

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, Michael Dreger, Jim Talarico, Dennis Cowgill, Joe Blinberry, Matt Mc Devitt, Shakir Ali, Al Dyer 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.

Matt McDevitt was sworn in as a Planning Board member by Solicitor Piarulli.

Work Session

Site Plans

Caring and Sharing Daycare, LLC 6325 S. Crescent Boulevard, Block 5818, Lot 4, Zoning District: C-2, Redevelopment.

Talbot Kramer, Esq., University Executive Campus, 151 Fries Mill Road, Suite 303, Turnersville, New Jersey 08012 represented the applicant.

Venessa Sanchez, 906 N. 8th Street, Camden, New Jersey 08102 was present.

The building is partially used at this time. Mrs. Sanchez stated she proposes to have a Day Care Center, which she stated was needed in the area. The main entrance will be on Witherspoon Avenue and it has ample parking. There will be 24 parking spaces. The property is underutilized according to the applicant. There will be a drop off and pick up on Witherspoon Avenue.

Hours of operation will be Monday thru Friday 6:00 A.M to 6:00 P.M. There will be 11 employees and 5 classrooms, which will hold 88 children. There will be six rest rooms.

Larry Cardwell stated the applicant has gone to the Redevelopment Authority and they agreed they could move forward.

There will be security and cameras will be inside and outside. The tot area will have a camera. All employees will be certified and have background checks.

Lighting is to be shown on the plans along with any changes. They will add a trash enclosure and the detail is to be shown on the plans. Pictures were presented showing the area. The building has a sprinkler system.

The drop off area will have signage. The tot lot will be fenced with a 6' cyclone fence. A teacher will be present when any children are at the tot lot area. Mrs. Sanchez stated they have State approval pending on the completion of the check list.

Al Dyer questioned if the applicant had any concerns over Route 130 and Mrs. Sanchez replied no.

The work session was closed at 7:10 P.M. The public portion of the meeting was called to order by Chairwoman Painter. Roll call showed the same members to be present.

Barn (40' x 60')

Chairwoman Painter left the meeting at this point due to a conflict of interest. Al Dyer, Vice Chairman, continued with the application.

David Hansen, Kristin Hansen, Doug White and John Adams were sworn in by Vice Chairman Dyer.

John Adams stated taxes have been paid and notification was sent and was adequate.

David Hansen stated he is the sole proprietor. Mr. Hansen stated equipment is sitting outside and he wants to put it inside and clean up the site.

Solicitor Piarulli stated it is in a C-1 zone. It was a garden and landscaping center. The refrigerator will be removed.

The applicant proposes to construct a new pole barn structure along Haddonfield Road. The existing site is currently used by the applicant for the storage of landscaping materials. He proposes to have an office in the new pole barn structure.

Doug White, Planning Board Engineer, reviewed his letter dated May 22, 2019 and revised on June 25, 2019.

The applicant requested a waiver for Site Analysis, Environmental Impact Statement and Stormwater Drainage Calculations.

Jim Talarico moved to grant the waiver for Site Analysis, due to a decrease, seconded by Dennis Cowgill, which carried unanimously on roll call vote.

Jim Talarico moved to grant the waiver for Environmental Impact Statement as the applicant is not changing anything. There are no environmental issues or contamination. The motion was seconded by Dennis Cowgill, which carried unanimously on roll call vote.

Jim Talarico moved to grant the waiver for Stormwater Drainage Calculations as there will be no change regarding drainage and they will be adding landscaping based on the applicant's testimony. Dennis Cowgill seconded the motion, which carried unanimously on roll call vote.

The applicant proposes to remove an existing 20' x 30' building and to construct a new 40' x 60' Pole Barn building over top of an existing slab that is to remain. The applicant has provided architectural plans to the Pole Barn that show it will be about 24' high at the roof ridge peak. The architectural plans provide building elevations showing several doors and windows.

There will be 10 to 15 employees. Ten of the employees are off site. There is an existing 5' high chain link fence around the frontage of the site. The fence is in adequate condition.

There will be 6 trucks that will stay overnight and will be inside the fence. The applicant will put in a bathroom, electricity and water and sewer connections. He will repave the front lot. There will be no public coming to the property. A maintenance plan is to be submitted.

Jim Talarico moved to waive the Performance Bond, seconded by Dennis Cowgill, which carried unanimously on roll call vote.

A total of 13 parking spaces are provided. A parking analysis is to be provided.

speak. The public portion of the meeting was closed.

Jim Talarico moved to grant preliminary and final Site Plan approval as per Doug White's letter dated May 22, 2019 and revised on June 25, 2019 and testimony. The motion was seconded by Joe Blineberry, which carried unanimously on roll call vote. Jim Talarico stated it is an improvement to the site. Dennis Cowgill stated it is a great improvement to the site. Joe Blineberry stated the area has been vacant and this will be an improvement. Michael Dreger stated it is an improvement to the area and the applicant agreed to all conditions. Vice Chairman Dyer stated he agreed with the addition of a bathroom and heat.

Chairwoman Painter rejoined the meeting at this point.

Minutes

Jim Talarico moved to approve the minutes of May 7, 2019, seconded by Dennis Cowgill, which carried unanimously on roll call vote.

Al Dyer moved to approve the minutes of May 28, 2019, seconded by Jim Talarico, which carried unanimously on roll call vote.

Al Dyer moved to approve the minutes of June 4, 2019, seconded by Jim Talarico, which carried unanimously on roll call vote.

Bills

Bills were presented from T & M Associates in the amount of \$4,760.00. Jim Talarico moved the bills be paid, seconded by Dennis Cowgill, which carried unanimously on roll call vote.

Bills were presented from T & M Associates in the amount of \$18,399.68. Al Dyer moved the bills be paid, seconded by Jim Talarico, which carried unanimously on roll call vote.

Solicitor Piaulli stated Pennsauken Township requested recommendations regarding the 2019 amendment to the Redevelopment Plan for Alliance HSP Pennsauken Warehouse, Block 1003, Lots 12 and 21 from The Pennsauken Planning Board. The purpose of the amendment is limited to a particular property, Block 1003, Lots 12 and 21. The Planning Board members made recommendations, which Solicitor Pairulli will provide a report to Township Committee and the members will review this report at the next Planning Board meeting.

The meeting was duly adjourned on motion at 8:30 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary