

July 25, 2017

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, Frank Warwick, Dennis Cowgill, Joe Blinberry, Al Dyer, Michael Dreger, Jim Talarico, John Dunn and Chairwoman Trudy Painter, constituting a quorum. Also present were: Mason DeFrank, Engineer; John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Chairwoman Trudy 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.

Site Plans

Puratos Corporation, 1660 Suckle Highway, Block 2106, Lot 2.01, Zoning District: LI Exterior/Building Improvements.

Richard Hiuchan, Esq. 6000 Sagemore Drive, Suite 6301, Marlton, New Jersey 08053 represented the applicant.

Lisa Greiner, Vice President of Operations, David Ducoin, Project Manager, Steve Fenwick, Architect, Marty Irving, Planner, Richard Oberman, Director of Engineering and Mason DeFrank, Planning Board Engineer, were sworn in by Chairwoman Painter.

The applicant proposes to convert the existing 56,123 sq. ft. one story masonry building, which previously served as a warehouse to offices, warehousing and research and development to support its operation located across Suckle Highway. The improvements will include renovation and restoring of the existing parking lot to make the building handicap accessible, construct a vestibule at the main entrance, create a landscaped area in front of the building, renovate the building façade and install signage.

The exterior of the building will be improved. The warehouse area will remain as is.

The applicant proposes to moved its headquarters from Cherry Hill to Pennsauken.

Steve Fenwick presented his qualifications and experience. The Planning Board members unanimously recognized him as an expert.

Photos were shown and marked as Exhibits. Mr. Fenwick stated they will keep the warehouse and add headquarters, a cafeteria, and office space. They will spruce up the building and add landscaping.

Marty Irving, Planner, presented his qualifications and experience. The Planning Board members unanimously recognized his as an expert.

A variance was requested for 9' x 18' spaces, 10' x 20' is required. A variance was requested for the number of parking spaces. 107 is requested, 562 is required. The applicant is providing 5 handicap spaces. The building will be handicap accessible. The property contains two - way driveways from Suckle Highway.

The existing chain link fence along the front of the property will be removed and replaced with a 4' high ornamental picket fence. A 4' high vinyl clad chain link fence will replace the existing fence around the existing storm water management basin.

The applicant requested a design waiver not to provide curbing around the perimeter. They will put in wheel stops which will be rubber or plastic. They will be black and have reflective tape. Spaces will be stripped.

There will be a trash enclosure, details are to be shown. There will be no retail sales. They do have customers which amounts to 2 to 3 a week.

The coverage will be reduced by 5 to 6%. Landscaping will be provided. A variance was requested for lot coverage. They will have 84.9% - 80% is required. There will be five signs. A variance was requested. There will be a main entry sign, a free standing sign, two building mounted signs and a smaller one which will be wall mounted. There will be directional arrows. There will be no detriment to the public.

The applicant requested a waiver from providing an Environment Impact Statement and the Traffic Impact Study.

Mason DeFrank, Planning Board Engineer, reviewed Ray Jordan's letter dated July 12, 2017.

The existing basin which presently contains algae will be cleaned and an aerator will be installed to keep the basin fresh. Landscaping will be provided around the storm water management basin to improve its appearance.

A truck turning radius is to be provided. There will be 4 truck bays. The applicant proposes trees along the west side of the basin which is in Suckle Highway right-of-way. The applicant is to contact the Public Works Department to confirm this is acceptable. The building is sprinklered. A maintenance schedule is to be provided.

#### Public

The meeting was opened to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

John Adams, Planning and Zoning Coordinator, was sworn in by Chairwoman Painter. Mr. Adams stated the taxes were paid on this property.

Solicitor Piarulli conducted fact finding. The taxes are paid. A variance was requested for the number of signs, for lot coverage, number of parking stalls and size of the parking stalls. A design waiver for curbing was requested. New wheel stops will be installed. They will be black and will be rubber or plastic and will have reflective tape. The parking spaces will be stripped. A waiver of the Environment Impact Statement and a Traffic Impact Study was requested. A variance for lot coverage was requested.

Jim Talarico moved to grant preliminary and final approval and to grant variances and design waiver and a waiver of the Environment Impact Statement and Traffic Impact Study. The applicant is to comply with Ray Jordan's letter dated July 12, 2017, testimony and with fact finding. Frank Warwick seconded the motion, which carried unanimously on roll call vote.

Chairwoman Painter stated the application was in compliance with the Master Plan. The property will be enhanced and it will create jobs.

#### Bills

Bills were presented from Solicitor Piarulli in the amount of \$3,500.00. John Dunn moved the bills be paid, seconded by Frank Warwick, which carried unanimously on roll call vote.

Bills were presented from T & M Associates in the amount of \$15,476.87. John Dunn moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

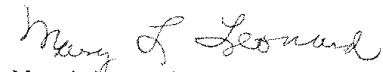
Minutes

John Dunn moved to approve the minutes of July 6, 2017, seconded by Al Dyer, which carried unanimously on roll call vote.

John Dunn moved the Solicitor draft a resolution granting minor subdivision approval to the Township of Pennsauken for the property located at Haddonfield Road and Park Avenue, Pennsauken, New Jersey, Block 3401, Lot 2 regarding Green Acres replacement land. The motion was seconded by Al Dyer, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:45 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary