

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, Joe Blineberry, Shakir Ali, Matthew McDevitt and Chairwoman Trudy Painter, constituting a quorum. Also present were: Doug White, Engineer; Gene Padalino, John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Courtesy review to discuss the concept plan to restore the existing vacant office building at 7730 and 7740 Maple Avenue (Parking lot is in Pennsauken Township).

Georg Geiger, 163 Nassau Street, Princeton, New Jersey 08542 and Christopher Jerjian, 204 Ark Road, Suite 104-G, Mt. Laurel, New Jersey 08054 were present.

The applicant presented an overview of the parking lot on 7730 and 7740 Maple Avenue. The applicant proposes to renovate the parking lot. They will remove speed bumps, remove and replace the existing sidewalk along Maple Avenue, remove and replace the two existing driveway aprons, remove some timber curbing and replace with concrete curbing, add a sidewalk connection from Maple Avenue into the site, add some landscaping along Maple Avenue, add site lighting along Maple Avenue. The lighting will be LED. They will mill and overlay the asphalt pavement and restripe the parking area.

There will be new light poles on Maple Avenue and landscaping. There will be 35 to 40 offices with common bathrooms, conference rooms and break rooms. They propose to complete this by the end of 2020. Heating and air conditioning will be included.

There will be security cameras in the parking lot and in the interior of the building. The exterior will be re-done and they will have twice as many windows. The top floor has sky lights
Signs will include address and phone numbers but there will not be any tenants listed on the sign.

There will be 40 offices in the two- story building. They have 152 parking spaces. The rent will start at \$550.00 a month.

Doug White, Planning Board Engineer, stated Maple Avenue is a County Road but he requested the applicant put a stop sign at the driveway. The applicant does not have to come back to Pennsauken Planning Board but will go back to Cherry Hill Planning Board.

Chairwoman Painter opened the public portion of the meeting at 6:45 P.M. Chairwoman Painter announced the meeting was being held in compliance with the Open Public Meeting Act of New Jersey and had been duly advertised. Roll call showed the same members to be present. The Chairwoman led the flag salute.

Minutes

Jim Talarico moved to approve the minutes of June 25, 2019, seconded by Michael Dreger, which carried unanimously on roll call vote.

Jim Talarico moved to approve the minutes of July 2, 2019, seconded by Michael Dreger, which carried unanimously on roll call vote.

Pennsauken granting preliminary and final minor site plan approval to The Mower Shop, for the property located at 2617 Haddonfield Road, Block 2707, Lot 1. Joe Blineberry moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2019-5 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final minor site plan approval and minor subdivision approval to 7411 Maple, LLC (New Family Dollar) for the property located at 7411 Maple Avenue, Plate 42, Block 4210, Lot 8. Jim Talarico moved the resolution be adopted, seconded by Michael Dreger, which carried on roll call vote, with all members voting yes with the exception of Matthew McDevitt, who abstained.

Solicitor Piarulli presented each Planning Board member with a copy of the recommendations regarding the 2019 Amendment to the Redevelopment Plan for Alliance HSP Pennsauken Warehouse, Block 1003, Lots 12 and 21.

The Township of Pennsauken has requested that the Pennsauken Planning Board review under its Planning Board jurisdiction an Amendment to the Waterfront Redevelopment Plan as its application only applies to Block 1003, Lots 12 and 21.

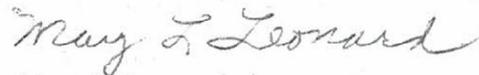
The Planning Board members reviewed the recommendations and offered their opinions. The recommendations will be sent to Township Committee from Solicitor Piarulli.

Public

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

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

Respectfully submitted,



Mary L. Leonard

Secretary