

**Planning Board**  
**April 28, 2021**  
**Draft**

**Meeting: Planning Board**

**Date: April 28, 2021 Re-Organization**

- I. Meeting Called to Order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Justin Bennett	X	
Maryanne Constantine		X
Thomas Mastrangelo	X	
Robert Wilt		X
Susan Danson, Twp Mgr	X	
Deputy Mayor Nunes	X	
Mayor Nelson Wiest	X	
Vice Chairman Teresa Porrini		X
Chairman Joseph Dugan	X	
Fred Turek, Alt #1	X	
Rob Wells, Alt #2	X	

**VII. New Business: 42 West Main St**-Block 127; Lot 9; P-21-01

Zone: Downtown Business (DB)

Existing Use: Currently Vacant. Most recent use was a dentist's office.

Proposed Use: Retail—Women's Clothing and accessories.

Application: Change of Use.

Esquire Ellen Mc Dowell is representing applicant.

Township Attorney Boraske swore in Yadixa Ortiz of 36 Maple Ave Cherry Hill, NJ 08002 and Yazmin Ramos (interpreter)

Mc Dowell presented the Application:

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- a. What type of store and what will be sold? Women's Clothing, accessories, handbags and shoes.
- b. Hours of Operation: opening between 9-10 am and closing between 5-6 pm except Sunday.
- c. Number of Employees? Total of Three, Yadixa, her husband and sister
- d. Deliveries to Store: USPS, Fed Ex and Amazon, No large trucks.

Chairman Dugan opened the meeting to questions from Board Members.  
Ms. Nunes asked if it was a permitted use in the Downtown District? Yes

Chairman Dugan opened to the General Public, None Present, Closed Public Portion

A Motion to approve the Change of Use and waive the site plan review was made by Mr. Mastrangelo, second by Mr. Turek, All Approve.

2. Review and Recommendation of Updated Stormwater Management Ordinance

Board Engineer McNulty recommended to adopt and approve.

A Motion to Approve the Stormwater Management Ordinance was made by Mr. Turek, second by Mr. Wells, All Approve

**VIII. Old Business:**

1. P-20-09: Extension of Minor Subdivision Approval (Block 145, Lot .05 & 13)  
Seeking a 190 day Extension

A Motion to Grant the Extension was made by Mr. Wells, second by Mr. Turek, All Approve.

**VIII. Reports:**

- a. 2021-PB-01: Board Reorganization and Professionals

A Motion to Memorialize Re-Organization was made by Mr. Wells, second by Deputy mayor Nunes, All Approve

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**IX. Minutes:**

**a. January 27, 2021**

A Motion to Approve was made by mayor Wiest, second by Deputy Mayor Nunes, All Approve.

**X. Adjourn:**

A Motion to adjourn was made by Mr. Wells, second by Mastrangelo, All Approve.