

MAPLE SHADE PLANNING BOARD
JANUARY 27, 2016

The regular and reorganization meeting of the Planning Board was called to order by Acting Attorney, Richard Wells, Esq.

All rose for the Pledge of Allegiance.

Public notice has been given in accordance with the Open Public Meetings Act to the Courier Post and Burlington County Times.

Oaths of Office was administered by Mr. Wells to Deputy Mayor, Nelson Wiest, Member Class III, Term expires 12/31/2016; Heather Talarico, Member Class IV, Term expires 12/31/2019; Justin Bennett, Member Class IV, Term expires 12/31/2016; Angelo Spinelli, Member, Term expires 12/31/2016i.

Organization of Board: The following individuals were nominated and elected :

Chairman:	Joe Dugan
Vice Chairman:	Jim Fletcher
ZB Attorney:	Richard Wells, Esq. & Firm
ZB Engineer:	Paul Cray. P.E. (Remington & Vernick)
Recording Secretary:	Debbie Henderson

Mr. Dugan then presided over the meeting as Chairman.

Roll Call:

Present:

Joe Dugan, Chairman
Jim Fletcher, Vice Chairman
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Lou Wells, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1
Raj Bath, Alt. #2

Absent:

Louis Manchello, Mayor

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., Engineer
Kevin Rijs, Community Development Director

Separate motions were made and seconded to approve the Meeting Dates for 2016 set by Council and approve the Official Newspaper authorized by Council. All voiced approval.

Minutes:

The November 19, 2015 Minutes will be submitted next month for approval.

New Business:

King House – 15 W. Main St. (Bl. 63/6.002) – SPW-348 – Ownership Change Downtown Business District; restaurant use remains unchanged.

Liu Zeng Qin was sworn in by Attorney Wells. Hours of operation: M-F: 11:00 am – 10 pm; Sat: 11 am – 11 pm; Sun: 11 am – 11 pm. Chinese take out restaurant with 8 tables inside for eat in.

Mr. Fletcher reported Site Plan Review had no issues.

Mr. Cray had no engineering issues.

Opened to the Public:

No one appeared to give testimony. Motion made and seconded to close public portion.

Motion to approve made and seconded. Roll call: all in favor.

Tamla L. Doss Hair Salon – 301 E. Main St. – (B55/20) – SPW-349
Downtown Business District

Tamla Doss sworn in by Attorney Wells. Hours: Closed Mon.; T-W 9:30 – 5:00 pm; T-F-S: 9:30 – 7:00 pm.

Mr. Fletcher reported Site Plan Review concerned only one parking space available. Applicant stated she is aware of that and will advise customers.

Opened to the public:

No one appeared to give testimony.

Motion made and seconded to close public portion: all in favor.

Motion made (Porrini/Wells) to approve application. Roll Call: all in favor.

Resolutions:

90-Day Abs, 6 N. Forklanding Rd. (B63/8) – SPW-347

CKS Properties, 570 Sunset Rd., (B164/22 – SDR-360 – Minor Subdivision

Motion to adopt made and seconded (Fletcher/Wells). Roll call: all in favor with the exception of Mr. Wiest who abstained.

Community Development:

Joe Augustyn (Alaimo Group) reported on the Master Plan Reexamination Report 2016 Schedule: Planning Board Meetings 3/23 and 4/27, as well as the Master Plan Update: Housing Element and Fair Share Plan.

Public Hearing will be held in April 2016. Kevin and Paul Cray will work together.

Motion made (Wells/Fletcher) to recommend approval to Council.

Adjourn:

Motion made (Porrini/Dugan) all voicing in favor.

**THESE MINUTES ARE A BRIEF SUMMARY OF THE PROCEEDINGS
AND SHOULD NOT BE TAKEN AS VERBATIM TESTIMONY.**

Next Meeting – February 24, 2016

Respectfully submitted,

Lorraine Fidler
Recording Secretary

MAPLE SHADE PLANNING BOARD
FEBRUARY 24, 2016 – 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Oaths of Office were administered by Attorney Brian Budic to two members not sworn in at January meeting: Mayor Louis Manchello and Raj Bath, Alt. #2.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Theresa Porrini, Member
Louis Wells, Member
Robert Wilt, Member
Justin Bennett, Member
Raj Bath, Alt. #2

Absent: Angelo Spinelli, Alt. #1

Also Present: Brian Budic, Solicitor
Paul Cray, P.E., Engineer
Kevin Rijs, Community Development Director

Minutes:

Motion was made to approve Minutes of November 19, 2015 and January 27, 2016 (Wells/Fletcher). All in favor.

New Business:

Habitat for Humanity SPR-312 (Minor Site Plan)
B173.02 Lots 3.01 & 3.02
Zone: Planned Development District (PD)

Niall J. O'Brien, Esq., Archer & Griener PC, Haddonfield. Stated that this is change of use and site plan approval for two lots: Lot 3.01 owned by Davis Enterprises; Lot 3.02 owned by applicant.

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Oaths of Office administered by Board Attorney to Tristan Keyser, Habitat for Humanity, Restore Manager; Robert Stout, PE, Stout & Caldwell Engineers.

Per Mr. O'Brien, Lot 3.02 is restore building and Lot 3.01 is currently a vacant warehouse building. Applicant is proposing using warehouse building for storage of materials and for sales and collection activity. There is no direct connection between the two lots, so persons going from restore facility to warehouse and vice versa would have to use highway system (Rt. 38/ Old Kings Highway/Rt. 41). Habitat for Humanity has appeared at Site Plan Review Committee, and it was recommended that a driveway connection between the two lots be provided. Went from waiver to application for site plan approval to provide interconnection.

Mr. Keyser spoke on the history of Habitat for Humanity and their role throughout Burlington County. They currently have 22 full-time employees. They own one property and are leasing the second from Davis Enterprises. Currently, they have 6 – 7 truck deliveries per day. Dumpster on site; picked up twice monthly.

Mr. Fletcher reported on Site Plan. Back parking lot of leased building is in bad shape. Parking spaces (customer) being proposed on east end of building; heading west, Acura is parking cars on lot and cars are parked on grass. Asphalt is missing in areas and there is a flooding problem (ponding). For public safety, asphalt has to be redone. Also, lighting has to be installed.

Applicant agrees to Engineer's letter; they are addressing lighting and stormwater. Mr. Stout spoke to landlord, and landlord agreed to do paving; Habitat for Humanity will do everything else. Mr. Cray spoke about performance guarantee, paving, striping, etc. that is to be completed before public is allowed to enter warehouse. Mr. Fletcher questioned lighting proposal.

Opened to the public:

No one appeared to give testimony.

Motion made and seconded to close public portion (Wells/Wiest). All in favor.

Questions from Mr. Wiest regarding Acura and signage; questions from Mr. Manchello regarding hours and lighting. Hours: Monday through Friday, 10 AM – 6 PM, Saturday, 9 AM – 6 PM, Sunday, 10 AM – 6 PM. Office component opens at 8:30 AM.

Motion to approve subject to Engineer's letter and guarantees (Porrini/Manchello). Roll Call: all in favor.

J&J Builders, Inc.; Joseph Angelo (SDR-400)
315 East Mill Road (Block 93; Lots 10 & 10.02)
4 x Lot Residential Subdivision; Zone: Residence District R-2

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Joe Angelo, 412 Euclid Avenue, Haddonfield, and James A. Clancy, Engineer, Clancy & Associates, sworn in. Matthew Zabel, Esq. Four lots are facing Spruce Avenue. Discussion regarding homes facing Mill Road, the landscaping buffer, driveways, set-back, trees to be removed.

Mr. Fletcher reported on Site Plan. Great application; Site Plan was in favor of moving forward on application. Minor disagreement that applicant was looking for a waiver for curbs/sidewalks along Mill Road.

Per Chairman Dugan, sidewalk should be replaced; curb has to be replaced. Discussion regarding sidewalk/curbing. Four houses will have basements and sump pumps, discharging to grade in rear. Messrs. Cray and Clancy engaged in extensive discussion regarding storm water, drainage, and sump pump concerns.

Chairman Dugan stated that there are problems that have to be resolved; however, approval by the Board would be for subdivision only. Per Mr. Cray, there are other issues: fence encroachment (which is not a Township problem), foundation plantings, and trees in corner.

Opened to the public:

No one appeared to give testimony.

Motion made and seconded to close public portion (Manchello/Porrini). All in favor.

Agreement by both attorneys that if project is approved, it does not affect water question.

Question from Mr. Bennett regarding apron facing Mill Road (Lot 10.3).

Motion to approve subdivision and four lots (Porrini/Fletcher). Roll Call: all in favor.

Resolutions:

RESOLUTION NO.: SPW-348 GRANTING SITE PLAN WAIVER TO KING HOUSE, BLOCK 63, LOT 2.

RESOLUTION NO.: SPW-349 GRANTING SITE PLAN WAIVER TO TAMLA L. DOSS, BLOCK 55, LOT 20

Motion to adopt made and seconded (Porrini/Fletcher); Abstain: Manchello. All in favor.

Engineer: No comments.

Community Development: Mrs. Porrini complimented Mr. Rijs on agenda format; Chairman Dugan likes getting Engineer report prior to meeting. Mr. Rijs commented on building site allowance and ordinance.

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Adjourn:

Motion made (Wells/Porrini) All in favor.

MAPLE SHADE PLANNING BOARD

MARCH 23, 2016 – 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Heather Talarico, Member
Theresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Nelson Wiest
Raj Bath, Alt. #2, for Louis Wells

Absent: Nelson Wiest, Deputy Mayor, Member
Louis Wells, Member

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., Engineer
Kevin Rijs, Community Development Director

Correspondence

Draft distribution of 2016 Master Plan Reexamination Report (*N.J.S.A.* 40:55D-89) and status update for 04/27/2016.

Joe Augustyn (Alaimo Engineers). 2016 Master Plan Reexamination Report and Master Plan Amendment distributed to Board. This is a workshop and official release of draft. Public Hearing is in one month. Mr. Augustyn discussed Reexamination portion. Original Master Plan was done in 1982, with reexamination in 1988 and 1996. In 1982, Plan allowed community to focus more on commercial and industrial uses, as opposed to apartments; few changes in 1988 and 1996. 2016 continues with traditional objectives and policies established in prior Master Plan documents, and is consistent with Municipal Land Use Law Reexamination Report. Overview of recommendations.

Mr. Rijs suggested that Township may want to review and modify some ordinances.

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MARCH 23, 2016 – 7:30 P.M.

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Mr. Augustyn continued with recommendations regarding on-line/interactive forms, Tree Fund Expenditures (giving more flexibility to Public Works), Complete Streets Policy, and redevelopment planning.

Per Chairman Dugan, Planning Board members will review supplied information; however, he does not feel there will be any major problems.

Minutes:

Motion was made and seconded to approve Minutes of February 24, 2016. All in favor.

New Business:

721 E. Main St. (B84, L26); SHSIC LLC; SPW-500

Zone: Downtown Business (DB); Present Use: TV Repair

Proposed Use: Showroom & Retail Sales of Imprinted Apparel, Business marketing materials and promotional products. APPLICATION WITHDRAWN March 23, 2016

10 Willow Road - Framers Plaza Shop #4 (B189.02, L3) UBreakIfix; SPW-501

Zone: Business Development (BD); Former Use: Mattress Store

Proposed Use: Retail Store, cell phone accessories and repairs.

Per Mr. Rijs, due to an aggressive schedule the applicant has to occupy the space, they were not able to attend the Site Plan Advisory Board meeting.

Gary Kodish, Framers Plaza, and Yosef Rivera, Franchise Owner, UBreakIFix. Applicant sells/repairs cell phone accessories. There are approximately 3-5 employees, dependent on what the market calls for. Hours are: Monday – Saturday, 10 AM – 7 PM, and Sunday, 12 PM – 5 PM. Usually, customers would drop off phones and then come back approximately 1 – 2 hours later to pick them up. Ten customers in a 9-hour period. 32 parking spaces; 5 operations at Framers Plaza. Employees would park towards Naz Auto. Per Mr. Cray, site is generally kept in good shape; however, small amount of brick and curb repair to be done when you come in off Collins Road driveway and striping should be done. No further concerns.

Questions from Board: Mr. Bennett inquired about signage (one sign) and trash/recycling pick-up. Trash would normally be broken down boxes, and battery recycling is done by a third party.

Public: None. Motion made and seconded to close public portion (Porrini/Talarico). All in favor.

Motion to approve: Porrini/Bennett. Roll Call: All in favor.

480 Rt.38 – Suamit LLC (B173.01, L2.10); SPW-502

Zone: Business Development (BD); Former Use: Restaurant (Penang)

Proposed Use: Restaurant

Per Mr. Rijs, Board has been provided with an old resolution of approval for the property (Penang).

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MARCH 23, 2016 – 7:30 P.M.

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Dev Sudev, Applicant, Craig Matthews, acting as GC for the project, and Frank Piarulli, Attorney, sworn in by Mr. Wells.

Per Mr. Piarulli, it was their intent to attend Site Plan Advisory Board on March 1; however, they were not able to submit paperwork on time. Applicant has House of Asia in Cherry Hill which was in a condemnation redevelopment zone. Applicant was given demo notice on October 31, 2015. Chairman Dugan explained that it is a restaurant going into a restaurant, and Committee is primarily interested in changes from what is there now to what they will require. Applicant has already moved in, and Mr. Matthews has already cleaned property. They are requesting waiver of site plan, and asking for approval for change of occupancy. Will be a restaurant/nightclub – no bar, and will serve Indian food.

Paul Cray: Has been to site. Site is in disrepair; there is a landscape company on site doing paving, restriping, and trash enclosure.

Applicant wants to seat 135/6 employees. Distributed plans; proposing more parking. Plans say 41 parking spaces; there are currently 46. Spaces are 10' X 20'; they will be making spaces 9' X 18', so there will be 48 spaces on site. In addition, there are seven spaces in the back and five along the side, and there is a parking space easement with Sleepy's. Sleepy's is closed; however, there are 15 spaces.

Mr. Cray stated that 48 spaces will accommodate 135/6. Chairman Dugan questioned as to why they need so many extra spaces – are they planning on increasing number of people. Discussion of parking, ADA requirements, ramp, lighting, curbing, and lot condition. Mr. Cray stated that he would need more information and visual observation to see if they meet code. Mr. Fletcher would like to see drawings relevant to proposed property; feels it is a site plan waiver. After discussion with Mr. Rijs, Mr. Cray, and Mr. Piarulli, in addition to an overwhelming amount of information, Chairman Dugan stated that it would be in everyone's best interest if this was sent to Site Plan.

Motion made and seconded to send to Site Plan (Porrini/Talarico)

SENT TO SITE PLAN.

Sensational Host Redevelopment Plan dated February 2016; (Route 73; B66.01, L1 & 5; B67 L1 & 2) as prepared by Burlington County Bridge Commission Department of Economic Development and Regional Planning, Edward E. Fox AICP, PP, Regional Planning Coordinator.

Henry Gossick, potential redeveloper, and Ellen McDowell, Attorney, Edward Fox, Licensed Professional Planner, Burlington County Bridge Commission. Mr. Fox was sworn in by Mr. Wells.

Per Mr. Rijs, plan is originating with Planning Board. If the schedule is maintained, it will be sent to Council for introduction. The Governing Body may refer it back at any time should they choose to. Mr. Fox has prepared document based on preliminary investigation.

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Presentation by Mr. Fox: Planning Board approved recommendation last April for termination of properties along Rt. 73 in area of redevelopment – two properties managed by Sensational Host and two properties that the Township has (compost facility). Redevelopment Plan has five different sections. Future development will require upgrade of water. The development will require leasing of part of the compost facility. Tree spacing will be at 30'. Looked at inter-governmental relationship. It's a rather simple redevelopment plan – just some recommendations for rezoning and changing of some requirements for Site Plan.

Public: None. Motion made and seconded to close public portion. All in favor.

Motion for Board to consider reporting to the Council that Redevelopment Plan presented tonight is consistent with the Township's Master Plan. Motion made and seconded: Manchello/Porrini. Roll Call: All in favor.

Resolutions:

**Habitat for Humanity SPR-132 (Minor Site Plan) B173.02 Lots 3.01 & 3.02.
J and J Builders, Inc.; Joseph Angelo (SDR-400)_315 E. Mill Road (Block 93; Lot 10 & 10.02)**

Motion to adopt. Motion made and seconded (Manchello/Porrini); Roll Call: All in favor.

Eligible to Approve:

Chairman Joseph Dugan	Theresa Porrini
James Fletcher	Robert Wilt
Louis Manchello	Justin Bennett
Heather Talarico	

Engineer: No comments.

Community Development: Discussion regarding whether applicants should first go to Site Plan.

Adjourn: Motion made (Manchello/Fletcher). All in favor.

MAPLE SHADE PLANNING BOARD
APRIL 27, 2016 – 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor, Member
Theresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Heather Talarico
Raj Bath, Alt. #2, for Louis Wells

Absent: Heather Talarico, Member
Louis Wells, Member

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., Engineer
Kevin Rijs, Community Development Director

New Business:

2016 Master Plan Reexamination Report & Land Use Plan Amendment.
Public Hearing. Joseph S. Augustyn, PP, AICP, Alaimo Group.

Mr. Augustyn discussed key document sections and recommendations. Township is re-adopting many of the goals and objectives that were here and have been updated. Looks at income levels and what kind of community Maple Shade is. Enables community to update ordinances and be more proactive in activities for grant applications. Policy Update: policies from 2006 were too verbose; there were slimmed down to be more precise. Serves as basis for ordinances, and should be clear and concise. Forestry Management Plan: Maple Shade supports locally the NJ State Forestry Service Community Forestry Program and supports community education, awareness, outreach, and involvement in the Community Forestry Management Plan so to achieve maximum program success. Expanding design guidelines will allow for continuity in design. Spoke about lighting; Mr. Bennett questioned about purpose of lighting safety concerns in Master Plan. Mr. Augustyn discussed mixed use of downtown, tree fund money, new automobile dealerships, complete streets program, State/County/Local utility lines, and redevelopment areas.

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Public Portion: Question from Joanne Mortimer regarding a house being built behind another lot with access road (flag lot). Mr. Cray: two years ago, ordinance was change that width of building lot has to be the same with the right-of-way.

Motion made and seconded to close public portion (Wiest/Manchello). All in favor.

No Board comments. Motion to adopt findings/recommendations: Motion made and seconded (Porrini/Fletcher). All in favor.

11 W. Main St. – Naturalself Skincare LLC (Skin Love); Ciara Rivers; SPW503

Zone: Downtown Business (DB): Retail sales of skin care products.

Existing store is presently vacant: Proposed Retail Store.

Ciara Rivers sworn in by Attorney Wells. Sale of skincare products made on site by Ms. Rivers. All products will be non-toxic and made from ingredients found in the grocery store. Website is www.naturalselfskincare.com. Open 11 AM – 6 PM, Tuesday – Saturday. Future plan is for two employees; at present, only Ms. Rivers. Parking in front and back. No bulk/non-toxic materials in trash. No structural changes on outside of property; only minor interior renovations. Site Plan: Mr. Fletcher states that all deliveries will be either UPS or FedEx and that Ms. Rivers will comply with the sign ordinance.

Public: None. Motion made and seconded to close public portion (Porrini/Fletcher). All in favor.

Questions from Board: Mr. Wiest inquired if any of the products are regulated as far as ingredients. Ms. Rivers replied that skincare products are not regulated and inspections are not needed; she is voluntarily registered with the FDA.

Motion made and seconded for Site Plan Waiver: Manchello/Porrini. All in favor.

NOTE: Mr. Spinelli arrived 8PM; sitting in for Heather Talarico.

480 Rt.38 – Suamit LLC (B173.01, L2.10); SPW-502

Zone: Business Development (BD): Former Use: Restaurant (Penang)

Proposed Use: Restaurant. *Continued from 03/23 meeting.*

Frank Piarulli, Attorney

Craig Matthews, Contractor for the project, sworn in by Mr. Wells.

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Site Plan: Per Mr. Fletcher, they attended Site Plan with revised drawings pertaining to current application; will comply with all codes with respect to lighting, parking lot will be restriped, additional handicapped parking spaces will be added, new additional parking spaces on side of building will be added, will fix area where trash dumpster is going to be located (install fence), potholes will be fixed, will mill and pave some areas of parking lot, interior work being done. Mr. Fletcher was pleased with application and with their responses to questions. Full recommendation from Site Plan. Mr. Cray has been on site and has met with the General Contractor. Some areas in front have to be paved. Some lighting not working; they understand that the parking lot needs to be adequately lit, and will work to resolve issues. Weeds and brush have been removed, and there will be new landscaping. There will be a post installation inspection prior to receiving a CO. A submission, which is part of the application record, and a document dated April 5 (from Site Plan Advisory Board Meeting) should be part of record. As long as this is part of the record and approval resolution, he is comfortable that it is all established. He will follow through to see that it is all done before CO is issued.

Public: None. Motion made and seconded to close public portion (Manchello/Wiest). All in favor.

Questions from Board: Mr. Bennett: Question regarding parking. Response: no variance needed – there are 43 spaces; 126 people. Mr. Fletcher: Question regarding number of employees and hours of operation. Response: Six employees; Open Monday – Sunday, 10 AM – 10:30 PM.

Laurel Lanes; Keith Johnson; 2825 Rt.73 S. (B195, 2.01): SPR150

Zone: Business Development (BD): New outdoor seating area for existing restaurant and bulk variance request/s for number of parking spaces and existing non-conforming conditions.

Ellen McDowell, Esq.

Keith Johnson, Laurel Lanes; Teal Jefferis, Jefferis Engineering Associates, LLC, Runnemedede, NJ; Kimberly Dechen, Architect, were sworn in by Mr. Wells.

Proposed outdoor seating area is located just outside the Brewster's Pub on south side of entrance. Located outside of drive isle and just below door entrance into building. A new doorway will lead from Brewster's Pub onto the patio; anyone using the patio will have to first enter the Pub. In order to leave, they would have to go back inside Pub. There is also a secondary gate for exit out the back, but primary exit would be back through Pub. Patio will have a roof and a decorative stone wall

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around the perimeter to cordon it off from parking area and a gas fireplace at end. No parking spaces will be lost. An additional handicapped stall will be provided, and all handicapped stalls will be re-signed. Concrete pad in front will be modified and replaced and adjustments in concrete paving around it will be made. Existing lighting and utilities will remain as is. Seating capacity for patio will be 60. 17 – 20 addition parking spaces will be required. Requesting a variance for the additional parking spaces. Presentation by Kimberly Dechen, Architect.

Ellen McDowell questioned Mr. Johnson with regard to parking capacity, patio seating, and signage. Mr. Fletcher reported on Site Plan. Mr. Cray asked if there was any additional exterior lighting proposed (answer: no) and questioned aisle width. Chairman Dugan questioned applicant on parking.

Public: None. Motion made and seconded to close public portion (Manchello/Wiest). All in favor.

Questions from Board: Mr. Manchello asked Mr. Johnson if it would be enclosed (they may put plastic). Mr. Wiest commented on parking. Mr. Wells commented on criteria. Mr. Rijs suggested putting alarms on gate and asked about expanded seating in outside area.

Motion to approve made and seconded (Manchello/Porrini). All in favor.

Approval of Minutes:

March 23

Motion was made and seconded (Porrini/Manchello) to approve Minutes of March 23, 2016. All in favor.

Correspondence:

Maple Shade School District; Acquisition of 537 Cutler Ave (N.J.S.A. 40:55D-31); 0.50 acre property adjacent Wilkins Elementary School.

No action taken.

Resolutions

2016-PB-05 10 Willow Rd. Framers Plaza Shop#4 (B189.02, L3) UBreakIfix; SPW-501

Motion to approve made and seconded (Manchello/Wiest). All in favor.

ELIGIBLE TO VOTE:

James Fletcher
Heather Talarico
Robert Wilt
Justin Bennett
Theresa Porrini
Lou Manchello
Angelo Spinelli, Alt. #1, for Nelson Wiest
Raj Bath, Alt. #2, for Louis Wells
Chairman Dugan

Engineer: Nothing.

Solicitor: Nothing.

Community Development:

Mr. Rijs gave an update on the Sensational Host Redevelopment Plan. Mrs. Porrini stated that she has noticed trucks with soil going into the area. Mr. Wiest stated that it looked like material coming from the CarMax site. Mr. Cray will check this with his inspector.

Adjournment:

Motion made and seconded to adjourn (Porrini/Manchello). All in favor.

MAPLE SHADE PLANNING BOARD
JUNE 22, 2016 – 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Louis Wells
Raj Bath, Alt. #2

Absent: Louis Wells, Member

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., Engineer
Kevin Rijs, Community Development Director

New Business:

SPR151 - 597 Rt. 38 W. & Lenola Rd. (B189, L5.02) Maple Shade Equities

Preliminary & Final Major Site Plan with bulk & sign variance requests.

Zone: Business Development (BD): Existing Use: Car Wash and Gas Station.

Proposed Use: Bank and Coffee Shop with drive through's.

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Damien O. DelDuca, Esq., DelDuca Lewis, LLC. Adam Updyke, Real Estate Manager, Starbucks; Clifton W. Quay, PE, PP, Stantec; Adam Catherine, Traffic Engineer, Stantec; Frank Cotilla, Sr. VP, Director of Facilities Management, Sun National Bank sworn in by Attorney Wells.

Mr. DelDuca: Maple Shade Equities owns property (currently a Shell station) at the NW corner of Lenola Road and Route 38. Company they bought it from leased it back until approvals are obtained to build. At that time, the underground storage tanks will be removed. They will remove the gas station/carwash and replace with two new tenants – Sun National Bank on corner and Starbucks; both will have drive-thru lanes. Starbucks building is being designed; Sun National Bank is not designed yet.

Approvals required: preliminary and final major site plan approval (BD zone; use permitted); conditional use approval (outdoor seating); several variances. (1) Buffer on westerly side required to be 15 ft., and it is 5½ ft. towards Rt. 38 where there is a bump-out; most of the property line meets the buffer width requirement. (2) Buffer on Starbucks drive-thru by window and on entrance to rear of Sun National Bank drive-through. (3) Along the front, buffer requirement is 20 ft.; proposing a 9½ ft. buffer along the front on Route 38 side. These variances requested because of shallow depth of site.

Other variances are related to signage: (1) Number of façade signs; both Starbucks and Sun National Bank would like more than one façade sign per building. As Sun National Bank building has not been designed yet, no specifics on façade signage at this time. Starbucks proposing six façade signs; however, not all are typical façade signs. (2) Number of free-standing signs. Proposing three free-standing signs; one existing sign to be refaced, one smaller monument sign at Lenola driveway, and one smaller Starbucks free-standing sign that will go near Route 38 driveway.

Starbucks also requesting variance for functional/directional signs with logo. Also requesting variance for size of free-standing sign.

Mr. DelDuca stated that they reviewed Mr. Cray's letter dated June 20, 2016, and have no objections, with the exception of B6 on Page 7:

“We have consulted with the Township Fire Marshall. A detail has not been provided for the proposed clearance bar at the beginning of the drive thru lane. It needs to be confirmed that it is removable or swingable so that a fire truck can drive thru. In light of the absence of a by-pas lane, it is recommended to increase the drive thru lane from 12 feet to 16 feet wide.”

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JUNE 22, 2016 – 7:30 P.M.

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Testimony from Frank Cotilla, Sr. VP, Director of Facilities Management, Sun National Bank: Will be a typical bank operation. Hours of operation will be Monday – Friday, 8:30 AM – 5:30 PM, Saturday, 9 AM – 12 PM.; maximum of three employees. Two-lane drive-thru operation; two ATM's, both walk-up, one accessible at all times, and the other will be a virtual ATM located inside the branch. In-house people doing maintenance will dispose of trash. Deliveries consist of limited office supply deliveries, small UPS/FedEx, and armored vehicles for cash management.

Testimony from Adam Updyke, Real Estate Manager, Starbucks: Will be a typical, free-standing Starbucks. Hours of operation will be 5:30 AM – 10 PM, seven days a week. Deliveries will be made by a WB-40 truck, before 5:30 AM or after 10 PM, two or three times a week. Trash truck times would be before 5:30 AM or after 10 PM, two or three times a week. Employees: 25 employees per store; 3 – 5 people per shift. Stacking at drive-thru: 8 cars between menu board and pick-up window.

Testimony from Clifton Quay, PE, PP, Stantec: 1.1 acre site; 3 access points. Proposing one access point on Route 38; closing the other two, and converting the Lenola Road access to a right-in/right-out. Proposal is for 2,000 sq. ft. bank and a 1,900 sq. ft. Starbucks. Stacking for bank: 2 lanes; 6 cars each. Parking on site: 42 spaces. There are 21 conditions for outdoor seating; conditions are either not applicable to this site or they will be in line with conditions. They are decreasing impervious cover on site and redoing collection system on site which ties into NJDOT drainage system on highway. Lenola Road at that point and Route 38 are both DOT jurisdictions. NJDOT may require that driveway be moved further to the west on Route 38. Buffer variances: There is a retaining wall on the east and north sides. They are looking to do landscaping and shrub-type plantings. Mr. Quay would like to meet with Fire Official to work out logistical issues. They are seeking a waiver for sidewalk on Lenola Road. Signage is typical and is corporate signage.

Testimony from Adam Catherine, Traffic Engineer, Stantec: Compared existing trip generation of gas station to what trip generation of combined site of Sun National Bank and Starbucks would be if constructed. There would be a slight increase in the number of trips that would be generated, particularly in the AM peak hour. Overall, it would be less than 2% of all traffic that is on roadway; will have a very minimal impact on the intersection. DOT upgraded permit status from a minor to a major permit, so they will be preparing a full impact study. His opinion on Starbucks stacking pattern is that it is adequate. Any extra stacking would occur in parking area.

Chairman Dugan commented that Board is not comfortable with access as presented; would like DOT to know that Board wants driveway moved. Mr. Cray commented on various points in his letter. In 2014, prior owner of site cleaned up site after spill. If there is contamination, current owner of gas station will clean prior to construction of buildings.

MAPLE SHADE PLANNING BOARD

JUNE 22, 2016 – 7:30 P.M.

Page 4

Mr. Fletcher (Site Plan) requested information from Mr. Quay regarding dumpster enclosure and ingress/egress. Questions from Messrs. Wiest and Bennett.

No Board comments. No public comments.

Motion to close public portion: Porrini/Fletcher. All in favor.

Approval for: Buffer variances for the east, west, north, and south elevations. Sign variances: number of façade signs, number of freestanding signs, freestanding sign size, freestanding sign height. Sidewalk, Street, Tree waivers. Conditional use for outdoor seating. Include in resolution that, if possible, move entrance west as a condition.

Motion to approve: Fletcher/Porrini. All in favor.

Reports:

Resolutions:

2016-PB-06: 04/27/2016 Master Plan Reexamination Report & Land Use Plan Amendment

2016-PB-07: 480 Rt.38 Suamit LLC (B173.01, L2.10); SPW-502

2016-PB-08: 11 W. Main St. Naturalself Skincare LLC; SPW503

2016-PB-09 Laurel Lanes; 2825 Rt.73 S. (B195, 2.01): SPR150

Motion to approve: Porrini/second. All in favor.

ELIGIBLE TO VOTE:

James Fletcher

Robert Wilt

Justin Bennett

Teresa Porrini

Nelson Wiest (**Mr. Wiest stated that he was not present for Nos. 2016-PB-07, 08, 09 and is abstaining**)

Lou Manchello

Angelo Spinelli, Alt. #1, for Heather Talarico

Raj Bath, Alt. #2, for Louis Wells

Chairman Dugan

Engineer: Nothing.

Approval of Minutes:

1. April 27, 2016.
2. May 25, 2016 meeting canceled; no minutes for adoption.

Motion was made and seconded (Porrini/Fletcher) to approve Minutes of April 27, 2016.
All in favor.

Correspondence:

May 12, 2016 Zoning Board of Adjustment x 2 letters from Board Attorney Mr. Kingsbury Esq. concerning ordinance revisions for LED Signs and Auto Dealership regulations.

Zoning Board made recommendations.

Motion to go into closed session (Manchello/Wiest).

Adjournment:

Motion made and seconded to adjourn (Wiest/Porrini). All in favor.

CLOSED SESSION
MAPLE SHADE PLANNING BOARD
JUNE 22, 2016 – 7:30 P.M.

Lengthy discussion on receipt of legal advice regarding Board operations. Recommendation made.

MAPLE SHADE PLANNING BOARD
AUGUST 24, 2016 – 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member

Absent: Louis Wells, Member
Angelo Spinelli, Alt. #1
Raj Bath, Alt. #2

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., PP, CME, Engineer
Kevin Rijs, Community Development Director

New Business:

2802 Rt.73 & Collins Lane (B189.03, L2) Govind Kapoor-Shardaram Corp (7-Eleven) SPW506 - Occupant Change.

Zone: Business development (BD)

Former Use: 7-Eleven corporate owned

Proposed Use: 7-Eleven franchise owned

Govind Kapoor, 4415 Remo Crescent Road, Bensalem, PA, 19020, sworn in by Attorney Wells. Formerly a 7-Eleven corporate store; as of August 17, Mr. Kapoor took over the store as franchisee. Property owned by third party (Shell gas station entity); 7-Eleven is leasing convenience store area from third party; Mr. Kapoor is leasing from 7-Eleven as a franchisee. 7-Eleven is paying the rent, and Mr. Kapoor is running the store. 7-Eleven will not be overseeing operation. Open 24 hours/seven days a week/365 days a year. Employees: not more than 15. Most of the employees are part-time. Per Mr. Fletcher, the dumpster enclosure is three-sided cinder block wall with a wood fence in front. Two

MAPLE SHADE PLANNING BOARD

August 24, 2016 – 7:30 PM

Page 2

dumpsters are outside – one trash/one recyclables. Both cannot fit inside the enclosure. There is a cross easement from 7-Eleven to Jay's Elbow Room with a steel gate; completely closed off. As of this date, both dumpsters overflowing, and there is broken glass in the lot. Issue: If trash dumpster is moved into enclosure, what is done with recycling dumpster? Mr. Kapoor will increase the frequency of pick-up and possibly increase the size of dumpster; he will also ensure that the lids are kept closed. Mr. Kapoor spoke with 7-Eleven Corporate Real Estate; they stated that if any actions are necessary, he needs something in writing to present to the property owners because they are responsible for making sure property is in compliance. Mr. Cray's opinion is that frequency of pick-up would be a sufficient remedy for the problem. Trash dumpster should be in enclosure; recyclables outside; dumpsters on wheels. Chairman Dugan questioned resolution wording. Per Mr. Wells, resolution should include dumpster situation needs to be corrected.

Public: None Motion to close public portion: Manchello/Fletcher.

Motion to Approve: Manchello/Fletcher. All in favor.

2891 Rt.73 S. (B173, L6.03) Suite #1 - Alejandra M. Salazar (Tienda San Angel Convenience Store LLC); SPW505 - Occupant Change.

Zone: Planned Development (PD)

Former Use: Restaurant (Tienda San Angel LLC; SPW312 dated 05/28/2014)

Proposed Use: Restaurant (Tienda San Angel Convenience Store LLC)

Messrs. Jose Chaeuendua and Juan Segura sworn in by Mr. Wells. Change of occupancy. Mr. Flecher reported for Site Plan. Six employees. Hours of operation: Monday – Thursday, 1 – 9 PM; Friday & Saturday, 1 – 10 PM; Sunday, 1 – 8 PM.

Public: None Motion to close public portion: Porrini/Second.

May change hours of operation to include breakfast.

Board Comments: None Motion to Approve: Porrini/Fletcher.

308 N. Forklanding Rd. (B15, L8) Santiago Medina Ventura; SPW507 - Occupant Change.

Zone: General Commercial (C)

Former Use: Pizzeria (Maple Shade Pizza)

Proposed Use: Pizzeria (Santis Pizza)

MAPLE SHADE PLANNING BOARD

August 24, 2016 – 7:30 PM

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Mr. Santiago Medino sworn in by Mr. Wells. No changes except for name. Mr. Fletcher reported for Site Plan. Has dumpster that is rolled to the street and door/wood fence. Discussed no parking on sidewalk.

Board: No questions.

Motion to Approve: Bennett/Talarico.

2016 Housing Element & Fair Share Plan; Master Plan Update: Public Hearing. Joseph S. Augustyn, P.P., AICP, Alaimo Group.

Update on Housing Element & Fair Share Plan given by Mr. Augustyn. Planning Board adopts Plan; Council endorses.

Public Hearing: None Motion to close Public Hearing: Porrini/Talarico. All in favor.

Motion to adopt update to Housing Element & Fair Share Plan of the Municipal Master Plan: Wiest/Manchello. All in favor.

Mr. Wells requested permission to memorialize resolution. Resolution # 2016-PB-12.

Reports:

Resolutions

2016-PB-11: 597 Rt. 38 W. & Lenola Rd. (B189, L5.02) Maple Shade Equities SPR151

2016-PB-12: Adoption of 2016 Housing Element & Fair Share Plan of the Municipal Master Plan.

Motion to approve: Porrini/Fletcher. All in favor.

ELIGIBLE TO VOTE:

James Fletcher
Robert Wilt
Heather Talarico
Justin Bennett
Teresa Porrini
Nelson Wiest
Lou Manchello
Angelo Spinelli, Alt. #1, for Louis Wells
Chairman Dugan

MAPLE SHADE PLANNING BOARD

August 24, 2016 – 7:30 PM

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Motion to go into closed session: Porrini/Talarico. All in favor.

Approval of Minutes:

1. June 22
2. No minutes from July 27 meeting as it was cancelled.

Motion to approve Minutes of June 22, 2016: Manchello/second. All in favor.

Board Comments: None

Motion to Adjourn: Manchello/Fletcher. All in favor.

CLOSED SESSION
MAPLE SHADE PLANNING BOARD
AUGUST 24, 2016

Discussion on receipt of legal advice regarding Board operations continued from June 22, 2016 meeting.

MAPLE SHADE PLANNING BOARD
SEPTEMBER 28, 2016, 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.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Louis Wells
Raj Bath, Alt. #2, for James Fletcher

Absent: James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Louis Wells, Member

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., PP, CME, Engineer
Kevin Rijs, Community Development Director

New Business:

651 Cutler Ave. (B145, L20) Jerrell's Landscapes & Nurseries. Status report on construction and phasing SPR122

Postponed until October 26, 2016 at request of applicant.

52 W. Main St. (B127, L10.01) Undercover Vapes, Carmelo Gaudite SPW508
Zone: Downtown Business (DB).
Former Property Use: Psychology Dr. Office.
Proposed Use: Retail Sales E-Cigarettes. Change of Use

Carmelo Gaudite, 15 Melody Lane, Cherry Hill, NJ 08002, sworn in by Attorney Wells. Business formerly on Route 73 North; moving to Main Street to gain customers. Retail electronic cigarettes and liquid used as an alternative to smoking tobacco (vapor, with either 0% nicotine or with nicotine, whichever is preferred). No special approvals needed for sale; run by batteries – no electrical connection. No State controls. Hours: 10 AM – 8 PM, Monday – Saturday; closed Sunday. One employee.

Public: None

Motion to Close Public Portion: Porrini/Wiest.

Motion to Approve: Bennett/Porrini. All in favor.

Reports:

Resolutions:

2016-PB-14: 2891 Rt.73 S. (B173, L6.03) Suite #1 - Alejandra M. Salazar (Tienda San Angel Convenience Store LLC); Occupant Change (SPW505)

2016-PB-15: 2802 Rt.73 & Collins Lane (B189.03 L2) Govind Kapoor-Shardaram Corp (7-Eleven) Occupant Change (SPW506)

2016-PB-16: 308 N. Forklanding Rd. – Santiago Medina Ventura (Maple Shade Pizza) (B15, L8); Occupant Change (SPW507)

Motion to Approve: Porrini/Talarico. All in favor.

ELIGIBLE TO APPROVE:

James Fletcher (**Absent 9/28/16**)
Heather Talarico
Robert Wilt
Justin Bennett
Teresa Porrini
Nelson Wiest
Lou Manchello (**Absent 9/28/16**)
Chairman Dugan

Solicitor:

Attorney Wells introduced Steven Boraske, a new associate with Florio, Perrucci, Steinhardt & Fader. Mr. Boraske has experience in land use law, and will be assisting Messrs. Wells and Cappelli.

Engineer: Nothing

Community Development: Nothing

Public:

George Bittner, 644 South Forklanding Road, sworn in by Attorney Wells. Mr Bittner complimented Mr. Rijs on his handling of Jerrell's Lanscaping situation. Proposal was for a garden center; for the past three years, it has been a dump truck storage/maintenance yard. Mr. Bittner wants the Township to remain vigilant with regard to any construction done that it be to code and inspected; also, landscaping and trees.

Irma Evans, South Forklanding Road, reported that heavy machinery noise is constant at the site. Ms. Evans is also concerned with runoff. Per Mr. Cray, runoff is designed to go to front (street). Chairman Dugan assured the residents that things would be taken care of at October meeting; Jerrell's Landscapers will be in attendance and plans will be available.

MAPLE SHADE PLANNING BOAD
SEPTEMBER 28, 2016, 7:30 P.M.
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Approval of Minutes:

August 24, 2016

Motion to approve Minutes of August 24, 2016: Talarico/Porrini. All in favor.

Board Comments: None

Motion to Adjourn: Porrini/Talarico. All in favor.

MAPLE SHADE PLANNING BOARD
OCTOBER 26, 2016

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

All rose for the Pledge of Allegiance.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Louis Wells

Absent: Louis Wells, Member
Raj Bath, Alt. #2

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., PP, CME, Engineer
Kevin Rijs, Community Development Director

New Business:

651 Cutler Ave. (B145, L20) Jerrell's Landscapes & Nurseries.
Status report SPR122

MAPLE SHADE PLANNING BOARD

OCTOBER 26, 2016

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Michelle Jerrell, President, Jerrell's Landscaping sworn in by Attorney Wells. Per Chairman Dugan, there is work at the site, but no movement in the retail area. Requesting time plan as to when retail end will be up and running. Per Ms. Jerrell, they are under the construction portion of the project. Some of the open roadwork permitting has been done; placing inlets and drainage on the property, a concrete apron, portions of curb, concrete walls on both sides, erection of a 3,500 sq. ft. building (for storage of retail products). Waiting for PSE&G for new electrical service placement; pole is to be placed on their property. Portion of main building will be demolished and resurrected either by the end of this year or spring, 2017; dependent on PSE&G. They want to make some modifications and resubmit to either Administration or Planning Board for approval (i.e., grade elevations). Rear buffer trees ordered; in the process of selecting a manufacturer for decorative fencing and sliding gate (wants to have this installed by the end of 2016). Setback – they have a variance for 15 ft. There are 3 – 4 homes that are 300 ft. from rear setback line; trees for buffer are ordered and they plan on installing by the end of 2016. Mr. Manchello requested date of original resolution and inquired as to business currently being done at site. Ms. Jerrell responded that entire business is not being operated there; trucks have been working on their construction activity at site and equipment/trucks are stored at site.

Public: Resident, 642 South Forklanding Road, sworn in by Attorney Wells. Requested hours of operation. Seems that it is a work garage; lot of activity with large dump trucks – all summer, seven days a week, early in the morning. Per Ms. Jerrell, hours of operation are 7 AM – 7 PM, Monday – Friday. No deliveries before 9 AM.

Per Chairman Dugan, number one priority is to put in buffer trees. It has been years waiting for operation to be up and running; this has to happen rapidly. Deliveries should not occur daily. Requires a definitive answer as to when exactly retail is going to transpire.

Board: Mr. Wiest commented on trucks at site. Any other business being done at location has to cease and area cannot be a truck parking lot.

600 Rt.38 E. at Lenola Rd (B189.01, L5.01) The Pour House.

Zone: Business Development (BD).

Existing Wawa property with preliminary approved pad site. Proposed Restaurant with bar 6,800 sf +/- . Variance request for parking, drive aisle width, and buffers.

Frank Tedesco, Esq. appearing on behalf of 600 Maple Shade, LLC. Both WAWA and the Pour House are long-term ground leases. WAWA site is approx. 2.73 acres and restaurant site is approx. 1.76 acres. Initial proposal was for a 6,378 sq. ft. restaurant with 199 seats. After attending Review Board, alternative would be patio along one side of building.

MAPLE SHADE PLANNING BOARD

OCTOBER 26, 2016

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Application is for preliminary final Site Plan approval to construct the restaurant and parking. There are variances necessary for parking – aisle width, buffer on property line, and parking setback.

Robert A. Platzer, CEO, and Timothy Kernan, P.E., Maser Consulting, were sworn in by Attorney Wells.

Mr. Platzer explained concept of Pour House, as contrasted to PJ Whelihan's. Whelihan's is more of a neighborhood pub; Pour House is a family restaurant. Not fast food. Has a 30-seat craft beer bar. Seating: 199 inside; 60 outside.

Mr. Kernan spoke regarding requested variances (four total). Proposing internal drive aisles at 24' wide; between WAWA and Pour, they are proposing 28' drive aisle. Parking setback and buffering to Mealey's on the south side: 15' parking setback to property line is required; they are proposing 10'. For landscape buffer to the property line, 5' is required; they are proposing 0'. They are proposing a retaining wall. Retaining wall is needed for a grade change and to cover over drainage pipe. Wall will be not more than 4'. Another variance is needed for amount of parking. They are proposing 86 spaces (one space for every three seats). Mrs. Porrini suggested that if more parking is needed, possibly a walkway through to the Mealey's lot could be made. Mr. Kernan stated that when the WAWA developer was in for approval, an easement was put in place to their parking lot; they have to go through the process, and have not been successful contacting Mealey's representative. Currently, there is no walkway; if a driveway is connected through, then a walkway would have to be connected through. Discussion of parking and walkway.

Mr. Cray expressed concerns regarding parking off-site. He is looking out for the Town's interest if, in the future, someone decides to develop site, and encourages Pour to attempt obtaining a third-party agreement, thereby having a certified mail correspondence paper trail. Per Chairman Dugan, we have to be comfortable that Pour has enough parking without the cross-easement. Dynamic is changed in that Pour is adding 60-person outdoor seating. Mrs. Porrini, Messrs. Fletcher, Manchello, Bennett, and Spinelli commented. Site Plan has a favorable opinion of operation. Employees: 20; hours: 11:30 AM – 2 AM (will probably close earlier), seven days a week.

MAPLE SHADE PLANNING BOARD

OCTOBER 26, 2016

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Mr. Wiest clarified that approval would be with no access from Pour site to Mealey site with obligation to attempt to provide access. May open by July, 2017.

Public: None

Motion to close public portion: Motion/Fletcher. All in favor.

Motion to Approve: Porrini (with outside seating area and four variances/Fletcher.

Roll Call: All in favor.

Reports:

Resolutions:

2016PB17 52 W. Main St. (B127, L10.01) Undercover Vapes, Carmelo Gaudite SPW508

Motion to Approve: Manchello/Talarico. All in favor.

ELIGIBLE TO APPROVE:

Joseph Dugan

Nelson Wiest

Heather Talarico

Teresa Porrini

Robert Wilt

Justin Bennett

Angelo Spinelli, Alt. #1, for Louis Wells

Raj Bath, Alt. #2, for James Fletcher

Engineer: None

Community Development: None

MAPLE SHADE PLANNING BOARD
OCTOBER 26, 2016
Page 5

Approval of Minutes:

September 28, 2016

Motion to approve minutes of September 28, 2016: Manchello/Talarico. All in favor.

Correspondence: None

Adjournment:

Motion to adjourn: Manchello/Porrini. All in favor.

Meeting Dates:

<u>Site Plan Review:</u>	<u>8/2</u>	<u>9/6</u>	<u>10/4</u>	<u>11/1</u>	<u>12/6</u>
<u>Planning Board:</u>	<u>8/24</u>	<u>9/28</u>	<u>10/26</u>	<u>11/17</u>	<u>12/21</u>
<u>Zoning Board:</u>	<u>8/10</u>	<u>9/14</u>	<u>10/12</u>	<u>11/9</u>	<u>12/14</u>

MINUTES
MAPLE SHADE PLANNING BOARD
NOVEMBER 17, 2016

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

All rose for the Pledge of Allegiance.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Nelson Wiest, Deputy Mayor
Teresa Porrini, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Heather Talarico
Raj Bath, Alt. #2, for Louis Wells

Absent: Louis Manchello, Mayor
Heather Talarico, Member
Robert Wilt, Member
Louis Wells, Member

Also Present: Richard Wells, Esq., Solicitor
Paul Cray, P.E., PP, CME, Engineer
Kevin Rijs, Community Development Director

New Business:

461 Rt. 38 W. Shop#2. (B144, L18) Narendra Patel SPW509

Zone: Highway Commercial (HC)

New Building under construction SPR131 (*Former Hooters Site*).

Proposed Use: Retail Convenience Store.

Alan Lauer and Narendra Patel sworn in by Attorney Wells. Opening of tobacco store (selling cigars, cigarettes, candy, and soda – no groceries); hours: 6 AM – 9 PM, seven days a week; employees: eventually, 2½ . Require site plan waiver; new construction. Per Chairman Dugan, site plan waiver should be approved (approved use).

**MINUTES
MAPLE SHADE PLANNING BOARD
NOVEMBER 17, 2016
Page 2**

Public: None
Motion to close public portion: Porrini/Wiest
Board: Mr. Wiest questioned applicant. Mr. Fletcher reported on Site Plan.
Motion to Approve: Porrini/Fletcher
Roll Call: All approve.

**1000 & 2000 Lenola Rd. (B189, L4.05 & 4.06) C & N Commercial Real Estate SPW510
Zone: Business Development. Ownership Change.
Existing Use: Office Space. Proposed Use: Office Space, no change.**

David L. Cohen, member of C&N Commercial Real Estate, sworn in by Attorney Wells. Transfer of ownership (name change); no interior change.

Public: None
Motion to close public portion: Porrini/Fletcher
Board: None
Motion to Approve: Bath/Porrini
Roll Call: All approve.

**10 Willow Road - Framers Plaza Shop #4 (B189.02, L3) UBreakIfix 550 CO; SPW511
Zone: Business Development. Ownership Change.
Existing Use: UBreakIfix (previously SPW501) Retail Store, cell phone accessories & repairs.
Proposed Use: UBreakIfix, no change.**

Thomas Fadul, President, UBreakIFix, was sworn in by Attorney Wells. Mr. Fadul bought out franchise. No changes.

Public: None
Motion to close public portion: Bath/Porrini
Board: None
Motion to Approve: Bath/Fletcher
Roll Call: All approve.

**Route 73 S. & Waverly (B193, Lots 1, 6, 16 & 17) Made for the Shade LLC, SDSR200
Zone: Business Development (BD) with Route 38/73/Lenola Road Redevelopment Area Overlay.
Lot line adjustment Route 73 Pizzeria Uno (B193, L1) additional parking area and Site Plan approval for new Wawa. Conditional Use: Automobile fueling station with associated convenience store. Variance and Waivers Requested.**

MINUTES
MAPLE SHADE PLANNING BOARD
NOVEMBER 17, 2016
Page 3

Joseph Baran, Bohler Engineering, Inc.; Nate Mosley, Traffic Engineer, Shropshire Assoc.; Elizabeth Leheny, Phillips Preiss Grygiel LLC, Planner; Kristen Ritz, Project Engineer, WAWA; Michael Cooley, Equitable Owner, sworn in by Attorney Wells.

Timothy M. Prime, Esq., Prime Law, stated that environmental work is being done on the site and monitored by WAWA and Developer. Mr. Prime distributed literature regarding proposed WAWA development – rendering of site plan, sign detail, aerial photo of site, architecture, and elevations. Property location is Route 73 & Waverly Avenue, Block 193, Lots 1, 6, 16 & 17. Lot 1 is Pizzeria Uno; Lots 16 & 17 are the former gas station. Proposal is to consolidate the lots and subdivide into two lots – one for the Pizzeria Uno and one for WAWA. All improvements are within the Routes 73 & 38/Lenola Road Development area. The use is a permitted use, but conditional. Variances: façade sign location; number and setback of freestanding signs; buffer to property line.

Mr. Baran discussed access points, building, trash enclosure, signage, landscaping, and lighting. Fifty total parking spaces. Storm water management is an underground retention basin. Discussion of how gas, delivery, and trash trucks would enter/exit. WAWA proposing to provide sidewalk that will extend from the intersection (Rt. 73 & Waverly) along the north side of Waverly, crossing over right in/right out driveway, connecting into southern drive-out into striped area entering WAWA building.

Mr. Cray asked that Mr. Baran clarify changes to vehicular and pedestrian circulation in the Pizzeria Uno lot. Mr. Baran also explained request of where they are proposing to place sidewalk and where they are asking for a waiver to contribute in lieu.

Mr. Mosley discussed background and traffic/transportation aspects of the site plan and DOT requirements. No significant increase in traffic because of the development.

Mr. Bennett inquired as to stacking to right turn on to Waverly. Mr. Wiest inquired as to whether DOT will change cycle plan of traffic light. Mrs. Porrini inquired as to whether WAWA will clear trees from area.

Ms. Ritz explained that WAWA owns all of their stores (no franchise); hours of operation: 24 hours/7 days a week. There will be an ATM in WAWA and air pumps outside. Explained deliveries and trash removal. Employees: 30 - 40 employees; 10 full-time. Three shifts.

Ms. Leheny provided planning testimony and support on request for the sign and buffer variances; also provided testimony on design waivers.

Public: Carol Schmecker, 111 Columbia Avenue, Mt. Laurel, NJ: Complaint about traffic situation on Waverly to Rt. 73. James Coffey, Property Manager, Stoney Run: What percentage will be paved where parking lot is now to the ramp/water flow (run-off) toward Stoney Run. Ellen McDowell and owner of Shell Gas Station/7-Eleven across from proposed WAWA: Legal arguments against variances and waivers. Doesn't feel that this is the right type of business (we already have three WAWA's).

MINUTES
MAPLE SHADE PLANNING BOARD
NOVEMBER 17, 2016
Page 4

Motion to close public portion: Porrini/Fletcher. All in favor.

Site Plan: Per Mr. Fletcher, everything was covered.

Per Mr. Cray, WAWA has agreed to comply with all points in letter dated November 17.

Board: None.

Motion to Approve: Per Mr. Wells, vote of “Yes” will include all bulk variances and design waivers as well as the proposed plan as presented; all applicable conditions and outstanding items in Engineer’s letter are included as a condition of approval. Porrini/Fletcher

Roll Call: All approve.

Reports:

Solicitor:

Extension: Resolution 2016PB04 dated 2/24/16: J and J Builders, Inc.; Joseph Angelo SDR400; 315 E. Mill Road (Block 93; Lot 10 & 10.02) (Spruce Ave. intersection); 4 x Lot Residential Subdivision

Motion in Favor: All Approve.

Resolutions:

2016-PB-17: 600 Rt.38 E. at Lenola Rd (B189.01, L5.01) The Pour House.

Motion to Approve: Fletcher/Porrino

Roll Call: All approve.

Eligible to Approve

Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Teresa Porrini, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Louis Wells

Engineer: None

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Community Development: None

Approval of Minutes:

October 26

Motion to Approve: Bath/Fletcher
All approve.

Correspondence: None

Board Comments: Happy Thanksgiving; Congratulations to re-elected Council Members Wiest, Manchello, and Volpe.

Adjournment:

Motion to Approve: Porrini/Fletcher
All approve.

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MAPLE SHADE PLANNING BOARD
DECEMBER 21, 2016

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

All rose for the Pledge of Allegiance.

Public notice has been given in accordance with the Public Meetings Act to the Courier Post and Burlington County Times.

Roll Call:

Present: Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Louis Manchello, Mayor
Nelson Wiest, Deputy Mayor
Heather Talarico, Member
Robert Wilt, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1

Absent: Teresa Porrini, Member
Louis Wells, Member
Raj Bath, Alt. #2

Also Present: Steven Boraske, Esq., Solicitor
Paul Cray, P.E., PP, CME, Engineer
Kevin Rijs, Community Development Director

New Business:

2 N. Forklanding Rd (B63, L8); Urban Promise Ministries Community Development Inc., (SPW512)

Zone: Downtown Business (DB). Change of Use.

Existing Use: Vacant Store. Prior: Use Martial Arts

Proposed Use: Thrift Store, primarily selling clothing, household items, and furniture.

Matthew Speh, Director of Social Enterprise, and Ed Londress, Sr. Thrift Store Advisor, sworn in by Attorney Boraske.

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Mr. Speh: They represent UrbanPromise Missionaries which is located on the border of Pennsauken and Camden. Operate two schools, after-school programs, summer camps, experiential learning, job training, etc. that challenge youth to develop and realize their potential and equip Camden's children and young adults with skills necessary for academic achievement, life management, spiritual growth, and Christian leadership. Focus of the thrift shop is to generate funding for the organization. Will be employing a few people; however, is largely volunteer. This is their first thrift store. Support comes from 4,500 individual donors, including over 900 local churches, and 70 companies and foundations. Intention is to sell primarily gently-used clothing, household items, and small furniture items. Not proposing any material renovations.

Mr. Londres: Began with a brief history of his background. Hours of operation: 9 AM – 8 PM. Occupancy: 25 customers would be good. Staff: Four paid, including Manager. On work days, there may be as many as 15 volunteers. Signage: No proposed changes; logo and UrbanPromise Thrift Store. Signs will be on corner door and North Forkland Road. Dumpsters: Gaetano's has a 6 cu. yd. dumpster; they are proposing two 3 cu. yd. dumpsters on wheels put behind Gaetano's dumpster. These two dumpsters are for trash only; there will be no containers for collection of goods. There will be signage saying "Do Not Leave Merchandise Here." Thrift store will be open daily, and they do not anticipate any problems. Deliveries will be made in the back. They are concentrating on clothing and household items; very little furniture.

Jim Foran, Construction Official, identified three areas that need to be addressed. (1) Stores has two shared walls (one on Forkland and one on Main Street); Mr. Foran wants to know the construction of the two walls. (2) There is not a fire alarm system; there is security, there are smoke detectors (will be replaced), a siren, tabs on all doors. Bianco Security will be updating system. (3) CO required.

They would like to gain access before obtaining CO to set up prior to operation. Chairman Dugan did not see a problem with this request.

Mr. Fletcher reported that they did a great job covering all points discussed at Site Plan. Question as to how many days per week store will be open. Answer: seven.

Public: None

Motion to close public portion: Fletcher/Manchello

Board: Questions from Mr. Wiest: Where does product come from? Answer: Donations of clothing, shelf items, household, and furniture from the public. Question: Why two dumpsters? 3 cu. yd. dumpsters are on wheels and can easily be moved.

Mr. Cray suggested that approval not show that Planning Board is giving permission to park delivery truck in Municipal Lot overnight; would be decision of Council.

Motion to Approve: Talarico/Bennett

Roll Call: All approve.

6-8 E Main St. (B90.01, L3); Izabela Adams, South Jersey Music Academy & The Voice Studios (SPW513)

**Zone: Downtown Business (DB). Change of use to expand music school to 2nd level.
Existing Use: Ground Floor, Music School: 2nd level, Residential Apartment.
Proposed Use: Music School ground floor and 2nd level.**

Izabela Adams, 6 East Main Street, and Horace MacAdams, 500 East Main Street, sworn in by Attorney Boraske.

Ms. Adams: Needs additional space; 2nd level has four rooms. The plan is to make one of the rooms a recording studio. Currently, including herself, there are five teachers. She also teaches via skype.

Site Plan: Per Mr. Cray they did not go to Site Plan Advisory Board. Was a permitted use; same business/ moving location.

Public: None.

Motion to Approve: Bennett/Fletcher
Roll Call: All approve.

Reports:

Engineer: None

Community Development: None

Solicitor: None

Approval of Minutes:

November 17

Motion to Approve: Wiest/Fletcher
All Approve.

Resolutions: 2016-PB-18: 461 Rt. 38 W. Shop#2. (B144, L18) Narendra Patel SPW509
2016-PB-19: Route 73 S. & Waverly (B193, Lots 1, 6, 16 & 17) Made for the Shade LLC, SDSR#200
2016-PB-20:1000 & 2000 Lenola Rd. (B189, L4.05 & 4.06) C & N Commercial Real Estate SPW510
2016-PB-21: 10 Willow Road - Framers Plaza Shop #4 (B189.02, L3) UBreakIfix; SPW511

Motion to Approve: Talarico/Wiest
Roll Call: All approve.

Eligible to Approve

Joseph Dugan, Chairman
James Fletcher, Deputy Chairman
Nelson Wiest, Deputy Mayor
Teresa Porrini, Member
Justin Bennett, Member
Angelo Spinelli, Alt. #1, for Heather Talarico
Raj Bath, Alt. #2, for Louis Wells

Board: Holiday wishes. Chairman Dugan thanked all Board members and staff for a very successful year.

Correspondence: None

Adjournment:

Motion to Adjourn: Bennett/Fletcher
All in favor.