

March 26, 2019

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: Al Dyer, Michael Dreger, Jim Talarico, Dennis Cowgill, Joe Blinberry, Shakir Ali, John Dunn and Chairwoman Trudy Painter, constituting a quorum. Also present were: Doug White, 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 Open Public Meeting Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Site Plans

Crescent Burial Parks, Inc., 7349 Westfield Avenue. Block 1407, Lot 1. Zoning District: R-3. Redevelopment. Adding access drive.

Hyland Levin, Esq. 6000 Sagemore Drive, Suite 6301, Marlton, New Jersey 08053-3900 represented the applicant.

Mike Tartaglia, Superintendent, 7349 Westfield Avenue, Pennsauken, New Jersey 08110, Rakesh Darji, 815 East Gate Drive, Suite 103, Mt. Laurel, New Jersey 08054, Bonnie Sugarman, 7349 Westfield Avenue, Pennsauken, New Jersey, Doug White, Planning Board Engineer, and John Adams, Planning and Zoning Coordinator were sworn in by Chairwoman Painter.

The applicant appeared at the February 5, 2019 Planning Board workshop meeting. The applicant proposes to construct a new driveway entrance along Westfield Avenue. They already have a full access driveway from Route 130 and there is a secondary access drive along Union Avenue. The applicant proposes a new sign and sliding gate at the new entrance.

The applicant requested a sign variance for the number of signs including the three existing signs and the one new sign for a total of four signs. The proposed sign will be 4' x 6' double sided sign. There will be no lighting of the sign. The proposed sign will be 24 sq. ft. in size. The plans also indicated existing signage of 30 sq. ft. There are two existing signs including one at the Route 130 entrance and one at the corner of Route 130 and Union Avenue. There is also a sign located at the Union Avenue rear driveway. All three of these signs total 30 sq. ft.

John Adams stated the applicant did advertise and taxes have been paid.

The applicant requested a ten minute recess regarding this application.

Bills

Bills were presented in the amount of \$4,245.08 from T & M Associates. Jim Talarico moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

Bills were presented in the amount of \$21,307.47 from T & M Associates. Jim Talarico moved the bills be paid, seconded by Al Dyer, which carried unanimously on roll call vote.

Chairwoman Painter announced John Dunn would be stepping down as Vice Chairman of the Planning Board and would be leaving the Planning Board effective May 1, 2019. Chairwoman Painter stated John has been a member of the Planning Board for 11½ years. All members of the Planning Board stated he would be missed.

Crescent Burial continued with their application.

Rakesh Darji presented his qualifications. The Planning Board members recognized him as an expert unanimously.

Mr. Darji stated the applicant has been in Pennsauken since 1940. The upstream development has caused flooding and erosion. The northern portion and the southern part of the property gets cut off when flooding occurs. They propose to create an additional access that will stay open and useable. They propose to put a sign on the fence for better visibility. Revised plans were presented. Pictures were presented and were marked as Exhibit A-1 and Exhibit A-2.

There will be no expansion to the use and no increase of employees. The County has reviewed the access.

The storm water drainage is under 5,000 sq. ft. A small amount of storm water will go to Westfield Avenue. The remaining will go over land and grass and will have no adverse impact. The applicant is to provide drainage accommodations including provisions onsite infiltrations of excess stormwater.

Doug White reviewed his letter dated March 15, 2019.

The applicant requested a waiver of Environmental Impact Statement. The applicant agreed to Doug White's letter. County approval is needed. The applicant stated this access will improve the traffic situation. Police handle traffic for large funerals.

Public

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

Solicitor Piarulli conducted fact finding. The applicant is expanding a nonconforming use. Notice was proper. Taxes have been paid. A variance was requested for the number of signs and footage of all signs. The application was complete. The applicant is to comply with Doug White's letter dated March 15, 2019.

John Dunn moved the site plan be granted. The application is to comply with Fact Finding, Doug White's letter dated March 15, 2019 and all testimony. The variance was approved. Jim Talarico seconded the motion, which carried unanimously on roll call vote. Chairwoman Painter stated the application will promote safe access to the site.

The public portion of the meeting was duly adjourned on motion at 7:40 P.M. The work session continued.

Monument Signs from Catalyst Outdoor, provided the Planning Board members with a presentation of their proposal.

Amada Toton, Vice President and Pete Henry, Architectural Modeling Specialist, P.O. Box 1421, Malvern, Pennsylvania 19355 were present.

The Township Committee requested that the Planning Board review the Monument Signs proposal.

The applicant presented pictures of the proposed Monument Signs. Placement of the proposed monument signs were discussed. They propose to construct one on Route 38 and one on Route 70. The signs will be illuminated. Both have residential homes behind them. The signs will be 52' high and will have a water fountain and a living wall which will consist of trees and landscaping. The signs will have advertisements. The sign ordinance was reviewed.

The Planning Board members suggested the reflecting pond should be screened with wire to protect the pond from birds, especially geese. The pond and property should be cleaned on a regular basis. The pond is to be aerated to avoid mosquitos. The owner should

provide a liability bond in favor of the Township of liability of the Township partners for use. The operating agreement should provide a provision for emergency messaging from the Township, County or State. Sidewalks in the front of the property for pedestrian traffic should be provided. Fencing should be provided around the perimeter of the property.

This project will go before the Zoning Board. Solicitor Piarulli will submit a letter to Township Committee regarding Monument Signs with suggestions from the Planning Board members.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary