

RESOLUTION 2017 - 15

**A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD
GRANTING AMENDED MINOR SITE PLAN APPROVAL TO THE APPLICANT,
McDONALD'S USA, LLC
BLOCK 8, LOT 2.01
122 DELSEA DRIVE
APPLICATION #1984**

WHEREAS, the Applicant/Owner, McDonald's USA, LLC, whose mailing address is 6903 Rockledge Drive, Suite 1100, Bethesda, MD 20817 has made an application for property which is owned by McDonald's Corporation, One McDonald's Plaza, Oak Brook, IL 60523 for an amended Minor Site Plan approval to amend the prior approval to revise the drive-thru circulation and change the signage; and

WHEREAS, the property is located in the Node 4 of the Delsea Drive Redevelopment (underlying zone = CI – Commercial Industrial) Zone of the Township of Washington; and

WHEREAS, the Applicant had received Minor Site Plan Approval per Resolution #2016-24 adopted on November 1, 2016 to update the façade of the existing McDonald's fast food restaurant and add a second drive-thru lane where one lane exists; and

WHEREAS, public notice of the hearing was provided in accordance with the requirements of Municipal Land Use Law, N.J.S.A. 40:55D-12; and

WHEREAS, the Applicant is requesting the following variance(s), which variance(s) were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12:

1. Section 285-233.B – Number of freestanding signs; and

WHEREAS, the Applicant is requesting the following waiver(s) which waiver(s) were properly noticed in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12:

1. Land Development Checklist – Submission information; and

WHEREAS, in support of the application, the Applicant submitted an Amended Minor Site Plan submission received on July 10, 2017 consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 10	Cover Sheet	04-12-16	05-09-17
2 of 10	Site Improvement Plan	04-12-16	05-09-17
3 of 10	Existing Conditions/Demolition Plan	04-12-16	05-09-17
4 of 10	Grading/Utility Plan	04-12-16	05-09-17
5 of 10	Signage Plan	04-12-16	05-09-17

6 of 10	Details	04-12-16	05-09-17
7 of 10	Truck Turning Plan	04-12-17	05-09-17
8 of 10	Erosion & Sediment Pollution Control	04-12-17	05-09-17
9 of 10	Erosion & Sediment Pollution Control Details	04-12-16	05-09-17
10 of 10	Landscape Plan	04-12-16	05-09-17
1 of 1	Topographic and Location Survey	01-23-15	---
A-1.00	Floor Plans and Misc. Details	09-26-16	04-27-17
A-2.00	Exterior Elevations	09-26-16	04-27-17
A-2.01	Exterior Elevations	09-26-16	04-27-17

The site plans were prepared, signed and sealed by M.E. Jeitner, P.E., Bohler Engineering, 3701 Corporate Parkway, Suite 200, Center Valley, Pennsylvania 18034 (610) 709-9971.

The survey was prepared, signed and sealed by James A. Conway, Jr., P.L.S., Control Point Associates, Inc., 1600 Manor Drive, Suite 210, Chalfont, Pennsylvania 18914 (215) 712-9800.

The architectural plans were prepared, signed and sealed by Robert Goldman, R.A., 419 North Charles Street, Baltimore, Maryland 21201 (410) 837-3622; and

WHEREAS, the Planning Board made its decision in this matter based on the documentation set forth above, the testimony of the Applicant and the Applicant's Professionals and the Board's Professionals made at the time of the hearings on the application and on each of the following:

1. Joseph M. Petrongolo, L.L.A., R.L.A., P.P., Board Planner, submitted a report dated July 24, 2017.
2. Thomas E. Cundey, P.E., C.M.E., Board Engineer, submitted a report dated July 20, 2017; and

WHEREAS, the Applicant was represented by Duncan M. Prime, Esquire, at the August 1, 2017 hearing on this matter; and

WHEREAS, based upon the above, the Board, at the August 1, 2017, hearing date finds as follows:

1. Duncan M. Prime, Esquire stated he is here tonight representing McDonald's on this application. The subject property is the location of an existing and operating McDonald's located on Block 8, Lot 2.01. This application was originally before the Board back in September of 2016 for interior and exterior remodeling of the existing McDonald's. Some of the highlights included the remodeling of the exterior and interior, signage and reconfiguration of the drive-thru. However, at this point, the Applicant is looking for some minor changes to the prior approval.

8. Mr. Amoroso stated he is not asking for an easement.
9. Board Member Centrone asked about use of "jersey" barriers.
10. Mr. Petrongolo stated all four (4) property owners have access to and use of the same easement.
11. Mr. Amoroso stated the no parking signs will do nothing to stop the cars from parking on their property.
12. Mr. Amoroso asked where will contractors park.
13. Mr. Petrongolo stated the Applicant is going to be putting up no parking signs.
14. Mr. Amoroso stated the Applicant needs to tell their truck drivers not to park on their property.
15. Mr. Petrongolo stated as a condition of any approval, the Board could require that no construction vehicles park on Mr. Amoroso's property.
16. Mr. Amoroso asked if the Applicant would be willing to have Title 39 applied to Applicant's property.
17. Mr. Prime responded by stating the Applicant could have Title 39 applied to the McDonald's property owned by the Applicant but not as to the easement which is a private easement between four (4) different property owners.
18. Mr. Petrongolo stated the easement, in this instance, is between the various property owners.
19. Mr. Prime stated this is a difficult situation since in most cases, the street is usually a public street but this is not the case as to this subject property and location.
20. Board Member D'Ariano stated having barriers would then require all four (4) property owners to agree.
21. Mr. Petrongolo stated the area in question is located in the easement. Per the prior meeting, the Board authorized the Applicant to put signage on the property at the edge of the driveway.
22. Board Member Centrone asked if we want the signs closer.
23. Board Member D'Ariano stated it would stop the tractor trailers.
24. Board Member Dennis stated the site is so tight that you won't be able to get a truck into the property.
25. Mr. Petrongolo stated the signs are two (2) feet from the edge. If truck drivers run over the signs, then the Applicant would be required to replace the signs.

ROLL CALL VOTE

J. Gattinelli, Mayor	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
A. Frattali, Chair	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
T. McPoyle, V. Chair	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input checked="" type="checkbox"/>
E. D'Orazio, II	YES <input type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>	ABSTAIN <input type="checkbox"/>
Joseph J. Perry, III	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
M. D'Ariano, IV	YES <input type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>	ABSTAIN <input type="checkbox"/>
M. Martin, IV	YES <input type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>	ABSTAIN <input type="checkbox"/>
T. Sparacio, IV	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
J. Bidinger, IV	YES <input type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input checked="" type="checkbox"/>
B. Dennis (Alt #1)	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input type="checkbox"/>	ABSTAIN <input type="checkbox"/>
R. Centrone (Alt #2)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	ABSENT <input checked="" type="checkbox"/>	ABSTAIN <input type="checkbox"/>

I certify the above to be a true copy of a Resolution adopted by the Washington Township Planning Board at a regular meeting held on Sept. 19, 2017 memorializing the action taken by the Board on August 1, 2017.

Christine Ciallella
Christine Ciallella, Secretary

Date: September 19, 2017