

November 8, 2018

MINUTES OF THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN

The meeting of the Planning Board of the Township of Pennsauken, County of Camden, State of New Jersey was held on the above date at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey.

Chairwoman Trudy Painter called the meeting to order at 6:30 P.M. Roll call showed the following members to be present: Larry Cardwell, Al Dyer, Michael Dreger, Jim Talarico, Dennis Cowgill, John Dunn and Chairwoman Trudy Painter, constituting a quorum. Also present were: Doug White, Engineer; John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Site Plans

David Hansen, 2617 Haddonfield Road, Block 2707, Lot 1, Zoning District: C-1 New Building.

David Hansen was present. Mr. Hansen proposes to construct a building on the site. He owns The Mower Shop and he currently leases the property. He proposes to place the building over the old slab. He will have a landscaping office and storage. He needs 10 parking spaces and presently has 15 parking spaces. He proposes to use the building to store equipment.

He stated he will do the building first and will repair the parking lot. He will replace the parking lot at a later time. He has a pole barn for landscaping. Mr. Hansen stated the area is in bad shape.

He will repair the fence and add slates to the 6' fence. There is existing lighting. The applicant was instructed he will need a survey. He will meet with John Adams and Doug White.

Calumet Enterprises, LLC, Thomas Busch Memorial Highway, Block 1906, Lot 13. Zoning District: LI, vacant land – new development.

Teal Jefferis, Engineer, 801 Orchard Avenue, Runnemede, New Jersey 08078, Adam Felty, 2205 Old Philadelphia Pike, Lancaster, Pennsylvania 17602 and Steve Leaman, 2209 Old Philadelphia Pike, Lancaster, Pennsylvania 17602 were present.

The applicant proposes to purchase the vacant property and construct a 37,622 sq. ft wholesale distribution building at the site. The building will be utilized for the wholesale distribution of restaurant equipment and supplies. In addition to the building, the conceptual site improvements include a parking lot for 40 vehicles, two access driveways for the parking area, dedicated customer loading area, loading docks for full size tractor trailer and box trucks, stormwater management facility, utility services, lighting and landscaping.

It is a permitted use. A parking variance was requested. There will be 20 employees per shift. There will be two shifts.

Deliveries will be at night. A variance for loading was requested. The delivery would involve a truck delivering and unhooking one trailer and hooking up and taking the other trailer back to their distribution facility. Day time loading in the loading dock area would consist of customers picking up purchased supplies via box truck and trash collection.

The building would have a sprinkler system. There will be no fresh foods at the site.

There will be 20 to 25 employees. Hours of operation will be Monday thru Fridays 7:30 A.M to 6:00 P.M. and Saturdays from 8:00 A.M. thru 4:00 P.M. They will be open to the public. A membership will be required. They will have lighting, which will be shown on the plans.

There will be deliveries five days a week from 1:30 A.M. to 4:30 A.M. The dumpster will be outside and there will be an overhead door.

This application will be scheduled for the December 18, 2018 Planning Board meeting.

Chairwoman Painter called the public portion of the meeting to order at 7:30 P.M. Roll call showed the same members to be present. Chairwoman Painter announced the meeting was being held in compliance with the New Jersey Open Public Meeting Act and had been duly advertised. The Chairwoman led the flag salute.

Resolutions

Resolution P2018-10 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Cornerstone Bible Baptist Church for the property located at 2209 Clement Avenue, Block 2208, Lot 1. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2018-11 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Soth Eang, for the property located at 2830 Marlton Pike, Block 6710, Lot 2. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2018-12 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Joseph and Beverly Fontano for the property located at 9410 North Route 130, Plate 25, Block 2501, Lot 13. Jim Talarico moved to adopt the resolution, seconded by Al Dyer, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:40 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary