

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, Dennis Cowgill, Joe Blinberry, Al Dyer, 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.

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

Aptapharma, Inc & Upka Realty, 1533 Union Avenue, Block 2101, Lot 2, 1555 Suckle Highway, Block 2104, Lot 2, Zoning District: LI

Alan Fox, Esq., Laurel Corporate Center, 8000 Midlantic Drive, Suite 300, Mt. Laurel, New Jersey 08054 represented the applicant.

Ishwar Chauhan, President, Voorhees, New Jersey, Krisha Nutalapatz, Vice President, Voorhees, New Jersey, Mark Shourds, PE and Planner, Galloway, New Jersey, and Ray Jordan, Planning Board Engineer, were sworn in by Chairwoman Painter.

Ray Jordan reviewed his letter dated September 11, 2017.

The applicant proposes the construction of an addition with a 14,609 sq. ft. footprint onto the existing building. The addition will contain manufacturing and warehouse use on the first floor and laboratory, office, and equipment storage_uses in the proposed mezzanine area. The existing 28,000 sq. ft. one story masonry building is used as a warehouse, distribution center and manufacturing of pharmaceutical products.

The applicant received approval for a 14,000 sq. ft. addition on April 23, 2013. Since the original application was approved, no activity has taken place. The applicant also has acquired a warehouse on Suckle Highway and proposes to move nearly all the warehouse operations to this site and utilize the remainder of the existing building on Union Avenue to expand the pharmaceutical operations.

The applicant realizes that the Union Avenue site can not support the required parking needed for this operation and approval is required to provide parking for the Union Avenue site at the Suckle Highway site and shuttle the employees between the two properties.

The applicant is seeking an amended preliminary and final site plan approval of the original application.

Mark Shourds, presented his qualifications and the Planning Board members recognized him as an expert.

Mr. Shourds stated the shuttle between Union Avenue and Suckle Highway will operate one half hour before the shift begins and one half hour after the shift ends. The shift begins and 9:00 A.M. The shuttle will start at 8:30 A.M. If the shifts ends at 5:00 P.M. the shuttle service will be available at 4:30 P.M. The shuttle will operate on a ten minute schedule. For example, if the work shift starts at 9:00 A.M., the shuttle service will be available at 8:30 A.M.,

8:40 A.M., 8:50 A.M., 9:00 A.M. and 9:10 AM. If the work shift ends at 5:00 P.M. the shuttle service will be available 4:30 P.M., 4:40 P.M., 4:50 P.M., 5:00 P.M. and 5:10 P.M.

Apta intends to have dedicated parking spaces at the Union Avenue property for the managers and employees with seniority and/or disability. All other employees not provided a parking space at the Union Avenue property will be required to park at the Suckle Highway property and use the shuttle service. All employees must use the shuttle service to return to their motor vehicles parked at the Suckle Highway property and will be prohibited from walking for safety reasons.

If an employee parking at the Suckle Highway property is required to work over time, the employee will be asked to move their motor vehicle from the Suckle highway property to the Union Avenue property after the end of a work shift.

The shuttle will be available on an as needed basis should an employee parked at the Suckle Highway property be required to leave early or arrives late. There are telephone services available to the Suckle Highway property should an employee need to contact management.

There is adequate parking. They will stripe the parking lot and add lighting. New security lights will be added to the side of the building at the Suckle Highway property to light the entire parking lot areas. A security camera system will be installed at the Suckle Highway property with the monitors located on the Union Avenue property. A manager and/or employee will be designated to watch such security camera monitor 30 minutes prior to the start of a work shift and 30 minutes after the end of the work shift.

A variance was requested for number of parking spaces for 81 spaces. A variance was requested for parking spaces to be 10' x 20', 9' x 20' is required.

In the parking spaces located along Capital Highway, vehicles must back out into the street, which is not permitted. A waiver was requested.

Township standards requires that curbing be provided around the perimeter of the parking lots. As curbing will not be provided around the entire perimeter of the parking lot a waiver was requested.

The applicant requested a waiver for Environmental Impact Statement.

The applicant stated they will improve the site and create additional jobs. Landscaping will be provided. A Maintenance Plan will be provided.

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 presented fact finding. A parking variance was requested for 82 parking spaces. A design waiver was requested for vehicles to back into the street along Capital Highway. A waiver was requested for curbing not to be provided around the entire perimeter of the parking lot. A variance was requested for the size of the parking spaces to be 10' x20' at the Suckle Highway site. The existing loading dock at the rear of the building will be eliminated. The loading docks on the Union Avenue side of the property will be retained. Taxes have been paid. The notices were adequate. A 4' x 6' free standing identification sign will be erected on the Union Avenue side of the property which conforms to Township Standards. A Maintenance plan is to be provided. A waiver was requested for the Environmental Statement and a Phase 1 Assessment.

John Dunn moved to grant amended preliminary and final site plan approval, based on testimony, fact finding and Ray Jordan's letter dated September 11, 2017. All variances and waivers were granted. Al Dyer seconded the motion, which carried unanimously on roll call vote.

Chairwoman Painter stated the application is in conformance with the Master Plan, it will provide employment and will be for the public good.

Bills

Bills were presented in the amount of \$8,422.63 from T & M Associates. John Dunn moved the bills be paid, seconded by Jim Talarico, which carried unanimously on roll call vote.

Minutes

John Dunn moved to approve the minutes of September 5, 2017, seconded by Jim Talarico, which carried unanimously on roll call vote.

John Dunn moved to approve the minutes of August 22, 2017, 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