

MINUTES
Maple Shade Planning Board
January 24, 2018

The regular and reorganization meeting of the Planning Board was called to order by Acting Attorney, Stephen J. Boraske, Esq., Florio Perrucci Steinhardt & Fader.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Mr. Boraske administered oath of office to:

Rob Wells, CI Member, Term Expires 12/31/2018
Joseph Andl, CII Member, Term Expires 12/31/2018
Charles Kauffman, CIII Member, Term Expires 12/31/2018
Joseph Dugan, CIV Member, Term Expires 12/31/2021
Frank Troso, CIV Alt.#1, Term Expires 12/31/2018

Absent: Angelo Spinelli, CIV Member, Term Expires 12/31/2021
Raj Bath, Alt. #2, Term Expires 12/31/2019

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan
Charles Kauffman
Heather Talarico
Rob Wells
Robert Wilt
Frank Troso, Alt. 1

Absent: Teresa Porrini
Angelo Spinelli
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Acting Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer

Absent: Kevin Rijs, Community Development Director

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Nomination of Chairman. *Joseph Dugan* (Kauffman/Wells) Roll Call: All Yes
Attorney Boraske turned meeting over to Chairman Dugan.
Chairman Dugan requested a moment of silence for Lou Wells and Anthony Volpe.
Nomination of Vice Chairman. *Teresa Porrini* (Wells/Bennett) Roll Call: All Yes
Nomination of Attorney. *Stephen J. Boraske, Esq., Florio Perrucci Steinhardt & Fader*
(Kauffman/Wells) Roll Call: All Yes
Nomination of Engineer. *Remington & Vernick (John Cantwell)* (Wells/Kauffman)
Roll Call: All Yes
Nomination of Secretary. *Debbie Henderson* (Dugan/Wells) Roll Call: All Yes
Nomination of Environmental Engineer. *Environmental Resolutions* (Andl/Wilt)
Roll Call: All Yes
Consent Approval of Meeting dates for the year as set by Council & Consent Approval of
Official Newspaper authorized by Council. Courier Post, the Central Record and
Burlington County Times. (Dugan/Kauffman) Roll Call: All Yes

New Business:

450 S. Lenola Rd. – Block 189.01, Lots 5 & 5.02; Nutrition Counts LLC - Freshii; P-18-1
Zone: Business Development (BD)
Former Use: Basically Babysitting **Proposed Use: Restaurant**
Application: Change of Use (Site Plan Waiver)

Laura D'Allesandro, Esq., Del Duca Lewis Law Firm

Steven Levitt, Nutrition Counts, LLC, and Anthony M. Dew, Architect, sworn in by Attorney Boraske.

Application is for change of use and change of tenant. Formerly “Basically Babysitting.” Freshii is casual dining; serving nutritious fast food – e.g, salads, burritos, smoothies, etc. No proposed exterior changes to the site, with the exception of sign.

Testimony of Mr. Levitt. Freshii is a franchise, originating in Canada. Menus are franchise-driven; franchise provides guidance for physical setup/layout. Ten employees at peak times; more typically, between 4 – 6. Hours: 9 AM – 7 PM.

Engineer’s report given by Mr. Cantwell. Will be required to get a sign permit; if they do not comply with sign ordinance, a variance will be needed. Discussion regarding grease trap; decision to be made by health code official. No parking spaces on lot; Freshii has a Reciprocal Easement Agreement with Mealey’s regarding parking. Board requested a copy of the agreement.

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Parking lot is in disrepair, especially in front of Auto Store and Smashburger. Board to consider contacting owner of property to request repair of parking lot. Will be using a dumpster similar to one currently on site. There is no trash enclosure; not proposing to install one. There are four – five dumpsters, and they are going to share existing dumpsters.

Board: Comment by Mr. Wells. Per Chairman Dugan, maintenance of parking area will be handled internally by Mr. Rijs; will not be in resolution. Mr. Kauffman questioned snow removal.

Motion to Approve: Kauffman/Talarico. All Approve.

Old Business:

Minutes:

August 23, 2017

Motion to Approve: Talarico/Andl. All Approve.

Reports:

Solicitor: Resolutions

2018-PB-1: **300 S. Lenola Rd.** – Block 189; Lot 4.04; Divot Kings, LLC; P-17-14

Motion to Approve: Talarico/Dugan. All Approve.

Eligible to Approve: Joseph Andl, Township Manager
Justin Bennett, Member
Joseph Dugan, Chairman
James Fletcher, Member (Not on 2018 Board)
Teresa Porrini, Deputy Chairman
Heather Talarico, Member
Claire Volpe, Council Member (Not on 2018 Board)
Nelson Wiest, Mayor (Not on 2018 Board)

Board Comments: None

Engineer: None

Community Development: None

Adjourn: Motion to adjourn: Andl/Talarico. All Approve.

MINUTES
MAPLE SHADE PLANNING BOARD
FEBRUARY 28, 2018 – 7:30 P.M.

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Oath of Office:

Attorney Boraske administered oath of office to:

Angelo Spinelli, CIV Member, Term Expires 12/31/2021

Absent: Raj Bath, Alt. #2, Term Expires 12/31/2019

Roll Call:

Present: Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini
Angelo Spinelli
Heather Talarico
Frank Troso, Alt. 1

Absent: Joseph Andl
Rob Wells
Robert Wilt
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director
Marc Selover, LSRP, PG, Environmental Resolutions (*Absent*)

New Business:

66 W. Main St. – Block 127; Lot 14; Ardit Cami; P-18-2

Zone: Downtown Business (DB)

Existing Use: Vacant store front

Proposed Use: Barber Shop

Application: Site Plan Waiver Request

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MAPLE SHADE PLANING BOARD

FEBRUARY 28, 2018 – 7:30 P.M.

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Ardit Cami, 66 West Main Street, Maple Shade, NJ, Applicant, sworn in by Attorney Boraske.

Two to three employees; hours: 9 AM – 8 PM. Mr. Cami does not have license at this time; currently attending school and plans to take test in August. A friend who has been licensed for approximately five years will be working with him.

Board: No questions.

Public: None

Motion to Close Public Portion: Porrini/Troso

Motion to Approve: Troso/Kauffman. All Approve.

Old Business:

Minutes:

January 24, 2018

Motion to Approve: Kauffman/Troso. All Approve.

Reports:

Solicitor: Resolutions

2018-PB-2: 450 S. Lenola Rd. – Block 189.01, Lots 5 & 5.02; Freshii; P-18-1

Motion to Approve: Talarico/Kauffman All Approve.

Eligible to Approve: Joseph Andl (*absent*)
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Heather Talarico
Rob Wells (*absent*)
Robert Wilt (*absent*)
Frank Troso, Alt. 1

Engineer:

**SPR151 - 597 Rt. 38 W. & Lenola Rd. (B189, L5.02) Maple Shade Equities.
Approved by the Planning Board on June 22, 2016 (Resolution 2016-PB-11).
Starbucks & Bank. Status Report NJDOT Approvals.**

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MAPLE SHADE PLANING BOARD

FEBRUARY 28, 2018 – 7:30 P.M.

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Mr. Cantwell reported on Starbucks and change that had to be made due to a DOT requirement. Site has been graded out, building is up, and work is being done on the inside; foundation is down for the bank. Some changes were made to storm drainage which were approved. More recent issue is the State's requiring a deceleration lane to enter Starbucks. Originally, there was a 5' wide sidewalk along Route 38; with deceleration lane, there is not enough room for the sidewalk. Sidewalk will exist from the corner of Lenola Road to middle of the bank, and will turn up into parking lot. Starbucks has agreed to make a contribution in lieu of sidewalk – \$5,375. Engineer is present for any questions; no questions. Request was for administrative approval; granted. Introduction of Kristen Weber, colleague, Remington & Vernick.

Board: No questions.

Community Development:

2/14/2017 Zoning Board of Adjustment Annual Report (N.J.S.A. 40:55D-70.1)

Compliments to Mr. Rijs on Annual Report.

Adjourn

Motion to adjourn: Porrini/Talarico. All in Favor.

**MINUTES
MAPLE SHADE PLANNING BOARD
MARCH 28, 2018**

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Oath of Office:

Attorney Boraske administered oath of office to:

Raj Bath, Alt. #2, Term Expires 12/31/2021

Roll Call:

Present: Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Rob Wells

Frank Troso, Alt. 1
Raj Bath, Alt. 2

Absent: Joseph Andl
Teresa Porrini
Angelo Spinelli
Heather Talarico
Robert Wilt

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

New Business:

494 Rt. 38 E. – B173.01 L2.03; Campbell EFCU; P-18-3

Zone: Business Development (BD)

Proposed Use: Campbell Employees Federal Credit Union

Application: Informal Concept Plan – Proposed 10,700 sf office building on presently vacant lot.

Michael Dupont, Esq., Mckenna, Dupont, Higgins & Stone

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Kevin Poirot, Senior VP, Retail Communications, PW Campbell; Joel DeFreytas, PE, CMC Engineering, sworn in by Attorney Kingsbury.

Mr. Poirot testimony: PW Campbell is a design/build firm that specializes in the development of financial institutions, specifically credit unions; hired by Campbell employees to help develop the project. Two options of the plan have been presented. Premium Option: Two-story facility; 10,700 sq. ft. plus a 934 sq. ft. drive-up canopy on the side of the building. Leaning towards ingress/egress – curb cut and a half. Footprint is similar to the one that was there. Even if they went to a one-story building, the front would be raised up a bit higher to create a prominent entrance. Whether the building is one or two-story would depend on budget.

Mr. DeFreytas testimony: Discussion of ingress/egress. Chairman Dugan does not feel DOT will agree with their suggestion; he would rather see one in/one out. Also, discussed area in back and possibly extending the building into that area. Discussion of buffers, sidewalks. Parking: 53.5 spaces required; they have 56.

Credit Union has 12,000 customers; only open to Campbell's employees.

Mr. Cantwell stated that stormwater will be a problem. Entrance is tight for trucks entering the site. A loading zone is required because facility is over 10,000 sq. ft.; however, they may ask for a waiver. Street trees are required. Site is partially wooded; a plan is needed of any trees greater than 5" in diameter which will be removed. Requirement is compensation for removing trees or planting trees elsewhere.

Board: None

Public: None

Old Business:

Minutes:

February 28, 2018
Motion to Approve: Bennett/Dugan. All Approve.

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Reports:

Solicitor: Resolutions

2018-PB-02: 66 W. Main St. – Block 127; Lot 14; Ardit Cami; P-18-2

Motion to Approve: Kauffman/Troso. All Approve.

Eligible to Approve: Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini
Angelo Spinelli
Heather Talarico
Frank Troso, Alt. 1

Engineer: None

Community Development: None

Adjourn:

Motion to Adjourn: Wells/Kauffman. All in Favor.

MINUTES
MAPLE SHADE PLANNING BOARD
APRIL 25, 2018

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Absent: Charles Kauffman
Teresa Porrini
Angelo Spinelli
Rob Wells
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

New Business:

300 S. Lenola Rd. – Block 189; Lot 4.04, Rise Chiropractic Inc.; P-18-5
Zone: Business Development (BD) Existing Use: Shopping Center
Proposed Use: Chiropractor Office Former Use: Sir Speedy
Application: Change of Use; Site Plan Waiver

Dr. Shane Michael Becker, Applicant, sworn in by Attorney Boraske.

Testimony by Dr. Becker: Chiropractic office; focusing on just adjusting; will not be selling products; two employees; hours: 10 AM – 1 PM and 3 PM – 6:30 PM, Monday – Friday. Applicant's first office.

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Board: None

Public: None

Motion to Close Public Portion: Troso/Talarico. All in Favor.

Mr. Cantwell reminded applicant that signage should comply with Township ordinance.

Motion to Approve: Troso/Bennett. Roll Call: All Approve.

Old Business: None

Minutes:

March 28, 2018

Motion to Approve: Troso/Bennett. Approved. (Joseph Andl - abstain)

Reports:

Solicitor: None

Engineer: None

Community Development: None

Board Questions/Comments: None

Adjourn.

Motion to Adjourn: Troso/Bennett. All in Favor.

MINUTES
MAPLE SHADE PLANNING BOARD
MAY 23, 2018

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini
Angelo Spinelli
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Absent: Rob Wells
Raj Bath, Alt. 2

Also Present: Brian P. Budic, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer/
Kevin Rijs, Community Development Director

New Business:

54 W. Main St. – Block 127; Lot 10.01; Danny’s Amp Service Inc.; P-18-6

Zone: Downtown Business (DB)

Existing Use: Vacant

Application: Change of Use; Site Plan Waiver

Applicant sworn in by Attorney Budic.

Building is currently empty/ready to move in. Repair of musical instruments – or anything that is plugged into the wall. Two employees. Hours: 11 AM – 6 PM, Monday – Saturday; closed Sunday. Downtown parking.

Board: None

Public: None

Motion to Close Public Portion: Porrini/Talarico. All in Favor.

Motion to Approve: Porrini/Bennett. Roll Call: All Approve.

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Page 2**

461 Route 38 W. – Block 144; Lot 18 Unit C; Detangled Salon; P-18-9

Zone: Highway Commercial (HC)

Existing Use: Vacant unit in new strip shopping center

Application: Change of Use, with Site Plan waiver request – Beauty Salon

Donna D’Andrea, Applicant, sworn in by Attorney Budic.

Unit is currently empty/ready to move in. Hair and waxing. Six employees. 12 PM – 8 PM, Wednesday, Thursday, Friday; 10 AM – 5 PM, Saturday & Sunday. No parking issues.

Board: None

Public: None

Motion to Close Public Portion: Kauffman/Troso. All in Favor.

Motion to Approve: Troso/Bennett. Roll Call: All Approve.

10 Morris Ave. – Block 84.01; Lot 5; Eastern Lift Company; P-18-4

Zone: Business Development (BD)

Existing Use: Vacant Industrial Building

Application: Change of Use; Site Plan Waiver

Frank V. Tedesco, Esq.

Dennis O’Neill, Business Development Manager – Eastern Lift Company, sworn in by Attorney Budic.

Clarification by Mr. Cantwell: BD zone allows warehouses, but prohibits the sale of motorized vehicles. Even though the lifts are motorized vehicles, they are not intended to be on the road and are not licensed motor vehicles. He does not think ordinance was written to prevent forklifts from being sold. Seeking opinion from the Board. Chairman Dugan stated that ordinance was drawn up due to proliferation of used car lots. Mr. Rijs, as Zoning Officer, agrees with Engineer. Board agrees that it is an allowable use.

Mr. Tedesco: Owner of the property is Kaplan Family Partners, LLC. Building is under contract to Eastern Lift Truck. Changes will not increase the footprint of the building; all requirements are pre-existing. What is there now does not meet Township ordinances; they will need a series of variances that the Board believes are necessary. Will be testimony on fencing and visual screening.

Mr. O’Neill: Started with company in 1973; is one of the family members of the business (Dan Pruitt is the owner). He left the company for a number of years, and was brought back approximately five years ago. Mr. O’Neill gave an overview of company history. Original company was Allis Chalmers forklift dealer; Mr. Pruitt was the General Manager and bought business in 1971. At that time, had 40 employees

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and did \$8 million in business; today, they have almost 900 employees at 17 locations in seven states. Primary business is sales, service, parts, and rental of fork lift trucks. Also in material handling business – they design material handling side of warehouses; dock/door division does installation at industrial plants and facilities, and repair work. Majority-wise, work is done off site. There are three sites on Linwood Avenue. A large number of lift trucks are stored there, and they do not have enough space to store all equipment. Intention for building at 10 Morris Avenue is to alleviate parking issues that they have at Linwood Avenue. Building is designed to be a storage area; all electric-use trucks will be moved into the building. Propane and diesel-powered trucks will be stored in back yard on the site that is fenced in. Six employees will be moved over from Linwood Avenue. Hours: 7 AM – 5 PM, Monday – Friday. Trash: dumpster at facility. No painting; one mechanic on staff. Normally, no visitors at Linwood Avenue location; usually, sales are completed at customer location. Testimony with regard to parking, ADA compliance, off-loading/loading of shipments, storage, and buffer screening. Building lighting will be on timers – turn on at 6 AM; turn off at 8 PM. Pavement in back of building will be repaved; building will be painted.

Comments by Mr. Cantwell. Buffering requirements will have to be waived. Previous owners are clearing site of their debris. Variances needed: Parking; Buffer areas and screening; Safety fence and visual screening.

Public: Jeff Resnick, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., and Rosemary Creek, Creek Associates LLP, who owns and operates 11 Morris Avenue. Wants to ensure there will be no obstruction on Morris Avenue; they have the easement to use Morris Avenue. Having heard testimony that there will be no obstruction, they have no objection to the application.

Motion to Close Public Portion: Troso/Porrini. All in Favor.

Board: Question regarding propane tank storage (*will be in caged area*). Question regarding fence facing Rt. 73 – currently a cyclone fence; past problems with debris along fence. Will this be buffered? *Repair work being done on that section of the fence.*

Motion to Approve with variances: Porrini/Talarico. Roll Call: All Approve.

Minutes: April 25, 2018

Motion to Approve: Troso/Talarico. All Approve.

Reports:

Solicitor: Resolutions

2018-PB-03: 300 S. Lenola Rd. – Block 189; Lot 4.04, Rise Chiropractic Inc.; P-18-5

Motion to Approve: Andl/Talarico. Roll Call: All Approve.

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Eligible to Approve: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Engineer: None. Chairman Dugan complimented Engineer report.

Community Development: None. Ms. Porrini complimented Mr. Rijs's paperwork.

Adjourn.

Motion to Adjourn: Porrini/Andl. All In Favor.

**MINUTES
MAPLE SHADE PLANNING BOARD
JUNE 27, 2018**

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini
Heather Talarico
Robert Wilt

Frank Troso, Alt. 1
Raj Bath, Alt. 2

Absent: Angelo Spinelli
Rob Wells

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

New Business:

Block 171; Lots 1.03; 1.05; 1.06 – Robert Hunter; P-18-7

Zone: Residential – 2 (R-2)

Application for lot line adjustment. Prior Approval SDR292-98

Ellen McDowell, Esq.

Robert Hunter, applicant, sworn in by Attorney Boraske.

Subdivision of property that, many years ago, was approved by Planning Board; unfortunately, never recorded. The purpose of minor subdivision was to take property off of two lots (1.03 and 1.06) on Fellowship and incorporate land into Lot 1.05. Applicant requesting approval again.

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Clarification given by Attorney Boraske: just consider as any lot line adjustment/minor subdivision. Board has to consider whether it meets the minor subdivision code or if any variances or waivers are required. Subsequent to discussion, it was to proceed as with any other lot line adjustment/minor subdivision. Comments by Mr. Cantwell; confirmation by applicant that owners of lots 1.03 and 1.06 are in agreement and are not encroaching on lot being transferred.

Public: None.

Motion to Close Public Portion: Porrini/Kauffman. All in Favor.

Board: None.

Motion to Approve lot line adjustment: Kauffman/Porrini. Roll Call: All Approve.

103-119 W. Main St. – Block 64; Lots 1; 2; 3; 4; 5; & 8; Barrons Urban Renewal; P-18-8 (SPR123)
Zone: Downtown Business (DB) and Redevelopment Area
Application to extend Planning Board approvals granted 12/04/2013 – mixed use commercial and residential (60 units)

Richard F. Roy, Jr., Esq.

Kevin Kavanaugh, Barrons Urban Renewal Associates

Extension of approval. 60 unit, affordable housing building with 9,000 sq. ft. of retail. Project will involve State funding. The project, as approved previously, is not changing. The building, parking, and traffic will be exactly the same. The only minor change would be concerning the 60, age-restricted, 62 and over, units. With some of the rules changing due to State funding, 15 of the units should be “special needs,” as defined by the State. It could be someone who suffered a head injury due to a car accident or a homeless veteran. These units will not be 62 and over. The extension is needed to satisfy the State that it is still valid.

Mr. Cantwell comments. Per Attorney Boraske, Board should consider whether there have been any zoning changes since the prior approval (there haven't been). They are seeking extended protection from any future changes in our zoning rules; they are entitled to seek the extensions under the Municipal Land Use Law. If application is approved, the resolution has been prepared for approval this night.

Public: None

Motion to close public portion: Porrini/Troso. All Approve.

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Mr. Cantwell: Are the 15 “special needs” units still restricted to 55 and over? There are two Federal elections that have to be made: one is 62+; the second is 55+. 55+ carries with it the requirement that at least one person in 80% of the units has to be 55. For 62+, both have to be 62+. Technically, 20% don’t need to be. “Special needs” is any age.

Factfinding/conditions of resolution by Attorney Boraske.

Motion to extend approval: Porrini/Bennett. Roll Call: All Approve.

494 Rt. 38 E. – Block 173.01, Lot 2.03; Campbell EFCU; P-18-10

Zone: Business Development (BD)

Proposed Use: Campbell Employees Federal Credit Union

Application: Preliminary Major Site Plan with Bulk Variance – Proposed 8,200 sf office building on presently vacant lot.

Continuance until July 25, 2018 requested. Applicant not required to re-notice.

Motion to Grant Extension: Porrini/Bennett. Roll Call: All Approve.

Old Business: None

Minutes:

May 23, 2018

Motion to Approve: Kauffman/Troso. All Approve.

Reports:

Solicitor: Resolutions

2018-PB-04: 10 Morris Ave. – Block 84.01; Lot 5; Eastern Lift Company; P-18-4

Motion to Approve: Porrini/Troso. Roll Call: All Approve.

Eligible to Approve: Joseph Andl	Angelo Spinelli
Justin Bennett	Heather Talarico
Joseph Dugan, Chairman	Robert Wilt
Charles Kauffman	Frank Troso, Alt. 1
Teresa Porrini	

2018-PB-05: 54 W. Main St. – Block 127; Lot 10.01; Danny’s Amp Service Inc.; P-18-6

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Motion to Approve: Kauffman/Porrini Roll Call: All Approve.

Eligible to Approve: Joseph Andl	Angelo Spinelli
Justin Bennett	Heather Talarico
Joseph Dugan, Chairman	Robert Wilt
Charles Kauffman	Frank Troso, Alt. 1
Teresa Porrini	

103-119 W. Main St. – Block 64; Lots 1; 2; 3; 4; 5; & 8; Barrons Urban Renewal; P-18-8 (SPR123)

Zone: Downtown Business (DB) and Redevelopment Area

Application to extend Planning Board approvals granted 12/04/2013 – mixed use commercial and residential (60 units)

Motion to Approve: Porrini/Kauffman. Roll Call: All Approve.

Eligible to Approve: Joseph Andl	Heather Talarico
Justin Bennett	Robert Wilt
Joseph Dugan, Chairman	Frank Troso, Alt. 1
Charles Kauffman	Raj Bath, Alt. 2
Teresa Porrini	

2018-PB-06: 461 Route 38 W. – Block 144; Lot 18 Unit C; Detangled Salon; P-18-9

Motion to Approve: Porrini/Wilt. Roll Call: All Approve.

Eligible to Approve: Joseph Andl	Angelo Spinelli
Justin Bennett	Heather Talarico
Joseph Dugan, Chairman	Robert Wilt
Charles Kauffman	Frank Troso, Alt. 1
Teresa Porrini	

Board Comments: Introduction of Robert Schwartz, Florio Perrucci Steinhardt & Cappelli, Cherry Hill office; conducting land use meetings.

Adjourn:

Motion to adjourn: Porrini/Kauffman. All in Favor.

**MINUTES
MAPLE SHADE PLANNING BOARD
JULY 25, 2018**

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Rob Wells
Robert Wilt
Frank Troso, Alt. 1

Absent: Joseph Andl
Teresa Porrini
Angelo Spinelli
Heather Talarico
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

New Business:

11 W. Main St. – Block 63; Lot 8; Jason Bloomquist (Dream Vacations); P-18-13

Zone: Downtown Business (DB)

Existing Use: Vacant beauty store

Application: Change of Use: Site Plan Waiver request. Proposed Use: Travel Agent Offices

Jason Bloomquist, applicant, sworn in by Attorney Boraske.

Business Relocation; currently located on Route 38. Parking: one dedicated spot; municipal lot for customers. There will be three less employees – four total; no more than three in the office at one time. Hours: will be 10 AM – 7 PM, Monday through Friday; 10 AM – 5 PM, Saturday. Most business is appointment only; large groups. Most business with large groups is conducted off-site. Will be running both offices until lease is up on Route 38 location. Will be replacing sign.

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Board: Discussion regarding parking; Board decision that there is sufficient parking (municipal lots on both sides of Main Street service all businesses), and no variance is needed.

Public: None

Motion to Close Public Portion: Kauffman/Troso. All Approve.

Motion to Approve: Bennett/Kauffman Roll Call: All Approve.

455 Rt. 38 W. – Block 142; Lot 7; Bernardo – LaMexicanita; P-18-12

Zone: Commercial (C)

Existing Use: Therapy Service Use

Application: Change of Use: Site Plan Waiver request. Proposed Use: Retail

Bernardo Bautista, applicant; Jose Jesus Guitierrez, Translator, sworn in by Attorney Boraske.

Convenience store, selling Hispanic foods, milk, eggs, etc.; dry goods only (similar to Family Dollar). Formerly, a therapy office. Hours: 9 AM – 10 PM, seven days a week; Employees: 2

Mr. Cantwell comments: receipt of a survey from owner has not been complied with; parking lot is in good shape.

Public: None.

Motion to close Public Portion: Kauffman/Wilt. All Approve.

Board: None.

Motion to Approve: Troso/Wilt Roll Call: All Approve.

494 Rt. 38 E. – Block 173.01, Lot 2.03; Campbell EFCU; P-18-10

Zone: Business Development (BD)

Proposed Use: Campbell Employees Federal Credit Union

Application: Preliminary Major Site Plan with Bulk Variance – Proposed 8,200 sf office building on presently vacant lot.

Michael Dupont, Esq., Mckenna, Dupont, Higgins & Stone
Douglas Polyniak, Dolan & Dean Consulting Engineers; Joel DeFreytas, PE, CMC Engineering;
David Fuller, Architect, PW Campbell sworn in by Attorney Boraske.

8,200 - 8,500 sq ft building with drive-up canopy; bifurcated driveway. Credit union hours: 8 AM – 4 PM (may expand hours); 15 employees.

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Joel DeFreytas: Licensed engineer in PA, NJ, MD, and DE. Gave synopsis of entire project. There is a flood plain along back property line. Is in Business Development zone. Three variances needed: front yard, property line, and trash enclosure. Building set-back is need. There are buffers that are not needed: parking lot buffer; side yard buffer in parking lot; and landscape buffer. By approving the variances, there will be no negative issues regarding properties nearby or in this particular zone. Testimony regarding storm water (all water goes to interconnected back basin and front pit), planting design (low shrubs in front, along with arborvitae), and parking requirements. Concerns regarding fire lane compliance have been addressed. Proposed signage discussed (no sign variances needed). A form for a study will be submitted to the State; they will determine the valuation of the flood plain which, in turn, will determine buffer. Trash enclosure set-back (making it easier for trash truck ingress/egress): 30 ft. required; 3.3 ft. proposed.

Douglas Polyniak testimony regarding traffic. There will be separate entrance/exit on site – counter clockwise flow. Cueing discussed. On Site loading zone waiver requested.

David Fuller testimony. Certified architectural expert. Intention of Credit Union to build in green and ecological manner. Described metal screening around roof-top mechanical unit, LED lighting, motion sensors in offices, and colored LED lighting on façade. Addressed lighting in parking lot.

Mr. Cantwell comments and review of waivers/variances. Waiver for submission requirements for Environmental Impact Statement; no objection to waiving requirement. Buffer set-back is 15 ft. Decision on sidewalk would be Council's. Shrubs will be added to trees. Architect will provide additional information as to screening of mechanical unit on roof.

Public: None

Motion to close public portion: Kauffman/Bennett. All Approve.

Board: Question regarding loading zone.

Request is for preliminary and final approval, including variances, waiver for Environmental Impact Statement, and DOT approval.

Motion to Approve: Bennett/Troso. Roll Call: All Approve.

2834 Rt 73 N. - Block 189.01; Lot 2; Goodwill Industries of S. New Jersey & Phila. Inc.; P-18-11
Zone: Business Development (BD)
Existing Use: Shopping Center; Vacant Grocery Store
Proposed Use: Donation Center and Store; Goodwill
Application: Change of Use – Site Plan Waiver

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James W. Burns, Esq., Dembo, Brown & Burns

Michael Shaw, Chief Operating Officer, Goodwill Industries; Mark Malinowski, Stout & Caldwell Engineers, sworn in by Attorney Boraske.

Change of use approval and site plan waiver for proposed Goodwill Sales and Donation Center to occupy existing vacant retail building next to Lowe's; address is 2834 Rt. 73 North. Goodwill proposing to move retail sales portion next to Lowe's; corporate offices will remain at 2835 Rt. 73 North. Most site work to be done will be internal – broken windows will be made shorter and repainting, as needed. Minor changes proposed. Large parking lot shared by all businesses in Lowe's shopping center. Goodwill has not been able to obtain a survey from Kimco, Landlord/Property Owner, so they will provide a survey for the Board.

Michael Shaw testimony. Goodwill is a retail thrift operation. Donations are received, processed, and put out for sale. Sales generate revenue to fund programs which provide job education and training. No changes will be made to footprint of the property. Building is 19,400 sq. ft. – 15,000 sq. ft. will be used for retail sales, 4,000 sq. ft. will be used for sorting of merchandise. Approximately 450 sq. ft. will be an entrance way where donations will be received. There will be a computerized donation kiosk. Hours: 9 AM – 9 PM, Monday through Saturday; 10 AM – 6 PM on Sunday. Employees: 25 – 30 (approximately 12 at any one time). Customers/donors average between 200 – 250 during the week; on the weekend, between 250 – 300. There is ample parking. In addition to windows and painting, a ceiling, carpet tiles, and power poles for registers will be installed, and soffits will be filled in. A 28 ft. straight truck will be used for deliveries (one delivery per day). Signage will be displayed discouraging off-hours. They are proposing one clothing drop bin in rear of building to accommodate after-hours donations. There will be no outside storage and no outside trash receptacles. All trash is picked up and taken to a central warehouse. Tractor trailer (currently used for storage) will be removed; everything will be inside the building.

