

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, Frank Warwick, Al Dyer, Michael Dreger, Jim Talarico, Dennis Cowgill, Joe Blineberry, John Dunn and Chairwoman Trudy Painter constituting a quorum. Also present were: John Adams, Planning and Zoning Coordinator; Ray Jordan, Engineer; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Chairwoman Trudy 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.

Bills

The following bills were presented from T & M Associates: \$320.00, \$1,550.55, \$139.50, \$279.00, \$325.50, \$774.00, \$774.00, \$2,376.81, \$704.76, \$3,054.22, \$472.50, \$139.83, \$486.00, \$2,665.50. Frank Warwick moved the bills be paid, seconded by Jim Talarico, which carried unanimously on roll call vote.

Site Plans

Dicalite Management Group, Inc. 9111 River Road, Block 1802, Lot 4. Zoning District: HI, Redevelopment. Amended Site Improvements.

A small portion of the taxes have not been paid but will be paid this week. Jim Talarico moved to waive the condition of the taxes being paid until the end of this week, seconded by Frank Warwick, which carried unanimously on roll call vote.

Ellen McDowell, Esq. 46 West Main Street, Maple Shade, New Jersey 08052 represented the applicant.

Teal Jefferis, 801 Orchard Avenue, Runnemede, New Jersey, Ben Lazar, Controller, 1 Bala Avenue, Bala Cynwyd, Pennsylvania 19004, and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

This application originally received preliminary and final approval on September 23, 2014, for modifications to the then existing 71,249 sq. ft. industrial building that was to be used for the processing and packaging of perlite, which is a substance used in the manufacturing of sheet rock. In May 2015, the application received an amended preliminary and final approval to make further changes to the site plan.

The applicant, since the approval in May 2015, has undergone changes to their business that has necessitated further changes to their operations, that translates into a scaled down version of the previously proposed site improvements. The applicant has encountered environmental issues, groundwater contamination from the previous use at the property. The applicant has hired a Licensed Site Remediation Professional (LSRP) to remediate contamination at the site in concert with the proposed site improvements.

They will have 20 employees per shift and will have two shifts. They presently have 10 employees.

Teal Jefferis reviewed the changes from 2015. The trash enclosure will be relocated to the northeast corner of the building. The proposed interior plant office has been eliminated. The truck access driveway has been eliminated. A stone access driveway is proposed to extend to the silos on the east side of the building. The parking area will be overlaid and restriped for parking. Poor areas of pavement will be repaired prior to overlay. The storm water management basin has been eliminated. The need for the additional sanitary service is no longer required as the interior plan office has been eliminated.

Trucks will enter the site, back into the property and exit on River Road. A variance was requested for 80 parking spaces and for 9' x 18' parking spaces.

A waiver was requested for use of stone access for trucks. There will be an 18" stone bed for tractor trailers. Deliveries will be once or twice a week and products will be shipped once or twice a week.

Landscaping will be in front of the building. A maintenance plan was provided.

Ray Jordan reviewed his letter dated June 9, 2017.

The applicant will clean, paint and beautify the building. The applicant was granted a design waiver from providing curb around the entire parking area. This application now calls for a seven (7) foot wide stone area to be provided along the west side of the parking lot opposite the building to capture surface flow.

The building is handicapped accessible. The applicant is to make an amended application to the Camden County Planning Board and Camden County Soil Conservation District for approval. The signs conform with the Township ordinance.

Public

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

Attorney McDowell provided positive and negative criteria for this application.

Solicitor Piarulli conducted fact finding. The balance owed on the taxes are to be paid this week. The notices were correct. The grates will be adjusted. The office building will be eliminated. Variances for parking spaces and number of spaces was granted. The lot will be repaved and stripped. The trash enclosure will be relocated.

John Dunn moved to grant preliminary and final approval with the conditions the applicant complies with fact finding and with Ray Jordan's letter dated June 9, 2017 and with testimony. Al Dyer seconded the motion, which carried unanimously on roll call vote. Chairwoman Painter stated the coverage will be reduced and the application does not have a negative impact and complies with the Master Plan.

Urgent Care, 6602-30 S. Crescent Boulevard, Block 5836, Lots 1 and 9. Zoning District: C-2, Redevelopment.

Allan Etkenson, Esq. 123 N. Church Street, P.O. Box 237, Moorestown, New Jersey 08057 represented the property owner.

John Tesoriero, 1014 Berlin Road, Cherry Hill, New Jersey 08034, Olga Isayenko, Center Administrator, 2001 College Drive, Suite 11, Gloucester Township, New Jersey 08021, and Frank Lauletta, 13 Berkshire Drive, Washington Township, New Jersey 08080 were sworn in by Chairwoman Painter.

The applicant proposes to convert an existing 5,383 sq. ft. one story masonry building into an urgent care center and medical offices. A 1,560 sq. ft. building will be constructed on the north side of the property which also will be utilized as additional medical facilities and offices. The former occupant of the now vacant building was Jan Communications.

Two lots, Lots 1 and 9, will be consolidated into one lot. The billboard sign will be eliminated. The shed will be removed. The garage will remain. The garage will be used as storage and an accessory use to the existing and proposed medical facilities. The large tree adjacent to the shed will be shown on the plans.

A variance was requested for 40 parking spaces, 70 are required. The applicant requested a variance for the parking spaces to be 9' x 18', 10' x 20' is required. The applicant has other Urgent Care Centers and has testified that those other Centers have approximately 40 visits per day and a maximum of 5 employees on site at any one time.

Mr. Tesoriero requested a sign variance. The proposed sign area is 291.75 sq. ft., which exceeds the permitted sign area of 206 sq. ft.

Curbing is to be installed along the Royal Avenue side of the property. The applicant requested a variance for a loading zone.

Buffer will be eliminated in back and replaced with a fence and landscaping. The applicant's properties amenities on Lot 1 encroach on this neighbor's property. The fence is used as a buffer between the commercial and residential zone. The curbing serves to channel storm water to the storm water inlets. The fence sits on top of a retaining wall.

The applicant will contact the owner of Lot 2 and replace the existing fence with a new fence which will extend along the entire property from Royal Avenue to Beacon Avenue.

Ray Jordan reviewed his letter dated June 21, 2017.

The applicant is to provide a list of licenses, permits, or other approvals as required by S142-2.L.2. Some of the approvals or permits may be pending, the applicant is to provide the Township with a copy of the approvals, permits or license. The applicant agreed.

An update to the Phase 1 Environmental Site Assessment is to be provided in accordance with ASTM E1527-13. The applicant agreed.

A report is required to show the property has been tested for asbestos and lead base paint. The applicant agreed.

The applicant is requesting a waiver for the Environmental Impact Statement. Ray Jordan requested the following:

1. Considering the use of the site as a medical use, the applicant is to provide information

- provide the Township with a copy of the approvals, permits or license.
3. An Environmental Site Assessment completed more than 180 days previously may only be used to the extent allowed by ASTM E 1527-13(4.6-4.7). Based on a report issuance dated of February 8, 2010, and site reconnaissance conducted on January 4, 2010, an update to the Phase 1 Environmental Site Assessment is to be provided in accordance with ASTM E 2527-13.
 4. Based on the Phase 1 ESA, it appears the building may contain asbestos containing materials (ACM). The applicant should indicate whether the site building has been tested for these materials and if present, whether special considerations must be made for the abatement and disposal of such materials.
 5. Considering the age of the structure, the phase 1 ESA indicated that lead based paint may be present in the facility. The applicant should indicate whether site building has been tested for these materials and if present, whether special consideration must be made for the removal and remediation and disposal of such materials.
 6. The report indicated that Jan Communications previously operated within the building. Though it is unclear whether the nature of the business was commercial, or whether manufacturing occurred at the site. As such, it is recommended that the applicant indicate whether past operations would impact the proposed use.

This will be conditions to this approval.

A "Stop" sign has been provided at Royal Avenue and a "Do Not Enter" sign has been added at the end of the Route 130 entrance driveway to advise driver on the site not to enter the entrance driveway from Route 130. Pavement arrows have been provided.

The applicant must receive NJDOT approval.

Deliveries will be made by Fed Ex truck and Fed Ex box truck once or twice a week.

A recess was called at 8:10 P.M. The meeting was reconvened at 8:20 P.M. Roll call showed the same members to be present.

Solicitor Piarulli stated the applicant requests a waiver of the Environmental Impact Statement but they must comply with the 6 conditions of Ray Jordan's letter dated June 21, 2017. The applicant will install curbing on Royal Avenue.

The applicant requests a variance for buffer and screening. In an effort to support retaining the retaining wall and avoiding the covering of the easements with landscape planting, the applicant will contact the owner of Lot 2 and replace the existing fence with a new fence which will extend along the entire property from Royal Avenue to Beacon Avenue. This will provide a continuous buffer between the residential zone and the commercial zone.

The applicant requests a variance as to square footage of the signage: 2' per lineal foot allowed. 204 sq. ft. is permitted, 291.75 sq. ft. is proposed.

A recess was called at 9:00 P.M. The meeting was reconvened at 9:10 P.M. Roll call showed the same members to be present.

Public

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

parking spaces. A variance was requested for sq. ft. signage. The Planning Board members agreed unanimously with these variances. The applicant requested waiver of the Environmental Statement but they must comply with the conditions of Ray Jordan's letter 1 thru 6 dated June 21, 2017. All Planning Board members agreed unanimously. The applicant is to reach out to owner of Lot 2 and provide a fence along the entire property. A waiver for a buffer was requested. The Planning Board members agreed unanimously. The applicant is to provide a California Bearing Ratin Test or meet the Township Ordinance. The lots will be consolidated. Planning Board members agreed unanimously. The applicant has requested a waiver from showing the information on site lighting until the site has power, at which time a full lighting plan will be provided. The Planning Board members agreed unanimously.

John Dunn moved to grant preliminary and final site plan approval to Urgent Care. The applicant is to comply with testimony, fact finding and Ray Jordan's letter dated June 21, 2017. Al Dyer seconded the motion, which carried unanimously on roll call vote.

Chairwoman Painter stated the application will benefit the public good and it is an important service.

Resolutions

Resolution P2017-11 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to AFC Urgent Care R/E, LLC for the property located at 6602-6630 S. Crescent Boulevard, Pennsauken, New Jersey Block 5836, Lots 1 and 9. John Dunn moved the resolution be adopted, seconded by Jim Talarico, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 9:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary