

January 12, 2016

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.

Solicitor Piarulli called the meeting to order at 6:30 P.M. Roll call showed the following members to be present: Frank Warwick, Larry Cardwell, Jim Talarico, Michael Dreger, Al Dyer, Dennis Cowgill, Joe Blineberry, John Dunn and Trudy Painter, constituting a quorum. Also present were: John Adams, Planning and Zoning Coordinator; Ray Jordan, Engineer; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Solicitor Piarulli announced the meeting was being held in compliance with the New Jersey Open Public Meeting Act and had been duly advertised. The Solicitor led the flag salute.

Larry Cardwell, Dennis Cowgill, Michael Dreger, and Joe Blineberry were sworn in as members of the Planning Board by Solicitor Piarulli.

Reorganization

Chairperson of the Planning Board - Solicitor Piarulli requested nominations for Chairperson. Larry Cardwell nominated Trudy Painter as Chairwoman, seconded by Jim Talarico. There were no other nominations. The nominations were closed. Trudy Painter was elected Chairwoman of the Planning Board for 2016, on roll call vote with all members voting yes, with the exception of Trudy Painter, who abstained.

Vice Chairperson of the Planning Board - Chairwoman Painter requested nominations for Vice Chairperson. Frank Warwick nominated John Dunn as Vice Chairman, seconded by Jim Talarico. There were no other nominations. The nominations were closed. John Dunn was elected Vice Chairman of the Planning Board for 2016, on roll call vote with all members voting yes, with the exception of John Dunn, who abstained.

Secretary of the Planning Board - Chairwoman Painter requested nominations for Secretary. John Dunn nominated Mary Leonard as Secretary, seconded by Al Dyer. There were no other nominations. The nominations were closed. Mary Leonard was elected Secretary of the Planning Board for 2016 unanimously on roll call vote.

Engineer of the Planning Board - Chairwoman Painter requested nominations for Engineer. Larry Cardwell nominated T & M Associates, as Engineer, seconded by Frank Warwick. There were no other nominations. The nominations were closed. T & M Associates, was elected Engineer of The Planning Board for 2016, unanimously on roll call vote.

Frank Piarulli left the meeting at this time.

Solicitor of the Planning Board - Chairwoman Painter requested nominations for Solicitor. Frank Warwick nominated Frank Piarulli, seconded by Jim Talarico. There were no other nominations. The nominations were closed. Frank Piarulli was elected Engineer of the Planning Board for 2016 unanimously on roll call vote.

Solicitor Piarulli returned to the meeting at this time.

Calendar of the Planning Board Meetings for 2016

John Dunn moved to adopt the calendar of the Planning Board Meetings for 2016, seconded by Frank Warwick, which carried unanimously on roll call vote. The meetings will be held at the Municipal Building, 5605 N. Crescent Boulevard, Pennsauken, New Jersey at 6:30 P.M. The meetings are as follows:

January 12 <sup>th</sup>	July 5 <sup>th</sup>
January 26 <sup>th</sup>	July 26 <sup>th</sup>
February 2 <sup>nd</sup>	August 2 <sup>nd</sup>
February 23 <sup>rd</sup>	August 23 <sup>rd</sup>
March 1 <sup>st</sup>	September 6 <sup>th</sup>
March 22 <sup>nd</sup>	September 27 <sup>th</sup>
April 5 <sup>th</sup>	October 4 <sup>th</sup>
April 26 <sup>th</sup>	October 25 <sup>th</sup>
May 3 <sup>rd</sup>	November 1 <sup>st</sup>
May 24 <sup>th</sup>	November 22 <sup>nd</sup>
June 7 <sup>th</sup>	December 6 <sup>th</sup>
June 28 <sup>th</sup>	December 20 <sup>th</sup>

Bills

Bills were presented from T & M Associates in the amount of \$2,855.54. John Dunn moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

The public portion of the meeting was duly adjourned on motion at 6:45 P.M. The work session continued.

Subdivision and Site Plans

KMS Development Partners, Route 73 and Haddonfield Road, Block 2604, Lots 1 and 3. Zoning District: C-1, Redevelopment Zone, Old Pennsauken Mart Site.

Michael Sencindiver, The Phoenix, Suite 203, 1600 Arch Street, Philadelphia, Pennsylvania 19103 and Ed Grochowski, Pennsauken Township Administrator, were present.

January 12, 2016

-3-

Mr. Grochowski thanked the Planning Board members for the opportunity to present the plans for this application. There have been many developers interested in developing this area but none have worked out. Mr. Grochowski stated this is a reputable company. The applicant will present an overview of the proposed application at the Old Mart Site.

Mr. Sencindiver stated the former plans were too large. The first phase will have 200 to 248 units, apartments right away. It will have maintenance and security. It will be a fenced, gated community. Phase 11 will have more units and townhouses. A rendering was presented.

They would like to get started as soon as possible. The plan is to begin during the second quarter of this year. There will be one and two bedrooms that will be rented for \$1150 and \$1400 a month. Camden County owns the property at the present time.

There will be 200 to 248 units - 24 units in a building. It will take from 18 months to 2 years to complete. The buildings will be 3 stories. There will be no elevators. There also will be a clubhouse which will be one story.

Phase 11 will have townhouses with 3 bedrooms. There will be retail stores and a restaurant. There will be a retention pond on Route 73.

The guard house will have the gates up all day and the gates will be closed at night. There will be access to the restaurant and for emergency units.

The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

*Mary L. Leonard*  
Mary L. Leonard

Secretary