

October 4, 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. The following members were present: Larry Cardwell, Frank Warwick, Al Dyer, Michael Dreger, Dennis Cowgill, Joe Blinberry, John Dunn and Chairwoman Trudy Painter. Also present were; John Adams, Planning and Zoning Coordinator; Ray Jordan, Engineer; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Site Plans

Vineland Construction, 3905 River Road, Block 201, Lots 8 and 17, Zoning District: LI Redevelopment. Solar Panels

Greg Ricciardi and Robert Powell represented the applicant.

Robert Powell reviewed the application. The site will be fenced and the lighting will be shown on the plans. There will be a security system with lights and an alarm. They propose to add solar panels. Permits have been applied but not received. There will be no other changes. Mr. Powell stated they plan to come back to the Planning Board in November or December.

Dunkin Donuts, (Danny Saparia) 7811 Maple Avenue, Block 4301, Lot 4, Zoning District: C-1

Danny Saparia, 201 Route 70 East, Cherry Hill, New Jersey 08034, David Keefrider, 1187 Morefield Road, Philadelphia, Pennsylvania 19115 and Rakeh Darji, 815 East Gate Drive, Suite 103, Mt. Laurel, New Jersey 08054 were present.

The applicant proposes a Dunkin Donuts on 7811 Maple Avenue in an existing building. There will be changes to the interior. Signs will be added.

The basement is finished and will be used for storage. The site has access onto both Maple Avenue and Haddonfield Road. There will be no left turn on Haddonfield Road.

The site is currently fully developed and almost entirely paved. The property contains 1,900 sq.ft. commercial building, with an additional 1,600 sq. ft. lower level. The building is already equipped with a drive through.

The applicant proposes to renovate the existing space for occupancy by a Dunkin Donuts quick service restaurant with a drive thru. The applicant also proposes to install bollards, install new traffic and signage and re-strip the parking lot. A small addition to accommodate a freezer is proposed in the rear of the building.

There will be a buffer around the trash enclosure with a gate and they will add landscaping.

Turning radius and circulation are to be shown on the plans. The applicant plans to come back to the Planning Board in November.

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

Beth Connery, Esq. 222 Haddon Avenue, 3rd Floor, Westmont, New Jersey 08018 represented the applicant.

Reverend Eric Butler was present.

The applicant proposes to use a portion of the building for a church. There will be a tenant. There are two employees for the present business.

The church hours will be Sunday mornings, afternoons and evenings. There will be a bible study on Wednesday evenings from 7:00 P.M. to 9:00 P.M. Saturdays will be used for training. The front of the building will face Marlton Pike.

The members consist of 54 adults and 20 children. Weddings and funerals will take place at the church.

There are two handicap parking spaces. The size of the parking spaces are to be put on the plans including the size of the handicap spaces. A waiver was requested for the size of the parking spaces.

There will no changes to the exterior of the building. The applicant is to provide a Maintenance Agreement. Landscaping is to be added.

Pennsauken Mart, 2100 Haddonfield Road, Block 2604, Lot 1.

Michael Sencindiver, The Phoenix Suite 203 1600 Arch Street, Philadelphia, Pennsylvania 19103 and Victor Barr, The River Mill, Suite 200, 56 Buttonwood Street, Norristown, Pennsylvania 19401 and Tom Juliano were present.

The applicant reviewed the first phase of the plan which will include 240 units, 10 buildings a clubhouse and a recreation center. They will add more green space. There will be a fence and access control. The building will be 3 stories. There will be no elevators. They will add elevators, if necessary.

Pictures were shown of the poroosed pool, fire pits and barbeques.

The rents will be \$1100.00 - \$1200.00 per month for one bedroom and \$1700.00 - \$1800.00 for two bedroom plus utilities. There will be compactors for trash.

The public portion of the meeting was called to order by Chairwoman Painter. Roll call showed the same members to be present.

Chairwoman 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.

#### Resolutions

Resolution P2016-12 was presented of the Planning Board of the Township of Pennsauken pursuant to its review powers of N.J .S.A. 40:55D-31 Capitol Projects of the Pennsauken Board of Education. John Dunn moved to adopt the resolution, seconded by Al Dyer, which carried on roll call vote, with all members voting yes, with the

exception of Frank Warwick, who abstained.

Resolution P2016-13 was presented of the Planning Board of Pennsauken Township granting preliminary and final site plan approval to Lieu Kim Chau for the property located at 5824 Westfield Avenue Pennsauken, New Jersey Block 616, Lot 1. Frank Warwick moved to adopt the resolution, seconded by Al Dyer, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:40 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary