

December 4, 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, Joe Blinberry, 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.

Work Session

Minor Subdivision and Site Plan

7411 Maple Avenue LLC, 7411 Maple Avenue, Block 4210, Lot 8, Zoning District: C-1 New Family Dollar Business.

Joseph Paparo, Esq. 100 Southgate Parkway, Post Office Box 1997, Morristown, New Jersey 07962 represented the applicant.

Brian Cleary, 497 Center Street, Sewell, New Jersey 08080 was present.

The applicant presented an over view of the proposed Family Dollar Store. It will be 9,116 sq. ft. The entire tract of 67,750 sq. ft. will be subdivided. It will be cut in half for the new development. It is a permitted use and there will be variances.

A parking variance, coverage variance and set back variance will be requested. There will be two accesses, one on Maple Avenue and Burling Avenue. The site plan proposes 28 on site parking spaces as well as a loading and refuse area.

A Traffic Impact Statement has been prepared as part of the application to evaluate anticipated levels of traffic activity associated with the site redevelopment and to review site access, circulation and parking supply.

Lighting is to be shown on the plans. There will be a trash enclosure and a residential buffer. There will be additional landscaping. There will be two signs.

A variance was requested for front yard set back, rear yard set back, and parking spaces and size of parking spaces. The building will be 20' high. It will be a two story building with a flat roof. Two bulk variances were requested.

There will be 3 to 4 employees for each shift. Hours of operation will be 8:00 A.M. to 10:00 P.M. seven days a week. Shopping carts will be kept inside. The building will not have a sprinkler system.

The lighting will be shielded from the residential area. There will be security cameras. The sign will be illuminated. The large tree on Burling Avenue needs to be removed. A drainage report needs to be submitted to Doug White.

The applicant was informed that he should meet with the residents prior to the public meeting.

Site Plans

Robert Wurz, 2600 Haddonfield Road, Block 2601, Lot 10, Zoning District: LI New garage building.

Robert Wurz, 2600 Haddonfield Road, Pennsauken, New Jersey and Joseph Alesso, 142 Broad Street, Elizabeth, New Jersey and Phil Kunz, 700 Collins Avenue, Collingswood, New Jersey 0107 were present.

The applicant proposes a single story detached garage for storage on Haddonfield Road. The garage will be in the back yard at the end of the parking lot. There are 5 employees and 9 parking spaces. They will add lighting. The applicant will meet with John Adams.

The next meeting will be held on December 18, 2018 at 6:30 P.M. at the Municipal Building.

The meeting was adjourned at 7:50 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary