

**Planning Board
September 22, 2021
Draft**

**Meeting: Planning Board
Date: September 22, 2021**

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

Member	Present	Absent
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	

V. New Business:

- a. **455 Route 38 West**-Block 142, Lot 7; Kool Kidz World (Julia Martinez);
P-21-05
Zone: Commercial (C)
Existing Use: Vacant Space, Previous Use was a Martial Arts Gym
Proposed Use: Day Care Center by Expansion of existing day care center
from adjoining space in the commercial building.
Application: Change of Use

Board Solicitor Swartz swore in Julia Martinez of Kool Kidz World.
Ms. Martinez is represented by Ms. Rachael Brekke of McDowell Law
Of Maple Shade, NJ.

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Ms. Brekke presented the application for Kool Kidz World. Kool Kidz World has grown substantially since 2015 and now have a waiting list. When the space next door became available, the decision was made to expand into the now vacant martial arts gym.

The plan is to create two separate spaces:

Suite C: Infants and Toddlers

Suite B: Pre-K and before and after school programs.

Each Suite has its own entrance door.

Chairman Dugan asked how many children are currently enrolled?

Ms. Martinez stated 40, and with the expansion and additional 50.

An additional 5 Teachers would be added.

There are currently 8 Full-Time and 3 Part-Time.

Chairman Dugan asked Ms. Martinez to explain the Drop off and Pick up Policy.

Ms. Martinez explained that currently the parents are to drive around back and the children are taken out of the cars by their teachers. This practice was implemented during Covid-19 restrictions. Hopefully, when restrictions are lifted, parents will be able to bring their children in themselves.

Ms. Brekke asked Ms. Martinez if there were plans to demolish the wall between the Suites? Ms. Martinez testified that no, the two spaces will remain separate.

Chairman Dugan asked about the age span of the children attending.

Ms. Martinez testified the youngest child is 3 months thru 4-5 years old.

She currently separates the older after school children into a different area of her existing space.

Ms. Brekke asked Ms. Martinez to explain the Playground and crosswalk area.

Ms. Martinez testified the playground is fenced in on the rear of the property and the crosswalk is clearly marked. The teachers will go out and place cones and escort the children to the play area.

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Ms. Martinez added that there isn't a kitchen on the property for safety reasons.

She also stated that Fire Drills are practiced once a month.

Zoning Officer Soni asked to see Kool Kidz State License. We need to verify the State Requirements.

Chairman Dugan commented on the Site. He stated how truly impressed he was with the overall cleanliness and safety of the Business Operation. He also stated that there is a problem. When the applicant first opened in 2016 the Township is missing the original Site-Plan. Can these be provided?

Twp Mgr Danson asked about the School Buses from Maple Shade Twp that pick up and drop off children from Kool Kidz World.

Ms. Martinez testified that the school Buses come into the front of the building and the teachers come out and get the children after school drop-offs, and assist with before school pick-ups. She stated that she has a great relationship with the School District.

Zoning Officer Soni stated that new requirements came into effect in 2017. These new requirements will have to be addressed on the Site plan. These would be necessary for the Certificate of Occupancy.

Ms. Martinez stated that the State had just done a Courtesy Inspection and all requirements are met.

Chairman Dugan asked Board Engineer McNulty for his Comments.

Engineer Mc Nulty stated that there haven't been any major changes to the original site plan from 2015.

Mc Nulty also stated that only half of the allocated parking would be used even with the increase of employees.

Chairman Dugan opened the meeting to the General Public.

Public Portion is closed.

A Motion to Approve was made by Mr. Wells, second by Ms. Constantine,

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All Approve.

- b. **2795 Route 73 South**- Block 194 Lot 1; Ross Restaurant Group, LLC;
PB-21-06
Zone: Business Development (BD)
Existing Use: Burger King Restaurant with Parking and single drive thru
Proposed Use: Burger King Restaurant with parking and a second drive thru
lane including reduced interior number of seats and a corresponding
reduction in parking spaces.
Application: Minor Site Plan

The Application was presented by Spencer Robbins, Attorney for the Applicant.

Board Attorney Swartz swore in:

Mahesh Patel- Manager

John Chang- Circle Construction

Michael Avilla- Engineer

Attorney Robbins asked Mr Patel to explain his position with the Ross Restaurant Group. Mr. Patel stated that he is the managing owner of this location. As with most drive thru restaurants, the lines are becoming longer with fewer people entering the facility. The Application is to construct a second drive thru lane and eliminate some of the interior seating.

Mr. John Chang was introduced as the Construction Manager for Circle Construction. His company has built over 100 Burger Kings. The Corporate office is dictating the addition of the second drive thru lanes. He has personally seen to 9 projects. The intent is to shorten the Q line. Mr. Chang testified that 80% of fast-food business is done thru the Drive-Thru. The dining room use has drastically decreased since Covid.

Mr. Chang added that a later application will come to improve the outdoor façade.

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Twp. Mgr. Danson asked if the Drive-thru would be closed during Construction? Mr. Chang said yes for approximately 2-3 weeks weather permitting. The cost would be in the vicinity of 80,000.00 to 100,000.00.

Attorney Robbins introduced Mr. Michael Avilla, Licensed Professional Engineer. His practice includes clients in Mercer, Burlington, Camden and Gloucester County. He has 20 years in the industry.

Attorney Robbins asked Mr. Avilla to describe what the Ross Group is seeking to do. Mr. Avilla testified that the whole purpose is to allow for more efficiency. The demand for shorter Q Lines on this busy corridor to alleviate traffic remaining on Route 73 to enter the facility. On the Southside of the property, 9 parking spaces will be removed to construct the second drive thru lane. He feels this will have no impact on the dining room seating. Mr. Avilla testified that there is sufficient lighting on the property already and this new configuration will actually improve the handicapped accessible spots.

Chairman Dugan asked where the split of the drive thru lanes will take place. Mr. Avilla stated that the lanes will split at the back of the restaurant, and they would merge again before the pick-up window. The Q lanes would be divided by and island.

Deputy Mayor Nunes asked about the driveway in from Waverly Ave. She commented on the very difficult turn into the drive thru lane.

Board Member Constantine asked about a third window if the order is not Ready? Mr. Avilla stated that there is not a third window but a designated Parking spot for waiting vehicles.

Twp Mgr Danson asked about the pad site directly behind the main lot. Attorney Robbins stated that pad site is owned by Corporate Burger King.

Mayor Weist remarked about vehicles entering from Route 73 that are Waiting in the drive thru lane, block the exit of the vehicles in the handicapped spots.

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Board Engineer stated that the dual drive thru lane will move cars thru faster. The dual lanes will accommodate approx. 10 vehicles in the Q lanes.

Deputy Nunes asked if the restaurant would be going to 24 hours?
Mr. Patel stated that the hours would be 6 am thru 12 pm midnight. There is No plan to extend the hours beyond that.

Board Member Wells asked if there were plans to move the drive thru lanes Further back into the second pad site and reconfigure the entrance into the Parking lot from Waverly. He stated how tight a turn it is, and how vehicles go Over the curb to get in. Board Member Turek concurred and mentioned Site-Safety issues.

Mr. Avilla would take into consideration the Board's suggestions.

Chairman Dugan asked if any new variances were needed. Board Engineer Mc Nulty said no. He would like to see:

1. The tree on the side where construction will take place either be saved or replaced.
2. The pavement be resurfaced.
3. Signage Clearance Bar, would recommend the addition of the second Clearance bar on the second drive thru lane.

Chairman Dugan asked for Board Questions?

Board Member Bennett asked about impervious coverage. The plan shows 78%.

Chairman Dugan opened the meeting to the General Public.
Public Portion Closed.

A Motion to Approve was made by Deputy Mayor Nunes, second by Ms. Constantine, All Approve

- c. **20 East Main Street-** Block 90.01 Lot 8 Hun Hui Chen PB-21-08
Zone: Downtown Business (BD)
Existing Use: Store front vacant real estate office and 1 family apartment

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Above.

Proposed Use: Store Front/ Office on the first floor with building addition
On the second floor for expansion to provide three (3) 2 Bedroom
apartments.

Application: Minor Site Plan

Board Attorney swore in:

Yun Hui Chen, Applicant

Yu Wen Li, P.E.

Hui D Huang A/A

Chairman Dugan asked if an Attorney would be present?

Mr. Chen answered no.

Mr. Chen stated that presently there is a vacant office on the first floor
front of the building, a garage with 2 spaces, and on the second floor there
is one 2 bedroom apartment. The proposed plan is to eliminate the garage
on the back of the building, increase the parking to 4 spaces under the
addition, and to build three apartments and an additional office space in
the rear on the second floor.

Two Mgr Danson asked for clarification. Mr. Chen stated three apartments
approx. 750 sq feet each, a carport with 4-9' by 20' spaces.

Board Member Constantine asked about entrances into the apartments.

Mr. Chen stated that the front door downstairs in the middle of the vacant
retail space will have stairs built up to the second floor front two
apartments. The entrance to the third apartment will be in the rear by the
trash enclosure.

Chairman Dugan asked Board Engineer McNulty for his review.

1. 0' Setback on the lot. Using every inch of space.
2. No Apartments will be ADA Accessible.
3. Handicapped Ramp on Main St will not be allowed because it will
encroach on the sidewalk.

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4. The Waste enclosure gate and fence is proposed in the front of one parking space under the second floor office addition.
5. Commercial Loading Area?

Board Member Constantine asked how the trash cans would get out for pick up, and how would the Commercial Waste be collected?

Chairman Dugan asked what the front of the Façade would look like?
Mr. Chen stated that there would be metal panels on the top and side walls.

Township Zoning Officer Soni asked about stormwater run-off? He stated curbing will have to be installed.

Township Manager Danson asked about the addition on the back of the building? Will it block the view of the neighboring apts? She commented on the narrow walkway being proposed from the back of the building.

Chairman Dugan opened the meeting to the General Public.

Township Solicitor Swartz swore in Ms. Karen Ianacone. She lives in the upstairs apartment next door to the proposed addition.

Ms. Ianacone stated that she has lived at 18 E Main St for 21 years in the upstairs apartment. Her concern is the proposed building will cut off all of her light source and she will be staring at a wall approx. 2 feet from her window. She feels this proposal is suffocating to her apartment.

Mr. Chen stated that there will be an approximate 5' indent on the side of 18 E Main St that will allow light into her existing window.

Ms. Ianacone also feels that four parking spaces will be impossible due to the fact that you would have to pull in straight on. (no angle) The one way drive behind the building will not accommodate this.

Board Engineer brought up the Columns that would be holding up the second floor rear of the proposed building. There is only an 8' clearance. With the addition of the Bollards the spaces will be reduced to 7'6" parking spaces.

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The Bollards would be mandatory to protect the Columns holding up the second floor.

Board Member Turek is very concerned about the safety of the second floor. He also stated that there is a 9' requirement for parking spaces. Perpendicular parking is very difficult

Board Member Bennett asked about the Minor or Major Site Plan? He stated he is not comfortable with this plan. There are too many factors, i.e. parking, trash, columns, ADA accessibility that he feels needs further planning and review.

Board Member Turek asked about entering the rear apartment from the ground level? There is no plan for a 4' access way. There is not sufficient room for the Emergency Squad, Fire Department to enter the building. He also asked about access to the basement? He feels the input of the Construction Officials and the Fire and Police Departments would be necessary. He also stated that a trash receptacle should be at least 15' from the Building, not under and addition.

Chairman Dugan asked if this application had gone to Site-Plan Board?

Township Solicitor Swartz recommended it be sent, instead of taking a vote.

Chairman Dugan asked the Applicant if he would agree to the Extension?

Township Solicitor Swartz recommended the Applicant accept the Continuance to the Site-Plan Board.

Township Zoning Officer Soni also stated that a new property survey be done, since the last one submitted was from 2017 when the original application was presented.

Chairman Dugan stated that the entire Board would like to see the property improved.

He asked Township Solicitor Swartz if the application has an approved continuance until October Meeting?

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V. Old Business: None

VI. Minutes: July 28, 2021

A Motion to Approve was made by Ms. Constantine, second by Deputy Mayor Nunes, All Approve

VII. Adjourn: Next meeting is October 27, 2021

A Motion to adjourn was made by Mr. Turek, Second by Mr. Mastrangelo, All Approve