

October 3, 2017

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

Minor Subdivision

Gary and Ellen McDowell, 2862 and 2872 Morton Avenue, Block 3606, Lots 4, 5, and 6, Zoning District: R-3 Residential

The applicant proposes to subdivide a 40' rear strip of Lots 5 and 6 and then merge the subdivided strip with Lot 4.

Gary and Ellen McDowell were present. They live on Colonial Avenue and own a historic two story home. They purchased 40' of land from their neighbor. Pictures were presented.

The subdivision proposes to subdivide a 40' strip of property from the rear of Lot 5 and 6 and merge the subdivided strips with Lot 4. All of the lots subsequent to the subdivision will conform to the lot width and lot area requirements of the R-3 Zone. Lot 5 will be 11,404.5 sq. ft., Lot 6 will be 14,995.5 sq. ft. and Lot 4 will be 43,393 sq. ft.

The subdivision will be filed by deed.

Site Plans

GSS Business, Inc. 9375 N. Crescent Boulevard, Block 2002, Lot 14. Zoning LI Redevelopment.

John Penberthy, 111 Esq. 113 White Horse Road West, Suite 2, Voorhees, New Jersey 08043 represented the applicant.

Adam Denz, 2 Eastwick Drive, Suite 202, Gibbsboro, New Jersey 08026 was present.

The applicant proposes to add a bathroom on the left side of the building. He also proposes to add a small addition for more space for the store. A set back variance was requested. There will be no additional signs. Additional lighting and landscaping will be added. A Maintenance Schedule needs to be submitted.

Crystal, LLC, 1005 Sherman Avenue, Block 1102, Lot 9, Zoning LI

Benjamin Connor, President, 321 E. Broad Street, Suite 100, Gibbstown, New Jersey 08027 was present.

The applicant proposes to pave the rear parking lot with asphalt. They propose to pave for tractor trailers. It presently has stone. It is a 65,000 sq. ft. building which is used for office and warehouse.

There is parking for 25 employees in the front and they will show the parking on the plans.

The applicant stated they clean automotive parts. They are loaded on the tractor trailers and then delivered. They have met with the Redevelopment Authority.

The applicant is moving from Pennsylvania to Pennsauken. They have a signed lease. The building is sprinklered. Turning radius for trucks is to be shown on the plans.

Chairwoman Painter opened the public portion of the meeting. 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.

Resolutions

Resolution P2017-16 of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Winter Leaf NJ LLC (Checkers Restaurant) for the property located at 6720 S. Crescent Boulevard, Pennsauken, New Jersey, Block 5835, Lot 2.0 was presented. Jim Talarico moved the resolution be adopted, seconded by Frank Warwick, which carried unanimously on roll call vote.

Public

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

The meeting was duly adjourned on motion at 7:10 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary