meeting with the AOT was scheduled on Friday, March 11, 1994 at 1 P.M. to discuss the Landscaping Design Plans for the proposed RT 100 By-Pass. If anyone would like input they should attend

this meeting.

Gary turned his position over to Ralph Wiltshire to be Acting Chairman for the Proposed Grand Union Store project, after asking the Grand Union representatives if they wished to waive their right to having the majority of each of the Boards (BOA & PC) members present, to act on all Hearings. now and in the future, to which all representatives agreed to waive this right.

7:45 P.M. -- GRAND UNION STORE Recessed Hearing, from 02/09/94, represented by Steve Reid of David White & Associates; Steve Irish, Regional Manager; Present and Future Store Manager, Jim Miller and Peter Bourgois, Landscape Engineer and Peter Degraff of Phelps Engineering.

Ralph Wiltshire chaired this Hearing. Theresa administered the sworn oath to all interested parties.

The Grand Union Store Representatives presented plans in accordance with the requests as out-lined by both Boards in a deliberative session on 02/09/94.

GENERAL DESCRIPTION:

1) The project is located on RT 100/Brooklyn Street, in the Fairground Plaza. The owner of the property is Howard Manosh.

2) The property is zoned Commercial and the existing use of the property for Manufactured Housing Sales. Surrounding land uses are commercial; industrial; rural residential.

3) The total project area is 7.8 acres.

4) The applicants proposed to construct a new 66,246 square foot Grand Union Supermarket, at a cost of \$2.5 million. The plans consist of 284+ parking spaces. The applicant agrees to pay a local permit application fee based upon the actual construction cost of the project.

5) The project is expected to be completed in six-months. and is planned to be finalized in October, 1994.

6) The Grand Union Supermarket will be open 24 hours a day, 7 days a week.

The project representatives addressed the Site-Plan review check list in addition to and in conjunction with the list required by the BOA and PC Boards. [See requirement check-list attached to minutes].

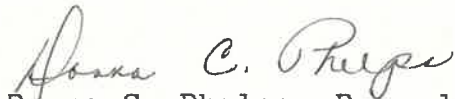
All criteria was addressed in the plans presented, with the exception of #15, which will be addressed at the time the two (2) shopping center entrance/exits are lined up and signalized. Additional improvements will be finalized when the By-Pass is constructed as per plans or when By-Pass plans are available.

Adrian moved to recess this hearing until March 23rd, 1994 at 8:15 P.M. Theresa seconded. All in favor.

Ken Sweetser advised that ACT 250 advised the Price Choppers project plans was the best presentation they have received to date.

Theresa moved to adjourn at 9:50 P.M. The motion was seconded and all voted in favor. So adjourned.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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/dp