

March 1, 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, Jim Talarico, Larry Cardwell, Joe Blinberry, Dennis Cowgill, Al Dyer, John Dunn, and Chairwoman Trudy Painter, constituting a quorum. Also present were: 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.

Work Session

Site Plans

WAWA Inc., 5201-5287 Route 70, Block 6108, Lot 1, Zoning District: C-1 Adding Diesel Fuel Pumps.

Duncan Prime, Esq. 307 Fellowship Road, Suite 207, Mt. Laurel, New Jersey 08054 represented the applicant.

Ronald Klos, Jr. New Britain Corporate Center, 1600 Manor Drive, Suite 200, Chalfont, Pa 18914 was present.

The applicant proposes to add a storage tank. They will be adding diesel fuel pumps. There will be a replacement sign showing prices. There will be a 3' x 5' pad installed. There will be no tractor trailer fueling.

John Dunn questioned if employees have been instructed not to fuel tractor trailers. Mr. Klos replied yes. Box trucks, pick up trucks and delivery trucks are permitted.

Public Session

Chairwoman Painter called the public portion of the meeting to order at 6:45 P.M. Roll call showed the same members to be present.

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.

Solicitor Piarulli reviewed the analysis sheet with the Planning Board members concerning criteria per N.J.S. 40A:12A-5. Lots 2 and 15 are owned by the Township. Two lots have houses on them. Other lots are vacant. Lot 13 is landlocked.

March 1, 2016

-2-

Lot 15 is owned by the Township. There are wetlands. The land is vacant. Lot 2.01 serves as the access to Lot 2 and 15 via Haddonfield Road which otherwise would remain landlocked. Inclusion of Lot 2.01 in the Redevelopment area would allow for a more contiguous track of land to be developed concurrently.

Lot 10 will provide opportunities for enhanced configuration of the Redevelopment Area and access.

Lot 12 has a house on it. There is access from Park Avenue.

Wetlands can not be built on.

The Planning Board members agreed unanimously Block 3401 Lot 2 meets the criteria of N.J.S. 40A:12A-5.

The Planning Board members agreed unanimously Block 3401, Lot 15 meets the criteria of N.J.S. 40A:12-5c.

The Planning Board members agreed unanimously Block 3401, Lot 2.01 meets the criteria of N.J.S. 40A:12A-5c. Inclusion of Lots 2.01, 10, 11, 12 and 13 in the Redevelopment Area will provide opportunities for enhanced configuration of the Redevelopment Area and access thereto.

The Planning Board members agreed unanimously Block 3401, Lot 10 meets the criteria of N.J.S. 40A:12-A-3.

The Planning Board members agreed unanimously Block 3401, Lot 12 meets the criteria of N.J.S. 40A:12-A3.

The Planning Board members agreed unanimously Block 3401, Lot 13 meets the criteria of N.J.S. 40A:12A-3.

The Planning Board members agreed unanimously Block 3401, Lot 11 meets the criteria of N.J.S. 40A-12A-5.

Solicitor Piarulli stated the report is sufficient to support finding.

Jim Talarico moved that Solicitor Piarulli prepare a resolution to Township Committee on the findings of the Planning Board. The motion was seconded by John Dunn, which carried unanimously on roll call vote.

Chairwoman Painter stated the redevelopment of this area would improve the site and make it more pleasing.

The meeting was duly adjourned on motion at 7:15 P.M.

Respectfully submitted,

*Mary L. Leonard*

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Secretary