Mr. Cantwell: No objection to requested submission information waivers. Suggested that they submit an aerial photo as an alternative to as-build survey. Comments regarding clothing bins. Bring up to ADA standards.

Public: None

Motion to Close Public Portion: Troso/Wells. All Approve.

Board: Suggestion that cameras should be on outside of facility.

Motion to Approve: Wells/Kauffman. Roll Call: All Approve.

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Old Business: None

Minutes:

June 27, 2018

Motion to Approve: Bennett/Kauffman. All Approve.

Reports:

Solicitor: Resolutions:

2018-PB-08: Block 171; Lots 1.03; 1.05; 1.06 – Robert Hunter; P-18-7

Motion to Approve: Troso/Bennett Roll Call: All Approve.

Eligible to Approve: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini
Healthier Talarico
Robert Wilt
Frank Troso

Engineer: None

Community Development: None

Adjourn

Motion to Adjourn: Wells/Kauffman. All Approve.

**MINUTES
MAPLE SHADE PLANNING BOARD
SPECIAL MEETING
SEPTEMBER 4, 2018**

The special meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Justin Bennett
Joseph Dugan, Chairman
Teresa Porrini
Heather Talarico
Rob Wells
Frank Troso, Alt. 1
Raj Bath, Alt. 2

Absent: Joseph Andl
Charles Kauffman
Angelo Spinelli
Robert Wilt

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

Purpose of meeting is to approve two Solicitor's Resolutions:

2018-PB-11: 494 Rt. 38 E. – Block 173.01, Lot 2.03; Campbell EFCU; App# P-18-10

**2018-PB-12: 2834 Rt. 73 N. – Block 189.01; Lot 2; Goodwill Industries of S. New Jersey & Phila.,
Inc.; App# P-18-11**

Motion to Approve: Wells/Troso. Roll Call: All Approve.

Eligible to Approve: Justin Bennett
Charles Kauffman
Rob Wells
Frank Troso, Alt. 1
Robert Wilt
Joseph Dugan, Chairman

Adjourn:

Motion to Adjourn: Wells/Porrini. All In Favor.

**MINUTES
MAPLE SHADE PLANNING BOARD
OCTOBER 24, 2018**

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini, Vice Chairman
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Absent: Angelo Spinelli
Rob Wells
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer
Kevin Rijs, Community Development Director

New Business:

3000 S. Lenola Rd. – Block 189, Lot 4.07; 525 Associates LLC; P-18-14

Zone: Business Development (BD)

Existing Use: Office Building Proposed Use: No Change

Application: Minor Site plan – 4,000+/-SF building addition

Ellen McDowell, Esq., McDowell Law PC
Peter Lazaropoulos, Notis Architects Engineers, sworn in by Attorney Boraske.

Seeking to amend site plan approval granted in 2013 to construct a 4,042 sq. ft. addition to the existing 20,000 sq. ft. building.

Mr. Lazaropoulos testimony: Property was divided into three lots approximately 30 years ago. Proposing to build only one of the floors of 20,000 sq. ft. and install all of the parking for total development. Handicapped spaces will be relocated. Foundation landscaping proposed. Additional 20 employees, additional bathrooms, and open area for employees. Utilities will be extended with little disturbance.

**MINUTES
MAPLE SHADE PLANNING BOARD
OCTOBER 24, 2018
Page 2**

Review of application by Mr. Cantwell: One waiver being requested: submission information – stormwater calculations. Given the small size of the project, no objections. Requirements for parking are met for lot and entire complex. Waiver previously granted (two loading zones are required for the size); requesting a new waiver. Discussion concerning new door in the back which opens up into drive aisle and lighting (LED). Loading zone variance should be granted.

No problems at Site Plan.

Board: None

Public: None

Motion to Close Public Portion: Troso/Porrini. All Approve.

Motion to Approve (including variance): Troso/Kauffman. Roll Call: All Approve.

461 Route 38 W. – Block 144; Lot 18; Reyta’s Restaurant; P-18-15
Zone: Highway Commercial (HC)
Existing Use: Strip Shopping Center Proposed Use Restaurant
Application: New Use - Site Plan Waiver

Marcos Medroso and Mark Reyta, applicants; Alan Lauer, VP 38 Realty LLC, sworn in by Attorney Boraske.

Setting up Filipino-American restaurant. Ethnic food accessible to diners from South Jersey and Delaware (will not have to travel to North Jersey for a Filipino restaurant).

One section will be a restaurant; another section will be a mini-mart of Filipino goods which cannot be purchased in a regular market. Space is currently empty. Employees: Six (two in kitchen, two in front, and two in the dining room). Seating Capacity: 40. Hours of Operation: Monday – Friday: 10 AM – 8 PM, Weekend: 8 AM – 7 PM. Comments by Mr. Cantwell. Standard; meets requirements. Sign package to be submitted at a later date; signage will be under 75 sq. ft. Compliance with regulations for grease traps is required. No problems from Site Plan.

Board: None

Public: None

Motion to Close Public Portion: Kauffman/Porrini

Motion to Approve: Porrini/Troso. Roll Call: All Approve.

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MAPLE SHADE PLANNING BOARD
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Old Business: None

Minutes:

July 25, 2018
September 4, 2018 Special Meeting
Motion to Approve: Porrini/Troso. All Approve.

Reports:

Solicitor: Resolutions

2018-PB-09: 455 Rt. 38 W. – Block 142; Lot 7; Bernardo – LaMexicanita
Motion to Approve: Troso/Wilt. Roll Call: All Approve.

2018-PB-10:11 W. Main St. – Block 63; Lot 8; Jason Bloomquist (Dream Vacations)
Motion to Approve: Troso/Kauffman. Roll Call: All Approve.

Eligible to Approve: Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Rob Wells
Robert Wilt
Frank Troso, Alt. 1

Engineer: None

Community Development: None

Adjourn

Motion to Adjourn: Kauffman/Andl. All In Favor.

MINUTES
MAPLE SHADE PLANNING BOARD
NOVEMBER 28, 2018

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

Roll Call:

Present: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini, Vice Chairman
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Absent: Angelo Spinelli
Rob Wells
Raj Bath, Alt. 2

Also Present: Stephen J. Boraske, Esq., Solicitor
John Cantwell, P.E., P.P., C.M.E., Engineer

New Business:

417 S. Forklanding Rd. – Block 113; Lot 1; Joe Angelo; P-18-16

Zone: Residential – 1 (R-1)

Existing Use: Vacant

Proposed Use: Single-family home/s

Application: Minor Subdivision (one lot into two lots) with “C” Variance request.

Joseph Angelo, applicant, sworn in by Attorney Boraske.

Vacant property; owner deceased. Property became dilapidated; Township demolished the house in early 2000’s, and liens were put on the land. Liens were not selling at lien sales; Township negotiated a sale to Mr. Angelo. Parcel will be divided into two. One house will face South Forklanding Road, and the other will face Sunset Avenue. Because of the configuration of the lot facing South Forklanding Road, rear property line is reduced from 49’ to 42’.

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MAPLE SHADE PLANNING BOARD
NOVEMBER 28, 2018
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Mr. Cantwell reviewed engineer's letter dated October 9. Only variance is the Sunset Avenue frontage; all other requirements are met. Since these are reverse frontage lots, an easement may be considered preventing access to the street from backyard. Applicant is agreeable to replacing sidewalk on South Forkland Road. No curb/sidewalk on Sunset Avenue; waiver requested. If granted, a contribution in lieu of curb and sidewalk will be required. Grades are low, and applicant's engineer is working on getting grades to 1½. The grades along property line where swale is are of greatest concern. Also, downspouts will be faced in the best way for drainage. Discussion regarding trees and screening. Five new trees are required for compensation. Applicant requested that additional evergreens being planted along the back (25' buffer) count as part of the compensation.

Per Chairman Dugan, waivers are sidewalks/curbs, trees, and additional evergreens as buffer.

Public: None

Motion to Close Public Portion: Porrini/Kauffman. All Approve.

Board: Suggestion that applicant be granted partial relief from compensation (five trees) for planting additional evergreens as buffer. Chairman Dugan recommended approval of planting two trees (instead of five) and buffering across back of property.

Variance for back lot; waivers for curbs and sidewalk on Sunset Avenue, berm, and trees – to include two street trees – one on each property – and two trees/buffering.

Motion to Approve: Porrini/Talarico. Roll Call: All Approve.

Maple Shade Board of Education various improvements N.J.S.A. 40:55D-31. Wilkins Elementary School and High School. Improvements subject to a public referendum and voter approval December 11, 2018.

Beth Norcia, Superintendent; Michael McClure, Board of Education President; Richard Winter, Supervisor of Facilities; Diana Cawood, Business Administrator; Robert N Garrison, Jr., Garrison Architects

Presentation by Beth Norcia and Robert N Garrison, Jr. regarding referendum.

Board: Questions regarding plumbing and parking.

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MAPLE SHADE PLANNING BOARD
NOVEMBER 28, 2018
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Old Business: None

Minutes:

October 24, 2018

Motion to Approve: Porrini/Troso. All In Favor.

Reports:

Solicitor: Resolutions

2018 –PB-13: 3000 S. Lenola Rd. – Block 189, Lot 4.07; 525 Associates LLC; P-18-14

Motion to Approve: Porrini/Troso. Roll Call: All Approve.

2018-PB-14: 461 Route 38 W. – Block 144; Lot 14; Reyta’s Restaurant; P-18-15

Motion to Approve: Kauffman/Troso. Roll Call: All Approve.

Eligible To Approve: Joseph Andl
Justin Bennett
Joseph Dugan, Chairman
Charles Kauffman
Teresa Porrini, Vice Chairman
Heather Talarico
Robert Wilt
Frank Troso, Alt. 1

Engineer: None

Community Development: None

Adjourn.

Motion to Adjourn: Troso/Porrini. All In Favor.