

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

Work Session

Site Plans

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

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

Teal Jefferis, 801 Orchard Avenue, Runnemede, New Jersey 08078 was present.

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, this 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 of the site in concert with the proposed site improvements.

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.

Color renderings were presented. The cooperate office is no longer proposed. The silo will remain.

The total amount of parking spaces will be 80. A parking variance was requested. The parking lot will be re-stripped. The driveway into the site will remain.

Landscaping will be provided at the front of the property. The location of the proposed trash enclosure has been relocated to the northwest corner of the building.

Exterior lighting will remain and will be modified. Detail of lighting is to be provided.

This application will be scheduled for the June 27, 2017 meeting of the Planning Board.

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.

Site Plans

Urgent Care, 6602-30 S. Crescent Boulevard, Block 5830, Lots 1 and 9, Zoning District: C-2, Redevelopment.

Mauricio Cuellar, Esq. 591 Manuta Boulevard, Suite 200, Sewell, New Jersey 08080 represented the applicant.

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 will also be utilized as additional medical facilities and offices. The formal occupant of the now vacant building was Jan Communications.

John Tesoriero, Tesco Engineer, 1014 Berlin Road, Cherry Hill, New Jersey 08034, Frank Lauletta, 2001 College Drive, Suite 11, Gloucester, New Jersey 08021, Olga Isayenko, Center Administrator, 40 Lilly Drive, Feasterville, Pennsylvania 19053 and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

The two lots will be consolidated. The applicant proposes to open within one year. A parking variance was requested for 70 parking spaces. A variance for 9' x 18' spaces was requested.

The large tree adjacent to the shed between the property and Lot 8 is to be shown on the plans.

A certified affidavit of ownership is to be provided that permits development of these properties.

The existing pavement will be removed and replaced. A design waiver was requested for curbing on a portion of the perimeter of the parking lot. The applicant requested not to install curbing along the Royal Avenue side of the property. The Township Engineer will review this request.

John Tesoriero testified there are four existing pole lights and two wall units on site. The applicant requested a waiver from showing the information on site lighting until the site has power. At that time a full lighting plan will be provided.

The applicant requested a new 6' high privacy fence along the rear of the property instead of a planted buffer. A variance was requested. The applicant is to contact owners of Lots 2 and 8 to make sure they agree.

A trash enclosure is to be shown on the plans. The area of the signs is to be shown on the plans. The applicant agreed to remove the billboard. Entrances are to be shown on the plans. Landscaping is to be shown on the plans. The Planning Board requested landscaping around the building. The applicant agreed.

public portion of the meeting was closed.

This application will be scheduled for the June 27, 2017 meeting. No further notice is required.

Resolutions

Resolution P2017-10 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Center Star Property Group (ILP Center Associates, L.P.) for the property located at 5000 N. Crescent Boulevard, Pennsauken, New Jersey, Plate 51, Block 5106, Lot 1. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2017-12 was presented from the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Check Cashier 4, LLC for the property located at 6325B S. Crescent Boulevard, Pennsauken, New Jersey, Block 5818. Lot 4. Jim Talarico moved to adopt the resolution, seconded by Frank Warwick, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 8:10 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary