

September 27, 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, Frank Warwick, Al Dyer, Michael Dreger, Jim Talarico, Dennis Cowgill, Joe Blineberry, John Dunn and Chairwoman Trudy 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 Open Public Meeting Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Site Plans

Lieu Kim Chau, 5824 Westfield Avenue, Block 616, Lot 1, Zoning District: P-1 Day Care Facility.

Joshua Broderson, Esq. 21 E. Euclid Avenue, Suite 100 Haddonfield, New Jersey 08033 represented the applicant.

Jay Reinert, 243 Virginia Avenue, Haddon Township, New Jersey 08108, Ray Jordan, Planning Board Engineer, Lieu Chau, 207 East Tampa Avenue, Cherry Hill, New Jersey 08034 and Thuy Quang, 2417 York Road, Pennsauken, New Jersey 08109 were sworn in by Chairwoman Painter.

The applicant proposes to open a day care facility. It is a permitted use - P-1 zone. There will be minor exterior changes. There are no variances and no waivers. It will be a mixed use. It will be a Day Care, residential and an office.

There are two separate buildings - one is a business and one is a residential property. They both have the same block and lot number.

The business has an office in the basement. The applicant will remove that tenant and it will be used by the applicant for administrative offices and storage. The applicant will also take over the residence. The first floor will be a day care.

The residence will have two parking spaces. There are no requirements for parking for a day care.

Jay Reinert, Architect, presented his qualifications and was recognized as an expert by the Planning Board members. Mr. Reinert presented seven pictures. They were as follows: #1 showing the front of the property. #2 showing the commercial property. #3 showing Westfield Avenue looking down Hollinshed Avenue, #4 looking down Westfield Avenue away from the corner. #5 commercial property, and into back yard of play area. #6 grass area behind residential. #7 showing lower end of property.

Mr. Reiner stated there will be two all weather parking spots for the residence located on Hollinshed Avenue. There will be a grass strip planted in front of the building on Westfield Avenue. A fence will be installed along the front of the property on Westfield Avenue where the childrens playground will be. The air conditioning unit will be relocated to the roof of the building. The play area will be separated from the residential home. The play area will be gated. The play area will be supervised and monitored. The building and play area will have video cameras. The fencing will be chain link with security slats. The play area meets the spacing requirements of the Child Care Licensing Act.

Lieu Kim Chau stated the applicant has met with some of the neighbors. There will be four employees. Hours of operation will be Monday thru Friday from 6:30 A.M. to 6:00 P.M. Trash will be collected on site and disposed of through the Township, if permitted.

A letter from Santander Bank was presented permitting employees of the day care to conditionally park on Santander's parking lot.

#### Public

Monyette Mathis, 2117 Hollinshed Avenue, was sworn in by Chairwoman Painter. Mrs. Mathis stated the applicant never met with her. She opposed the application stating she is raising her grandchildren at her home and the daycare would a disruption to her and her grandchildren. She further stated she was concerned with safety. She also stated there is another Day Care a block away.

Judith Birchall, 2135 Hollinshed Avenue, was sworn in by Chairwoman Painter. Mrs. Birchall stated she never received a letter to meet with the applicant. She stated there is alot of traffic on Hollinshed Avenue and was concerned about safety.

The public portion of the meeting was closed.

Solicitor Piarulli stated the Day Care requires a license from the State. The size of the back yard complies with state regulations. Day Care can go into any zone except residential. The residential house is not included in the Day Care.

Solicitor Piarulli conducted fact finding. Taxes have been paid. It is a mixed use. The current tenant is on a month to month basis and will be relocated. The applicant presented Exhibits P-1 to P-7 pictures of the site. The site plan was Exhibit P- 8 to P- 11. The letter from Santander Bank permitting employees of day care to conditionally park on Santanders' parking lot was Exhibit P-12. The property is located in a P-1 zone. The day care use is allowed in any zone other than a residential one when a license is required from the Department of Human Services pursuant to N.J.S.A. 40:55D-66 et seq. The Planning Board has jurisdiction to hear this application. Trash will be picked up by the Township. Cameras will be inside and outside. The day care will be open Monday thru Friday 6:30 A.M. to 6:00 P.M. There will be a fence between the residential house and the day care.

John Dunn stated there will be 30 children maximum between 18 months to 4 years old. All of the children will not be outside at one time. There will be 5 to 6

children in the back yard at one time.

Frank Warwick moved to approve the application, seconded by Jim Talarico which carried unanimously on roll call vote.

John Dunn stated the Township can not restrict parking at the day care. Some employees will park at Santander Bank. There will be no negative impact on neighbors.

Chairwoman Painter stated the approval is subject to State approval.

A recess was called at 7:30 P.M. The meeting was reconvened at 7:35 P.M. Roll call showed the same members to be present.

Courtesy presentation from National Energy Partners LLC - installing Solar panels on Pennsauken Board of Education properties. Fine Elementary School, Gladwyn Avenue, Delair Elementary School, Derosse Avenue, Pennsauken High School, Hylton Road, and Pennsauken Intermediate School, Park Avenue.

Frank Warwick withdrew from this application due to a conflict of interest.

Emily Givens, Esq. 1150 Haddon Avenue, Suite 210, Collingswood, New Jersey 08018 represented the applicant.

Louis Sabec, National Energy Partners, 614 S. White Horse Pike, Suite A, Lindenwold, New Jersey 08021 and John Adams, Planning and Zoning Coordinator, were sworn in by Chairwoman Painter.

The National Energy Partners was approved by the Pennsauken Board of Education as the solar power provider to the School District of Pennsauken. National Energy Partners made a presentation to the Pennsauken Planning Board at an informal non-public workshop session on July 5, 2015.

The Pennsauken Planning Board members made the following suggestions to National Partners: The car/bus port canopy at the Intermediate School should have lighting under the canopy. The monopoles supporting the car/bus port structures at the Pennsauken Intermediate School should have bollards in front of and in back of the monopoles to protect the structure from falling due to a collision. The solar arrays located on the ground should be fenced and the gate should be locked.

National Energy Partners and the Pennsauken School Board are seeking the support of the Pennsauken Township Planning Board to accept the installations.

Mr. Sabec presented renderings of the car ports and showed lighting. Mr. Sabec further stated the solar arrays located on the ground would be fenced and the gates locked. The arrays would comply with the bulk requirement of Pennsauken Development Regulations as far as setback. The car/bus port canopy would have lighting contained in its canopy. The car/bus port canopy clearance height would allow a bus, truck and fire truck to pass safely underneath. The car/bus port support monopoles would be protected with bollards. The electrical connections to the car/port canopy and solar array fields will be trenched underground. The arrays will be monitored.

The plans show lighting and traffic flow, The turning radius was shown.

Solicitor Piarulli stated the incorporation of a car/bus port canopy at the Intermediate School does not appear to impact circulation or turning radius or

accessibility. No new signage is proposed. The car/bus on the Intermediate School location will have lighting under the canopy. The Planning Board has no authority to require compliance with environmental laws and regulations or requirement for a referral request under N.J.S.A. 40:55D-31. This requirement is contained within the State of New Jersey Board of Education for this referral.

The Planning Board also has no authority to require compliance with landscaping regulations or maintenance requirements. This requirement is contained within the State of New Jersey Board of Education for these referrals. The Planning Board has no authority to require compliance with waiver for a referral request.

National Energy Partners agreed to implement the recommendations made by Pennsauken Planning Board.

Solicitor Piarulli stated the resolution regarding this matter will be prepared.

Frank Warwick rejoined the meeting at this point.

#### Minutes

John Dunn moved to approve the minutes of September 6, 2016, seconded by Al Dyer, which carried on roll call vote with all members voting yes, with the exception of Michael Dreger and Chairwoman Trudy Painter, who abstained.

#### Bills

Bills were presented from T&M Associates in the amount of \$4,496.45. John Dunn moved the bills be paid, seconded by Jim Talarico, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:55 P.M.

Respectfully submitted,

Mary L. Leonard



Secretary