October 25, 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.

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

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

Site Plans

True Covenant Worship Center, 4415 Marlton Pike, Block 5912, Lot 2. Zoning District: C-2, R-2.

Beth Marlin Esq., 360 Haddon Avenue, Westmont, New Jersey 08108 represented the applicant.

Pastor Eric Butler, 7517 Park Avenue, Pennsauken, New Jersey 08109 and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

Jack Gravlin, applicants engineer, was not present but has been in touch with Ray Jordan and agreed with the comments of the letter from Ray Jordan dated October 20, 2016.

The applicant proposes to lease 6400 sq. ft. of the existing 42,042 sq. ft. warehouse building for use as a worship center. The remaining warehouse will continue to operate as a warehouse. A paved area exists along the west side and rear of the building which is used for parking and loading. A lawn area exists in the front of the property.

Pastor Butler stated the church is currently located at 3700 Rudderow Avenue. They presently rent from Urban Promise. They have a scheduling conflict with them. This location will allow them to have a set schedule.

Hours of operation will be Sundays from 10:00 A.M. to 1:00 P.M. Wednesday evening is Bible Study. Thursday is teams from 7:00 P.M. to 9:00 P.M. Saturdays will be training from 7 P.M. to 9:00 P.M.

The assembly hall will have seating for 75. There are 4 employees.

An affidavit regarding True Covenant Worship Center was received from Kurt Belinski, stating he was unable to attend the meeting and authorized the applicant to make the representations set forth in the affidavit. Copy of this affidavit is in the Planning Board file.

The affidavit stated Mr. Belinski is the Operations Manager of Global Track Property. Global Track is the owner of 4415 Marlton Pike, Pennsauken, New Jersey. Global Track approves the application of True Covenant Worship Center to the Planning Board of Pennsauken for site plan approval and any related variances or waiver. Global Track has reviewed and approved the Site Plan dated October 2016, prepared by Jack Gravlin.

Global Track distributes rubber track and track pads that are replacement parts for construction machines. Global Track sells only to registered dealers. About 95% of the orders are shipped out via LTL Truck Freight and about 5% are picked up by company vehicles of the purchasers. All order pickups occur at the dock doors at the back of the property. Most order pickups occur between the hours of 1:00 P.M. and 4:30 P.M. The warehouse space is used for the storage of the product only. There is no production on the property. The products are produced by Global Track in southeast Asia and delivered to the warehouse in 20' containers that are normally at the dock for two hours for unloading. Approximately three containers are received per month.

Global Track's normal business hours are from 8:30 A.M. to 5:00 P.M. Monday thru Friday. The business is not open on weekends. There are two full time employees.

There is one dumpster at the back of the property. Global Track contracts with Waste Management to pick up the trash in the dumpster once per week. The dumpster is normally less than half full each week.

Global Track contracts with John's Landscaping of Pennsauken to maintain the landscaping. John's Landscaping also performs snow removal for the property.

The church will use the same dumpster as Global Track.

The applicant proposes 30 parking spaces 360 are required. A variance was requested. The applicant proposes parking spaces to be 9'x 18' A parking variance was requested for the size of the parking spaces.

The applicant proposes two handicap parking spaces which conforms to the Uniform Construction Code. The size of the handicap parking spaces conform to the Township Standards. The applicant proposes the construction of a handicap ramp from the parking lot to the building entrance.

The existing parking area does not have curb around the paved area A design waiver was requested.

The parking lot will be re-stripped. Additional lighting will be provided. The applicant is improving the property. There is no negative impact on the property.

Ray Jordan reviewed his letter dated October 20, 2016.

The site contains two driveways one from Marlton Pike and one from Beacon Avenue. The driveway from Marlton Pike will be a one way entrance driveway. The wide driveway at Beacon Avenue will be utilized as a one way exit driveway for the parking area and will continue as a truck loading area where large trucks will back into the loading docks.

John Dunn requested arrows be painted on the asphalt and a directional sign stating Do Not Enter on Beacon Avenue be added. The applicant agreed.

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 taxes have been paid. The notices were adequate. An affidavit of ownership was provided. A parking variance for 30 parking spaces was requested A variance for parking sizes was requested. There is no negative impact. A waiver of curbing was requested. Additional lights will be provided. A waiver for performance bond was requested. Directional arrows and a directional sign will be provided. A maintenance agreement was provided. The applicant is to conform with Ray Jordan's letter dated October 20, 2016. The building is sprinklered. The applicant will share the trash dumpster with Global Track.

Jim Talarico moved to grant preliminary and final approval which includes the Solicitor's fact finding. The applicant is to conform with Ray Jordan's letter dated October 20, 2016. The variances for parking size and amount of parking was granted. The waiver for curbing and perfomance bond was granted. The motion was seconded by Al Dyer, which carried unanimously on roll call vote.

John Dunn stated the applicant is improving the site.

Minutes

John Dunn moved to approve the minutes of September 27, 2016, seconded by Al Dyer, which carried unanimously on roll call vote.

John Dunn moved to approve the minutes of October 4, 2016, seconded by Frank Warwick, which carried on roll call vote with all members voting yes with the exception of Jim Talarico, who abstained.

Bills

Bills were presented from T&M Associates in the amount of $2,082.44. Jim Talarico moved the bills be paid, seconded by Frank Warwick, which carried unanimously on roll call vote.

Solicitor Piarulli reviewed the Day Care Facility 5824 Westfield Avenue, Block 616, Lot 1, regarding the residential being used as a rental with the Planning Board members. The Solicitor stated any future change in the rental of this property will have to go before the Zoning Board.

The meeting was duly adjourned on motion at 7:30 P.M.

Respectfully submitted,

Mary L Leonard

Mary L. Leonard

Secretary