

July 6, 2017

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, Dennis Cowgill, Joe Blinberry, Al Dyer, Michael Dreger, Jim Talarico, John Dunn and Chairwoman Trudy Painter, constituting a quorum. Also present were: Ray Jordan, Engineer; John Adams, Planning and Zoning Coordinator; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Site Plans

Puratos Corp, 1660 Suckle Highway, Block 2106, Lot 2.01 Zoning District: LI, Exterior Building improvements.

Richard Hiuchan, Esq. 6000 Sagemore Drive, Suite 6301, Marlton, New Jersey 08053 represented the applicant.

The applicant proposes to convert the existing 56,123 sq. ft. one story masonry building, which previously served as a warehouse, to offices, warehousing and research and development, to support its operation located across Suckle Highway. The improvements will include renovation and restoring of the existing parking lot to make the building handicap accessible, construct a vestibule at the main entrance, create a landscaped area in front of the building, renovate the building façade and install signage.

There will be no changes in the footprint. A parking variance was requested for number of spaces and the size of the parking spaces. A variance for lot coverage was requested.

Steve Fenwick, Architect, 646 Ocean Heights Avenue, Linwood, New Jersey 08221 was present.

The applicant is to provide a certified affidavit of ownership which gives the developer permission to make improvements to this property.

The applicant requested a waiver from providing an Environmental Impact Statement. A truck turning template for the largest size truck accessing the site is to be provided. The circulation pattern is to be shown for trucks entering the site proceeding to the loading area and exiting the site.

Landscaping is to be provided around the storm water management basin to improve its appearance. The applicant proposes trees along the west side of the basin. The building has a sprinkler system.

The existing chain link fence along the front of the property will be removed and replaced with a 4' high ornamental picket fence. A 4' high vinyl clad chain link fence will replace the existing fence around the existing storm water management basin.

The exterior of the building will be improved. The warehouse area will remain as is. The applicant proposes four signs, a façade sign, a freestanding sign a totem sign and a wall mounted sign, which conforms with the ordinance.

This application will be scheduled for the July 25, 2017 meeting.

Minor Subdivision

Pennsauken Township, Green Acres Subdivision, Haddonfield Road and Park Avenue, Block 3401, Lot 2.

Elwood Martz represented Pennsauken Township.

The land behind the Pennsauken Police Station has been used by Public Service Electric and Gas Company and is no longer green acres. The Green Acres must be replaced. The Township proposes to replace it with land on Haddonfield Road and Park Avenue. That land is land locked and probably will never be developed. It will remain green acres. The Planning Board members unanimously agreed with this presentation.

Site Plans

Winter Leaf NJ LLC, (Jimmy Patel) 6720 S. Crescent Boulevard, Block 5835, Lot 2, Zoning District: C-2, Redevelopment, Checkers Restaurant.

Stacey Arcari, 815 East Gate Drive, Suite 103, Mt. Laurel, New Jersey 08054, David Keefrider, 1187 Morefield Road, Philadelphia, Pennsylvania 19115, Jimmy Patel, P.O. Box 118, Philadelphia, Pa 19105 and Nathan Mosley, 277 White Horse Pike, Suite 203, Atco, New Jersey 08004 were present

The applicant was before the Redevelopment Authority meeting on June 7, 2017 and was given approval to proceed with this application.

The applicant proposes to open a Checkers Restaurant at this location. It was previously a check cashing establishment.

It will have 6 to 8 inside seating and 16 outside seating. The Redevelopment had some questions on the outside seating.

There will be one way in and one way out. Variances were requested for non-conforming setbacks. The applicant stated the outside seating will be protected with bollards. There will be a trash enclosure which will be screened.

There will be 25 employees, 8 per shift. There will be 3 shifts, which will be staggered. Hours of operation will be 10:00 A.M. to 2:00 A.M. Deliveries will be twice a week.

The applicant will meet with DOT. There will be no walk up window. There is no asbestos or lead paint, according to the applicant. The drive thru is 60% of the business. Construction is to begin in 90 days after approval from the Planning Board.

This meeting will be scheduled for the August 22, 2017 meeting.

Life Assembly Ministries, 7070 -A Kaighn Avenue, Block 6403, Lot 1, Zoning District: C-2, Place of worship.

Pastor Harold Sutton, P.O. Box 310, Camden, New Jersey 08101 and Sean Smith, 808 Market Street, Suite 336, Camden, New Jersey 08102 were present.

Pastor Sutton stated he has 100 members in the congregation. He performs weddings and funerals. Pastor Sutton presented a conceptual plan. The last day at his present location will be July 7, 2017.

The Kaighn Avenue location has 144 parking spaces. Hours will be 9:00 A.m. to 6:00 P.M. Monday thru Friday. There will be Bible Study on Wednesday nights. Sunday services will be held in the morning. They will have Youth Activities.

The church has two vans, which will be parked overnight

A variance for parking spaces of 9 x 18' was requested. The building has 100 seats, a kitchen and offices. Lighting details are to be provided. The building has been vacant for four years. The building is sprinklered.

Public

The public portion of the meeting was called to order at 7:40 P.M. by Chairwoman Painter. Roll call showed the same members to be present, constituting a quorum. Chairwoman Trudy 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.

Resolutions

Resolution P2017-13 was presented of the Planning Board of the Township of Pennsauken granting amended preliminary and final site plan approval to Dicalite Management Group, Inc. for the property located at 9111 River Road, Pennsauken, New Jersey 08110, Block 1802, Lot 4. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Resolution P2017-11 was presented of the Planning Board of the Township of Pennsauken granting preliminary and final revised site plan approval to AFC Urgent Care R/E, LLC for the property located at 6602-6630 S. Crescent Boulevard, (NJSH Route 130) Pennsauken, New Jersey, Block 5836, Lots 1 and 9. John Dunn moved to adopt the resolution, seconded by Jim Talarico, which carried unanimously on roll call vote.

Minutes

Frank Warwick moved to approve the minutes of May 23, 2017, seconded by Al Dyer, which carried unanimously on roll call vote.

Frank Warwick moved to approve the minutes of June 6, 2017, seconded by John Dunn, which carried unanimously on roll call vote.

Frank Warwick moved to approve the minutes of June 27, 2017, seconded by Al Dyer, which carried unanimously on roll call vote.

The meeting was duly adjourned on motion at 7:50 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary