



GENA Zoning Committee Monthly Meeting

April 10, 2013

Zoning Committee Members Present:

- Toki Rehder
- Dan Bartoli
- John Longacre
- John Christinzio
- Gaetano Piccirilli

Also Present:

- Mary E. Podlogar (attorney – Permits.com)
- Maria Nevelson
- John A. Guarnieri
- Steve Cobb

1. The Zoning Committee addressed CVS' application to open a Minute Clinic at the CVS location on Oregon Ave. Detailed plans were submitted to the Zoning Committee prior to the meeting.
2. Ms. Podlogar, attorney for Permits.com (a company that has been retained by CVS to represent them in this matter) provided a brief description of the project:
 - a. There are 188 Minute Clinics in 20 states.
 - b. The clinic will not add to the footprint of the store, it involves putting up additional partitions within the existing store.
 - c. The clinic will be staffed by nurse practitioners and a physician assistant.
 - d. It will be open during daytime hours.
 - e. Proposed changes include reconfiguring the parking lot in order to add five handicapped parking spaces, for a total of 99 spaces in the lot
3. Member of the Zoning Committee raised concerns about the general condition of the CVS parking lot. Concerns included:
 - a. The clinic may add to already existing trash problems.
 - b. Disposal of bio-hazardous waste. Bio-hazardous waste should be kept inside so that no one can break into it.
 - c. The outside dumpster is overflowing – dumpster too small?
 - o CVS has obligation to make sure that its lot is as close to broom swept as possible. The lot currently is not being kept clean.



- Other retailers on Oregon Avenue may be able to provide guidance. Shoprite has lot attendant, cleans lot every single hour, ACME has lot attendant that cleans every single hour, McDonalds also has lot attendant. In comparison to CVS, their lots are clean.
- What is the policy on employees going outside to clean? How often?
- Trash cans outside the store overflow and they are not replaced
- There is significant loitering in area – CVS employees need to call police more
- Trash cans by bus stop?
- It doesn't matter where trash comes from, CVS has a responsibility to clean it up. Some of it may be coming from CVS customers.
- Signage for advertising Minute Clinic?
- Problems with lighting in a few areas. Drive through. There should be a speed bump at exit. Dark by the drive through and there are tall bushes.
- Bulbs in parking lot go out and stay out for months.
- President of GENA has tried to contact manager repeatedly about the condition of the lot with no success
- What additional traffic will be generated by clinic?
- Is it corporate, or is it local management?
- Proposals
 - Dumpster pick-up three times/week
 - Sweep of parking lot conducted every hour by employees
 - Empty trash more regularly
 - Talk to Rita's about trash
 - Ask manager of Shoprite, McDonalds, ACME what they do to keep their lots clean
 - Lights on dumpster with cameras
- Other business
 - Reasonableness of Historical Commission guidelines. Should they be revisited? Some of them are unreasonable.
 - Should we organize a forum with someone from historical commission? Is it a problem with the rules or with implementation?
 - Perhaps this is something we can discuss at a GENA general membership meeting.