

May 24, 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 New Jersey Open Public Meeting Act and had been duly advertised. The Chairwoman led the flag salute.

Site Plans

Cody Bryson, 2565 Haddonfield Road, Block 2706, Lot 7, Zoning District: C-2 Green House

Cody Bryson, 2565 Haddonfield Road, Pennsauken, New Jersey 08110 and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

The applicant proposes to erect a 3, 190 sq. ft. structure for use as a greenhouse. The greenhouse will be used for the cultivation of vegetables and some fruit from seed. The facility will not require public water, sewer or electricity. The applicant requested an additional use which is to raise fish within this facility which would be used in the growing process and also for sale of the fish to the public.

The applicant is proposing a paved driveway from the existing curb cut into the property from Haddonfield Road that will run along the north side of the greenhouse to the rear of the greenhouse. The driveway location at Haddonfield Road is under the jurisdiction of Camden County Planning Department. This business will not be open to the public.

The driveway will lead to a paved parking area containing five parking spaces which includes one handicapped parking space. A parking variance was requested.

Lighting will consist of passive activated wall units on the building and four pole lights. There will be just one employee.

Advertisement will be word of mouth and the applicant will deliver the merchandise himself. There are no public utilities. The applicant will provide landscaping.

Ray Jordan reviewed his letter dated May 23, 2016.

Mr. Bryson stated he met with Gary Burgin. Mr. Burgin wants asphalt driveway and sidewalk. Mr. Bryson agreed to comply. The applicant requested waiver for curbing. Trash will be kept inside the building.

A break from the meeting was called at 7:15 P.M. so the Solicitor could review the agriculture use.

#### Minutes

John Dunn moved to approve the minutes of April 26, 2016, seconded by Jim Talarico, which carried on roll call vote with all members voting yes with the exception of Frank Warwick, who abstained.

John Dunn moved to approve the minutes of May 3, 2016, seconded by Al Dyer, which carried unanimously on roll call vote

#### Bills

Bills were presented from T & M Associates in the amount of \$3,123.41. Jim Talarico moved the bills be paid, seconded by Frank Warwick, which carried unanimously on roll call vote.

The meeting regarding Cody Bryson continued.

Solicitor Piarulli stated he reviewed the ordinance. The fish would be an accessory use and would be limited to 7 tanks.

#### Public

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

Solicitor Piarulli conducted fact finding. There will be five parking spaces including one handicap space. There will be no signs. Lighting will be passive. The lighting will be solar power. The fish tank enclosures will be limited to seven tanks, 400 gallons per tank. There will no bathroom on site. There will be solar panels on the roof. The applicant requested a parking variance. Additional plants will be added. Notice was proper. There will be no public on site.

Jim Talarico moved to grant preliminary and final site plan approval The parking variance and waiver for curbing was granted. The applicant is to comply with Ray Jordan's letters dated April 20, 2016 and May 23, 2016. John Dunn seconded the motion, which carried unanously on roll call vote John Dunn stated it is an innovated idea and wished him luck.

#### Resolutions

Resolution P2016-4 was presented granting amended preliminarly and final minor site plan approval to WaWa Inc. for the property located at 5201-5287 Route 70, Pennsauken, New Jersey 08110, Block 6208, Lot 1. Jim Talarico moved to adopt the resolution, seconded by Al Dyer, which carried unanimously on roll call vote.

Resolution P2016-5 was presented granting amended preliminary and final minor site plan approval to Matchiano, LLC (Matt Consalvo) for the property located at 9105 Collins Avenue, Pennsauken, New Jersey 08109, Block 2601, Lot 7. John Dunn moved the resolution be adopted, seconded by Al Dyer, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:40 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary