

April 23, 2019

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, Shakir Ali, John Dunn and Chairwoman Trudy Painter, constituting a quorum. Also present were: Doug White, Engineer; John Adams, Planning and Zoning Coordinator; and Mary Leonard, Secretary.

Chairwoman Trudy Painter announced the meeting was being held in compliance with the Open Public Meeting Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Bills

Bills were presented in the amount of \$31,212.72 from T & M Associates. Jim Talarico moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

Minutes

John Dunn moved to approve the minutes of January 8, 2019, seconded by Jim Talarico, which carried unanimously on roll call vote.

John Dunn moved to approve the minutes of March 26, 2019, seconded by Jim Talarico, which carried unanimously on roll call vote.

A recess was called at 6:40 P.M. The meeting was reconvened at 6:45 P.M. Roll call showed the same members to be present. Solicitor Piarulli joined the meeting at this point.

Minor Subdivision

Haddon Point, 2100 and 2118 Haddonfield Road, Block 2604, Lots 1 and 3. Zoning District: C-1, Redevelopment.

Duncan Prime, Esq. represented the applicant.

Steven Bagge, Senior Project Manager, 36 Tanner Street, Suite 100, Haddonfield, New Jersey 08033, and Mike Sencundiver, Riverton, New Jersey were sworn in by Chairwoman Painter.

The applicant is requesting an amended subdivision, carving out a small portion of the site which is less than ½ acre.

The applicant wants to make sure the area is a clear site. There could be a minor sign of some soil contamination. The applicant wants to make sure the site is clear environmentally. This will satisfy the requirements of RAO (Remedial Action Outcome). The site will be in compliance and will be monitored. The owner will maintain the property. There will be no other changes.

Public

Chairwoman Painter opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

John Dunn moved to classify the subdivision as minor, seconded by Jim Talarico, which carried unanimously on roll call vote.

John Dunn moved to approve the amended subdivision, seconded by Jim Talarico, which carried unanimously on roll call vote.

Site Plans

Calumet Enterprises, LLC, Thomas Busch Memorial Highway, Block 1906, Lot 13, Zoning District: LI. Vacant Land – New Development.

James Burns, Esq. Suite 205, 1300 Route 73, Mt. Laurel, New Jersey 08054 represented the applicant.

Teal Jefferis, 801 Orchard Avenue, Runnemede, New Jersey 08078, Steve Leaman, 2209 Old Philadelphia Pike, Lancaster, Pennsylvania 17602, Dan Jost, Voorhees, New Jersey, Doug White, Planning Board Engineer, and John Adams, Planning and Zoning Coordinator were sworn in by Chairwoman Painter.

John Adams stated the taxes have been paid and notices were sent out.

The existing property is an existing vacant parcel along Thomas L. Busch Memorial Highway. The applicant proposes to construct a 37,541 sq. ft. one story building to serve as a wholesale distribution facility, which will distribute restaurant equipment and supplies.

The existing property has curb along both street frontages but there are no existing access driveways, curb cuts or onsite parking. There is zero existing impervious coverage on site.

The Planning Board members reviewed request for waivers. The Soil Conservation is required afterwards and does not impact this application. The Planning Board members voted to grant the waiver, which carried unanimously on roll call vote.

A waiver was requested for Environmental Review for wetlands as there are no wetlands. The Planning Board members voted to grant the waiver, which carried unanimously on roll call vote.

John Adams stated the application is complete.

The Tax Office will provide the correct address for the main office.

Steve Leaman stated the applicant will distribute supplies and orders to customers. The customers will pick up orders. They will be open to the public. They will be open Monday thru Fridays from 8:00 A.M. to 6:00 P.M., Saturdays from 8:00 A.M. to 5:00 P.M. and they will be closed on Sundays. There will be shifts. The first shift will have 10 employees and the seconded shift will have 10 employees. They propose to hire employees from Pennsauken Township.

The supplies will be non-perishable and will include commercial ranges, refrigerators, flour, olive oil. There will be no frozen foods in the store. Trailers will drop off and pick up an empty trailer. There will be no delivery trucks. The business will be cash and carry. The building will have a sprinkler system. They plan to open as soon as possible.

The lighting will be on a timer. There is an alarm system and cameras. There is a trash enclosure. The dumpster will be located next to the loading dock. There will be a dumpster for cardboard only. There will be landscaping. There is an open lot across the street, which is vacant.

Dan Jost, architect, presented his qualifications. The Planning Board members recognized him as an expert. He presented pictures. The first was of the proposed warehouse, elevations and loading dock, which was marked as Exhibit A-1. The floor plan showing the loading docks, trash enclosure and the building with four exit doors was marked as Exhibit A-2.

Carts and flat beds will be kept inside.

Doug White reviewed his letter dated April 16, 2019.

The applicant requested a variance for 39 parking spaces. There are two 10 employee shifts. The applicant requested a variance for parking ingress and egress. 141-87.C stipulates that no vehicles can back out directly into a street from parking areas. The proposed loading docks are to be directly accessed from Thomas Busch Memorial Highway along the southern frontage.

There will be a free-standing sign – 3' above ground adjacent to the driveway, which will not be illuminated. There will be an entrance and exit sign added for directional purposes.

The applicant does not need a Performance Bond.

The Township does not want trucks backing out on a public street. These trucks will come at night. Site lines were provided.

Solicitor Piarulli stated the applicant meets C-2 requirements. This is not a residential zone. The applicant will request from the Township to grant that a stop sign be added on the corner. The trash truck is to come at a suitable time.

The Planning Board members agreed to the C-2 variance unanimously on roll call vote. The parking variance was agreed to by the Planning Board members unanimously on roll call vote.

Public

Chairwoman Painter opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

Solicitor Piarulli conducted fact finding. The applicant provided positive and negative for the variances. The waivers and variances were granted. The application is complete. An exit and entrance sign is to be provided. Landscaping will be provided.

John Dunn moved to grant preliminary and final approval for the major site plan. The applicant is to comply with testimony, fact finding and Doug White's letter dated April 16, 2019. Al Dyer seconded the motion. Larry Cardwell voted yes, stating the applicant met the conditions and there was no negative impact. Jim Talarico voted yes stating the applicant met the conditions. Al Dyer voted yes stating the requirements were met. Michael Dreger voted yes stating it is an upgrade for the area. Dennis Cowgill voted yes stating the applicant agreed with testimony and Doug White's letter. John Dunn voted yes stating the area is presently vacant and will be an upgrade for the area and will be a fine addition for Pennsauken. Chairwoman Painter voted yes stating there is no detriment to the public. It is in compliance with the Master Plan. It is new construction and there will be new employment opportunities. The motion carried unanimously on roll call vote.

Chairwoman Painter stated this is John Dunn's last Planning Board meeting. The Chairwoman further stated she appreciated his expertise and that everyone was sorry to see him leave. John Dunn replied he was honored to have served on the Planning Board and that he will miss everyone.

Resolutions

Resolution P2019-1 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Crescent Burial Park, Inc. for the property located at 7349 Westfield Avenue, Block 1407, Lot 1. John Dunn moved the resolution be adopted, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2019-2 was presented of the Planning Board of the Township of Pennsauken granting minor subdivision approval to Haddon Point for the property located at 2100 and 2118 Haddonfield Road, Block 2604, Lots 1 and 3. John Dunn moved the resolution be adopted, seconded by Al Dyer, which carried unanimously on roll call vote.

The next meeting will be held at Pennsauken Middle School, Park Avenue, Pennsauken,
New Jersey at 6:30 P.M, on May 7, 2019.

The meeting was duly adjourned on motion.

Respectfully submitted,



Mary L. Leonard

Secretary