

MINUTES

MAPLE SHADE PLANNING BOARD
MAY 22, 2019

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
Claire Volpe
Frank Troso, Alt. 1

Absent: 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:

108 E. Main St. – Block 91; Lot 3; Dr. Brewlittle’s Beer LLC (Matt Meyer); P-19-4

Zone: Downtown Business (DB)

Existing Use: Hair Salon (Bocella’s) Proposed Use: Brewery with onsite tours & retail sales

Application: Site Plan & change of use.

945sf new building area with parking pad for occasional use by food truck.

William Hyland, Jr., Esq., Hyland Levin Shapiro LLC
Chris Torre, Matt Meyer, John O’Connell sworn in by Attorney Boraske

Purpose is to create a microbrewery; will consist of a tasting room, and tours will be provided. Adding a brewery (960 sq. ft.) to the rear of the existing building.

Mr. O’Connell: Hours: Closed on Monday (brewing day) unless there is a private event; Tuesday – Thursday: 3 PM to 10 PM; Friday: 1 PM – 10 PM; Saturday: 12 PM – 10 PM; Sunday: 12 PM – 7 PM. Original building: 3,000 sq. ft.; 960 sq. ft. (24’ X 40’) building in back for brewing equipment. Occupancy: 150 persons maximum. Two floors will be redone; full bar. He will be running the tasting room, and will hire 2 – 3 additional employees. Another extra person may be needed for Saturday (which is the busiest day).

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A liquor license is not needed; in NJ, a limited and restricted brewing license is required. A restricted license is used when food is served at an adjoining/adjacent restaurant; they will have a limited brewing license. A limited brewing license prohibits the making of food and brewery can brew up to 60,000 barrels a year. They are allowed to have a food truck on premises and patrons can have food delivered. Asphalt in back of building will be used to park food truck on. Food truck will not be there every day – probably just Friday, Saturday, and Sunday two or three weeks each month. They are not allowed to store truck at site, and it will not be there overnight – will be drive-on/drive-off.

Mr. Cantwell: Review of R&V letter dated May 21. Pole barn will be 24' wide by 40' long – 960 sq. ft. (work will be done by Mr. Meyer). All deliveries will be through alley in back. All set-backs are being met. No bathrooms; no inside equipment in pole barn. Outside improvements will be a new roof style on front of building, replacing windows, glass door on front of building. Façade will be the same on both the front and back. Parking: 97 usable spaces in the Municipal lot, not including street parking. Pedestrian crossing signs and lighting are to be provided at sidewalk exit to the drive aisle. Utilities to be provided by underground cables.

Discussion regarding additional building; is going to be a permanent structure. Color of building will match the surrounding area. Target date for opening is September, 2019. Same layout as a bar – no liquor/no food. Take-out service for beer will be crowlers (sealed 32 oz. can) and growlers (sealed 64 oz. jug). Possible future distribution.

Public: Comments by Jeff Bayliss.

Motion to Close Public Portion: Volpe/Kauffman. All In Favor.

Board: Questions from Claire Volpe.

Motion to Approve Site Plan along with requested waivers and conditions; applicant will submit architectural details of proposed building and provide floor plans: Troso/Volpe. Roll Call: All Approve.

2891 Rt.73 S. – Block 173; Lot 6.03; JKP Donuts Inc.; P-19-5

Zone: Planned Development (PD)

Application: Concept Plan Review, relocated existing dunkin donuts onsite to another existing storefront and add drive-thru service.

Richard Roy, Esq., Comegno Law Group
Applicants present.

Concept Plan Review – Dunkin Donuts, 2891 Route 73 South, relocating from current storefront to storefront in middle of building which will allow for construction of a drive-thru. Stacking will be behind building.

Comments by Mr. Cantwell. Recommends crosswalk across driveway so drivers know it is a pedestrian area and ADA ramps on either side.

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Old Business:

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April 24, 2019
Motion to Approve: Bennett/Kauffman. All In Favor.

Reports:

Solicitor: Resolutions

**2019-PB-6: RECOMMENDING AMENDMENTS TO TOWNSHIP OF MAPLE SHADE
ORDINANCE 2019-07**

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

Eligible to Approve:	Justin Bennett	Teresa Porrini
	Joseph Dugan	Robert Wilt
	Charles Kauffman	Frank Troso

Engineer:

Community Development:

Memo: Resolution No. 2019-R-77 Approve Municipal Support for Responsible Pet Ownership Program
Memo: Resolution No. 2019-R-78 Support Sustainable Land-Use Pledge
Memo: Resolution No. 2019-R-79 Approve Pledge of Municipal Support for New Jersey's Wildlife Action Plan

Mr. Rijs distributed to Planning Board.

Public Comments: None

Adjourn:

Motion to Adjourn: Troso/Volpe. All Approve.