

February 23, 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: Larry Cardwell, Jim Talarico, Dennis Cowgill, Al Dyer, Joe Blinberry, John Dunn and Chairwoman 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 New Jersey Open Public Meeting Act and had been duly advertised. The Chairwoman led the flag salute.

Resolution of the Township Committee authorizing the Planning Board members to undertake a preliminary investigation to determine whether conditions exist to designate various properties as a non condemnation Redevelopment Area at Haddonfield Road and Park Avenue Block 3401, Lots 2, 2.01, 10, 11, 12, 13 and 15.

Stan Slachetka, Group Manager Planning, and Jeffrey Cucinotta, Staff Planner T & M 11 Tindall Road, Middletown, New Jersey 07748 were sworn in by Chairwoman Painter.

A copy of the Redevelopment Study and Preliminary Investigation Report was given to each Planning Board member. Mr. Slachetka reviewed the report and the investigation. The properties needing redevelopment were reviewed.

The purpose of the report is to determine whether or not Block 3401, Lots 2, 2.01, 10, 11, 12, 13 and 15 Township of Pennsauken qualifies as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law, P.L. 1992 Chapter 79 "LRHL". The study area is a 12.29 acre tract of land located near the intersection of Haddonfield Road and Park Avenue in the eastern portion of the Township near the Township's border with Maple Shade and Moorestown.

The Pennsauken Township Committee adopted Resolution 2016-93 on January 20, 2016, requesting that the Planning Board undertake a preliminary investigation of the study area to determine whether or not the area qualifies as an area in need of redevelopment pursuant to the LRHL.

Land Use and Land Cover was shown on page 6 and 7. There is vacant property and residential dwellings. This was marked as Exhibit A-1. Lots 10 and 13 have two residential dwellings.

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Flood Plains were shown and marked as Exhibit A-2.

Three separate zones were shown and marked as Exhibit A-3.

Existing conditions and public properties were marked as Exhibit A-4.

Six photos were presented and marked as Exhibit A-5.

Six photos of the wooded area and wetland were presented and marked as Exhibit A-6.

Lot 15 is land locked. An Environmental map was presented. Anyone developing the project would be required to do testing. Wetlands must be protected and can not be developed.

#### Public

The meeting was opened to the public.

Yakup Acikgoz, 8411 Park Avenue, Pennsauken, New Jersey 08109, Block 3401, Lots 11 and 12 was sworn in by Chairwoman Painter. He stated he has lived there for 20 years. His son lives next door. Mr. Acikgoz stated he was in favor of the project.

The public portion of the meeting was closed.

Chairwoman thanked Mr. Slachetka and Mr. Cucinotta for their presentation.

Solicitor Piarulli stated he wanted to wait until the next meeting to conduct fact finding. The meeting on this matter will be postponed until March 1, 2016.

Solicitor Piarulli handed out information on procedures for Redevelopment Zones to each Planning Board member.

#### Bills

Bills were presented from T & M Associates in the amount of \$741.77. Jim Talarico moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

Bills were presented from Remington & Vernick in the amount of \$1,023.75. John Dunn moved the bills be paid, seconded by Jim Talarico, which carried unanimously on roll call vote.

#### Minutes

John Dunn moved to approve the minutes of February 2, 2016, seconded by Al Dyer, which carried on roll call vote, with all members voting yes, with the exception of Jim Talarico, who abstained.

The meeting was duly adjourned on motion at 7:25 P.M.

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The work session continued. Solicitor Piarulli gave each Planning Board member an analysis sheet - criteria per N.J.S.40A:12A-5 for their review.

The meeting was adjourned at 7:35 P.M.

Respectfully submitted,

*Mary L. Leonard*

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Secretary