

April 25, 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: Larry Cardwell, Frank Warwick, Al Dyer, Michael Dreger, Jim Talarico, Dennis Cowgill, 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 Painter announced the meeting was being held in compliance with the Public Open Meeting Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Site Plans

Lidestri Properties, LLC, 1550-1600 John Tipton Boulevard, Block 1901, Lots 1 and 2. Zoning District: LI. Phase 11.

Julie Von Spreckelsen, Esq. 470 Norristown Road, Suite 302, Blue Bell, Pennsylvania 19422 represented the applicant.

This application was presented at the February 7, 2017 work session of the Planning Board. Phase 1 was approved by the Planning Board at their February 23, 2017 meeting. This applicant proposes improvements to the properties including an overhead conveyor between the two buildings, 1550 and 1600, a 2025 sq. ft. addition to the 1550 building, removal of the north end of the 1600 building, relocating the truck scale on the 1600 building site, constructing an access road for trucks around the 1600 building, adjusting several of the front parking spaces on the 1600 building site, and remilling the parking lot in front of the 1600 building. The improvements were separated into two phases.

Phase 1 of this application included the construction of the overhead conveyor between Building 1550 and 1600, the building addition to 1550, which will contain mechanical equipment and relocation of the scale. At the public meeting approving Phase 1, a 1013 sq. ft. electric room was added to the approval and was to be located at the mechanical room addition.

Phase 1 is currently under construction. Phase 11 is the subject of this application includes removal of the north end of Building 1600, construction of a truck access road around Building 1600, creation of a front parking lot, and providing an exit lane and exit driveway for trucks that will straddle the common property line of Lots 1 and 2.

Andrew Saskowski, Facilities Project Manager, 1020 Lee Road, Rochester, New York 14606, Joseph Baran, Engineer, New Britain Corporate Center, 1600 Manor Drive

Suite 200, Chalfont Pennsylvania 18914 and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

At the Planning Board meeting for Phase 1 a lot coverage increase was granted for Lot 1 for 77.2%. The plans have indicated that the lot coverage will now be 77.4%. A new variance is required.

Ray Jordan reviewed his letter dated April 18, 2017.

The applicant proposes 56 parking spaces. A parking variance was requested. There will be 28 employees at this building.

The Planning Board granted a waiver from the applicant having to provide an Environmental Impact Statement and/or Phase 1 Environmental Site Assessment.

Tractor trailer will enter the easterly driveway proceed around the building and either back into the loading spaces on the west side of Building 1600 or continue to Building 1550. The truck exiting building 1550 will access the exit drive onto John Tipton boulevard. The turning movement is to be shown on the plans.

The existing pavement along the east side of Building 1550 needs repair. A waiver for curbing was requested. Dolly pads are to be installed to protect the asphalt pavement.

Calculation of pipe size is to be provided. There is no increase in drainage. Plantings are to be added to the entrances of Building 1550 and 1600. There will be no additional signs. The building is sprinklered.

Attorney Spreckelsen provided negative and positive criteria. This application will provide improvements and safety. There will no increase in run off. It does not impact surrounding properties. Truck circulation will be safer.

There are 100 employees which will increase to 175 after phase 11 is completed. There are multiple shifts. There is a maximum of 100 employees at any given shift.

Andrew Saskowski agreed with all testimony and with Ray Jordan's letter.

The Planning Board members unanimously agreed to recognize Joseph Baron as an expert.

#### Public

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

Solicitor Piarulli conducted fact finding. This is a permitted use. There is adequate parking. A variance was requested for curbing which will not have a negative impact on run off. The notice was proper. Plans will be modified.

John Dunn moved to grant preliminary and final approval to Phase 11 as presented. The applicant is to comply with Ray Jordan's letter dated April 18, 2017 and with all testimony and fact finding. The motion was seconded by Jim Talarico, which carried unanimously on roll call vote. Chairwoman Painter stated this application will improve safety in the area and will provide additional employment. There is no negative impact to the Master Plan or Zoning Plan.

Check Cashier, 4 LLC, 6325 S. Crescent Boulevard, Block 5818, Lot 4. Zoning District: C-2 Redevelopment.

Richard Milstead, Esq. 1 East Stow Road, Marlton, New Jersey 08053 represented the applicant.

Ronald Seagraves, Mays Landing, New Jersey 08037 was sworn in by Chairwoman Painter.

Larry Cardwell stated this application was approved by the Redevelopment Authority.

The applicant proposes to utilize existing vacant space that was previously retail space for the applicant's check cashing business. The adjoining space to the east operates as a Metro PCS retail/service center and is the same approximate size. There is a large vacant space behind the two retail operations.

The one story masonry building is located at the northeast corner of the Route 130 Witherspoon Avenue intersection. Parking exists along the Route 130 frontage and Witherspoon Avenue side of the property.

This is a permitted use. There will no exterior improvements. All improvements will be interior. They are relocating their business.

There are 23 existing parking spaces at this property, seven along the front of the building and 16 along the side of the building. The ordinance requires for a combination of two retail stores, that one space is to be provided for every 150 sq. ft. of combination sales area.

Based on the sales area of the check cashing office five parking spaces are required. If Metro PCS has approximately the same area, ten parking spaces are required for both business. As the property has 23 parking spaces, the parking conforms to the ordinance. The site has two handicap parking spaces. The size of the parking spaces are 9' x 18' which are too small but the parking spaces are existing. Therefore, a variance is not required. There are two handicap spaces. A handicap ramp is located at the south west corner of the building where the grade changes.

Ray Jordan reviewed his letter dated April 13, 2017.

The applicant will provide landscaping.

The property has a two way access and egress from southbound Route 130. There are two long access points along the Witherspoon Avenue side of the property where the drive meets the cartway pavement. Vehicles must back out from these parking spaces onto Witherspoon Avenue. This is one way toward Route 130. The ordinance prohibits vehicles from backing directly into the street. This is an existing condition. A waiver was requested.

The applicant proposes four signs of which they will comply with the ordinance or come back to the Planning Board if needed.

.Hours of operation are Monday thru Thursday 9:00 A.M. to 6:00 P.M., Fridays

9:00 A.M. to 7:00 P.M. Saturdays 9:00 A.M. to 6:00 P.M. Sundays from 9:00 A.M. to 3:00 P.M.

Public

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

Solicitor Piarulli conducted fact finding. The affidavit of ownership was presented. Taxes are paid. The application is complete. The notices were proper. The maintenance plan is to be presented.

John Dunn moved to approve preliminary and final site plan. The applicant is to comply with testimony, fact finding and Ray Jordan's letter dated April 13, 2017. The waiver for backing onto the street was granted. The motion was seconded by Jim Talarico, which carried unanimously on roll call vote. John Dunn thanked the applicant for staying in Pennsauken.

Chairwoman Painter stated the application did not have a negative impact on the Master Plan.

Volunteer of America, 3911 Federal Street, Block 4517, Lot 2. Zoning District: C-1, Redevelopment. Subdivide into two lots, construct garden style apartments.

This application was presented at the December 6, 2016 work session of the Planning Board. This applicant proposes to develop the property with the construction of ten, three story garden style apartment buildings consisting of ground floor flats and two story individual units above the flats, containing a total of 66 units. The applicant proposes common parking, a 3100 sq. ft. Community Center and a tot lot and a stormwater management basin.

The existing property was the former site of a U.S. Army Reserve Center. The U.S. Army has recently transferred the property to Pennsauken Township with the intent that the property would be subdivided. The existing FAA Tower would occupy its own lot and the remainder of the property would be transferred to VOADV property, Inc. for the redevelopment of affordable housing.

Matthew T. Wait, Esq. 5111 Cooper Street, Camden, New Jersey 08102 represented the applicant.

Owen McCabe Vice President of Acquisition, 235 White Horse Pike, Collingswood, New Jersey 08107, Teal Jefferis, Engineer, 801 Orchard Avenue, Runnemede, New Jersey 08078, Joseph McKernan, Architect, 100 Dobbs Lane, Suite 204, Cherry Hill, New Jersey 08034 and Bryan Proska, Project Manager, 2 Riverside Drive, Suite 506, Camden, New Jersey 08103 were sworn in by Chairwoman Painter. The Planning Board members unanimously recognized each of these as experts.

This application has been before the Redevelopment Authority and has been approved.

The proposed minor subdivision will subdivide the existing property into two lots.

A rear yard setback variance was requested for both the one story building and the FAA tower. Rear yard setback requirement is 35'. The tower has a rear yard



setback has 14' and the one story building has a rear yard setback of 16'.

A side yard setback was requested. The ordinance requires a minimum side yard setback of 10'. The tower is 8.5'

A front yard setback was requested. 50' is required and 10' is proposed.

The subdivision will be filed by deed. The applicant stated that the apartment units are ADA compliant.

The lawn area between Building B and the community center will be used for recreational activities.

There will be 66 units of affordable housing which will consist of one, two and three bedrooms. There will be 12 one bedrooms, 36 two bedrooms and 18 three bedrooms. Rentals will be one bedroom from \$278.00 to \$750.00 per month. Two bedrooms \$400.00 to \$800.00 per month and three bedrooms \$1100.00 per month. There are 172 parking spaces. There will be six handicap parking spaces located throughout the site.

The entrance will be from Federal Street. There will be a 20' wide entrance lane and a 20' wide exit lane separated by a 10' wide median.

Sidewalks will be provided along the frontage of all buildings and will be 6' in width.

Teal Jefferis presented pictures. Aerial photos were presented showing boundaries of the project which was marked as Exhibit A-1. Exhibit A-2 showed 39th Street and easement for Public Service Electric and Gas Company. A-3 showed a colored version of the application. It also showed the concrete pedestrian walkways, streets and existing buildings.

The armory and garage will be demolished.

There will be a community center, tot lot, a small patio and a grass area for recreation, which will be open space. There will be an emergency access on 39th Street. On the north side will be a stormwater management basin. There will be sufficient parking. The fence will be replaced.

Exhibit A-4 showed landscaping plans. Exhibit A-5 showed photos of the front of the buildings. Exhibit A-6 showed floor plans of Building A, B and C. Exhibit A-7 showed elevations of Building A. Exhibit A-8 showed elevations of Building B. Exhibit A-9 showed elevations of Building C. Exhibit A-10 showed floor plans of the community center.

The detention basin will be enclosed by fencing and there will be an access gate for maintenance.

The project has no elevators.

Ray Jordan reviewed his letter dated April 20, 2017.

A recess was called at 7:50 P.M. The meeting was reconvened at 8:00 P.M. Roll call showed the same members to be present.

All of the buildings will be sprinklered. A variance was requested for the height of the fence. Trash will be picked up three times a week. A sign package will be provided.

#### Public

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

Solicitor Piarulli conducted fact finding. The application is complete. An affidavit of ownership was provided. The subdivision is to be classified as minor. A gravity sanitary sewer will be installed that will provide service for five residential buildings that will connect to an existing sanitary manhole located just northeast of the property. The applicant requested a waiver of Environmental Study.

The location of the proposed water system must be reviewed and approved by the Merchantville-Pennsauken Water Commission and the Fire Code Official. The proposed sanitary sewer system needs to be reviewed and approved by Pennsauken Sewerage Authority. Approval of the distance between buildings is conditioned on the Fire Sub Code Official approval.

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

John Dunn moved to grant preliminary site plan approval. The applicant is to comply with testimony, fact finding and with Ray Jordan's letter dated April 20, 2017. The motion carried unanimously on roll call vote. Chairwoman Painter stated it will have a positive impact on the community.

#### Resolutions

Resolution P2017-9 was presented of the Planning Board of the Township of Pennsauken granting preliminary site plan approval and minor subdivision approval to VOADV Property Inc. for the property located at 3911 Federal Street, Pennsauken, New Jersey, Plate 45, Block 4517, Lot 2. John Dunn moved to adopt the resolution, seconded by Al Dyer, which carried unanimously on roll call vote.

#### Minutes

John Dunn moved to approve the minutes of March 28, 2017, seconded by Frank Warwick, which carried unanimously on roll call vote.

Frank Warwick moved to approve the minutes of April 4, 2017, seconded by Jim Talarico, which carried unanimously on roll call vote.

#### Bills

Bills were presented from T & M Associates in the amount of \$10,149.83. Jim Talarico moved the bills be paid, seconded by John Dunn, which carried unanimously on roll call vote,

#### Resolutions

Resolution P2017-7 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to J & J Snack Foods Corporation of New Jersey for the property located at 6000 Central Highway,

Pennsauken, New Jersey, Block 6305, Lots 13 and 14. Jim Talarico moved to adopt the resolution, seconded by Frank Warwick, which carried unanimously on roll call vote.

Resolution P2017-8 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final site plan approval to Exceptional Foods, Inc. for the property located at 9020 Pennsauken Highway, Pennsauken, New Jersey, Plate 25, Block 2502, Lot 6. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 9:05 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary