

February 26, 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 Pennsauken Middle School, Park Avenue, 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 Blinberrv, Shakir Ali, 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.

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.

Minor Subdivision and Site Plans

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

Joseph Paparo, Esq, 100 Southgate Parkway, P.O. Box 1997, Morristown, New Jersey 07962-1997 represented the applicant.

Joseph Alesso, Paramount Assets, 142 Broad Street, Elizabeth, New Jersey 07201, Elizabeth Dolan, Engineer, 181 West High Street Somerville, New Jersey 08876, Paul Ricci, Professional Planner, 45 Bleeker Street, Newark, New Jersey 07102, Brian Cleary, Project Engineer, 497 Center Street, Sewell, New Jersey 08080, Richard Dunn, Vice President of Operations, 142 Broad Street, 2<sup>nd</sup> Floor, Elizabeth, New Jersey 07201, John Lister, Architect, Doug White, Planning Board Engineer, and John Adams, Planning and Zoning Coordinator, were sworn in by Chairwoman Painter.

John Adams stated the application is complete and the taxes have been paid.

The applicant appeared at the December 4, 2018 Planning Board meeting. They submitted revised engineered site plans, architectural plans, a stormwater report, and other related documents for the application. A review letter was issued by Doug White, Planning Board Engineer, on January 23, 2019 and the applicant subsequently re-submitted new plans and documents on February 13, 2019. The significant changes on the last set of plans include different dimensions for the building, different setback dimensions, rearranged parking lot layout and the addition of a drainage trench along the north side of the property. The landscaping plan also has been changed.

The applicant proposes to develop the site as a new commercial store with an onsite parking lot. The existing site is vacant although it is paved and has been used as a parking lot in the past as a part of the prior Holman Automotive Group operations.

Brian Cleary, Engineer, presented his qualifications. The Planning Board members recognized him as an expert.

Mr. Cleary discussed waivers and variances. A parking variance was requested for 30 stalls to be 9' x 18', 10' x 20' is required. The remaining two parking stalls are for handicap parking and measure 8' x 18', the ordinance requires 12' x 20'. Parking spaces was requested for 32, 76 spaces are required. The rear yard setback is 10', 35' is required. The current plans set the building at 10' from the eastern property line which is considered to be the rear yard based on the store front facing the west (Burling Avenue).

The front yard setback requires 40' where parking occurs in the front yard of 10'. The applicant has designated Burling Avenue to be the front of the site.

An aerial plan was presented and marked as Exhibit A1. An aerial plan photo with an enlarged rendering was presented and marked as Exhibit A2.

The applicant proposes to subdivide one lot into two lots. The remaining lot is non-conforming but is not being developed at this time. Lot 8.01 has access on Maple Avenue and Burling Avenue. Truck circulation has been shown on the plans.

Lighting has been shown on the plans. The lighting is not to spill over on the residential area. The trash enclosure and landscaping are shown on the plans. There will be a 6' high fence for buffering and evergreen trees will be added.

There will be a ditch along the rear of the building to reduce water run off on the site. The applicant requested a waiver of Site Analysis. The applicant provided a Phase 1 report for the overall site. An underground fuel tank had been removed and resolved in 1990.

Mr. Cleary stated the loading space will be relocated at the rear of the building. He further stated Camden County will not allow another driveway on Maple Avenue.

Trucks will enter from Maple Avenue and exit on Burling Avenue and take a left to Maple Avenue.

Larry Cardwell questioned frequencies of deliveries and the hours which they will deliver. Mr. Cleary replied they will be delivered during business hours and deliveries will be on off hours.

Michael Dreger questioned the water run-off. Mr. Cleary replied there will be a stone trench. No run off will go onto any of the residential properties.

Jim Talarico questioned if the applicant has reviewed this application with the Fire Department. Mr. Cleary stated he would comply with the Fire Company.

John Dunn questioned how the trucks will have room to turn from Maple Avenue coming easterly into the Family Dollar. Mr. Cleary replied he will provide a turning template for trucks.

Chairwoman Painter stated her concern over truck turning due to it being a small site. She also expressed concern for fire equipment.

Solicitor Piarulli questioned if the building on the lot will be demolished. Mr. Cleary replied it would remain.

John Adams stated the Fire Marshall and Gary Burgin have been notified of the application.

Elizabeth Dolan, Traffic Engineer, presented her qualifications and was recognized by the Planning Board members as an expert.

Elizabeth Dolan presented a Traffic Impact Statement. It was prepared and presented October 22, 2018. There are 30 to 35 vehicles per hour on Maple Avenue on peak hours, which is from 5:00 P.M. to 6:00 P.M. There is no significant increase in traffic. There will be no exterior shopping carts. Customers stay 10 to 15 minutes. There will be two-way circulation.

Mr. Dreger questioned if there was a truck delivery the one employee space could be blocked. Elizabeth Dolan replied the employee could move the vehicle prior to the truck unloading.

John Dunn questioned what was the busiest day of the year for Family Dollar. Ms. Dolan replied she did not do a traffic study. She took data and statistics from other Family Dollar

stores. The DOT study was done in 2016. There will be no right turns for trucks onto Burling Avenue.

Richard Dunn, Vice President of Operations, presented his qualifications and was recognized as an expert by the Planning Board members. Mr. Richard Dunn stated hours of operation will be 9:00 A.M. to 9:00 P.M. or 10:00 A.M. to 10:00 P.M. There will be 7 to 10 employees and there will be 2 to 4 shifts. Deliveries will be once weekly on off peak hours from Family Dollar trucks. There also will be beverage and bread trucks. Those deliveries will be during business hours. They will be vendor deliveries and they will be delivered by box trucks or panel trucks. Family Dollar deliveries will be the only tractor trailer truck used.

Joe Blinberry questioned when trash would be picked up. Richard Dunn replied it will be picked up on off peak hours.

John Dunn stated he was not related to Richard Dunn. John Dunn questioned how the applicant planned to keep the property clean. Richard Dunn replied it would be cleaned up daily and more often if necessary. There will be no trash compactors. There will be 6 to 8 hour shifts and one to two shifts. There are existing fences along the northern side of the site. The fences are in fair condition. A chain fence extends for the first two lots and then a wooden stockage fence carries. There will be trees along the building.

A sign will be placed for trucks – “No Idling”. There will be internal and exterior cameras. There is an emergency door to exit but it will not be an entrance door.

A recess was called at 8:20 P.M. The meeting was reconvened at 8:30 P.M. Roll call showed the same members to be present.

John Lister, Architect, presented his qualifications and was recognized as an expert by the Planning Board members.

Mr. Lister presented a floor plan and it was marked at Exhibit A-3. He also presented an elevation plan and it was marked as Exhibit A-4.

The applicant is proposing to subdivide the property into two new lots and construct a new commercial building totaling approximately 9,116 square feet on proposed Lot 8.01 for retail purpose. The remainder of Lot 8 will be maintained for future development.

The property will be subdivided into two new lots. Lot 8.01 will be 28,000 square feet and remainder Lot 8 will be 39,750 square feet. Site improvements are proposed for Lot 8.01 in connection with the new Family Dollar store.

The height of the building will be 21 feet. There will be one wall sign and one ground sign.

Doug White questioned if the front door will be on Burling Avenue. The applicant replied it will be on Burling Avenue. The building will be stucco and the colors will be earth tones, either tan or light gray.

Paul Ricci, Professional Planner, presented his qualifications and was recognized as an expert by the Planning Board members. The applicant requested a variance for 32 parking spaces. Size of parking stalls – 30 stalls would be 9' x 18' where 10' x 20' dimensions are required. The remaining two parking stalls are for handicap parking and measure 8' x 18'. The ordinance requires the handicap parking spaces to be 12' x 20'. The two ADA spaces meet ADA requirements even though they do not meet the Township Ordinance requirements. A rear yard set back was requested. 35' is required. The current plans set the building at 10' from the eastern property line which is considered to be the rear yard based on the store front facing the west (Burling Avenue). A variance was requested for impervious coverage.

Mr. Ricci stated this property has been vacant for 8 years and this application will improve the site. He further stated new business is always good. Mr. Ricci stated the

application will not be a detriment to the public good, there is ample parking and it conforms with the Master Plan.

Chairwoman Painter stated the applicant is putting too much on the lot and there should be more grass area and room for fire equipment.

Solicitor Piarulli stated the dumpster should not be located on Maple Avenue and that it should be moved to the back.

Doug White, Planning Board Engineer, reviewed his letter dated February 20, 2019. The stone trench detail appears to allow runoff being conveyed through it to overflow toward the residential properties to the north of the site. This has to be corrected to prevent that overflow. The applicant will work this out with Doug White.

The plan depicts certain trees to be removed and others to remain. One large tree has been removed from the Burling Avenue frontage. The applicant is to remove and repair the sidewalk at the existing driveway along Maple Avenue.

#### Public

Chairwoman Painter opened the meeting to the public.

Bradley Davis, 4613 Arrison Court, Pennsauken, New Jersey 08109 was sworn in by Chairwoman Painter. Mr. Davis stated there are eight discount variety stores within a three mile radius of this site. There are three Family Dollar, two are Dollar Tree, two are Dollar General and one is Super Dollar City. Six of these stores are within Pennsauken Township. He stated the township does not need another discount store. He opposes this application.

Steven Shore, 7230 Maple Avenue, Unit 137, Pennsauken, New Jersey, was sworn in by Chairwoman Painter. Mr. Shore expressed concern over safety issues. He questioned the tractor trailer being able to safely exit onto Burling Avenue. He stated daily deliveries by Coke Cola, Canada Dry and other vendors use an intermediate semitrailer 45' long and 6' wide with side unloading. Backing onto the delivery pad would create a safety concern for any vehicle parked next to the pad. He also stated wheel stops should be installed for safety.

Patti Simmons, 7342 Rudderow Avenue, Pennsauken, New Jersey, Pennsauken, New Jersey 08109, was sworn in by Chairwoman Painter. Mrs. Simmons stated she opposes the building to face Burling Avenue.

Jane Yavis, 1100 Rudderow Avenue, Pennsauken, New Jersey 08109, was sworn in by Chairwoman Painter. Mrs. Yavis opposed the application stating the application has too many variances and is concerned over safety and security.

Stefanie Tocco, 7402 Rudderow Avenue, Pennsauken, New Jersey 08109, was sworn in by Chairwoman Painter. Mrs. Tocco opposed the application due to safety concerns.

David Faust, 7058 Cooper Avenue, Pennsauken, New Jersey 08109 was sworn in by Chairwoman Painter. Mr. Faust opposed the application stating this does not benefit this location. He also expressed concern over truck traffic and safety. He further stated in his opinion the lot is too small for this building.

Rafael Gordian, 7330 Rudderow Avenue, Pennsauken, New Jersey 08109, was sworn in by Chairwoman Painter. Rafael Gordian opposed the application due to traffic concerns.

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

The meeting was duly adjourned on motion at 10:45 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary