

The Wall Township Planning met last evening (November 6, 2019) for a presentation of information from the applicant (WaWa) representatives regarding the development of the property at the corner of Lakewood Road and Rte. 34 (old Harvest Exchange site).

The applicant is requesting 22 variances from Wall Township.

The thrust of their presentation is that the number of variances does not equal the suitability of the site for a WaWa; and that any development of the property would require multiple variances because of past non-compliance use of the property.

One of the items discussed was that state of the right of way from Rte. 34 and the re-configuration of the jug handle. The cost of this project would be 100% absorbed by the application and would not be a cost to Wall Township or the surrounding properties.

Areas and concerns addressed:

1. Front set-backs for the 3 front areas – Lakewood Rd., Route 34, and Route 18 road.
2. Trash bin – will be located at the south east corner of the lot – trash bins are not permitted at the front of a lot – the trash bin would have self closing gates to limit visibility from surrounding areas.
3. Safety islands have been added to the landscape islands – this is to provide a safe refuge for people in the parking lot.
4. There will be 66 parking spaces.
5. The loading area will be 16' wide X 100' long.
6. There will be no landscaping in the loading zone area.
7. A sidewalk is being proposed for the Rte 34 and the Lakewood Road side of the property – another safety feature for walkers, bike riders, etc.
8. The building and canopy has been redesigned to better fit in with the surrounding areas – (Shop Rite, bank on Rte. 34, and Lakewood Road office building) it will be more traditional rather than modern. The building will

have a brick façade rather than stucco and will have earth tones doors for the trash bins, etc.

9. The front, side, and rear elevations will have windows. Faux window on the side elevation.

10. The canopy has been designed to have an A frame look.

Questions were permitted and one question was regarding the jug handle egress and site distance regulations for the driveways.

No reading of statements were permitted last evening.

The next meeting is January 8, 2020.