

**MINUTES**  
**MAPLE SHADE PLANNING BOARD**  
**FEBRUARY 27, 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: Joseph Andl  
Justin Bennett  
Joseph Dugan, Chairman  
Charles Kauffman  
Teresa Porrini, Vice Chairman  
Heather Talarico  
Claire Volpe  
Frank Troso, Alt. 1

Absent: Angelo Spinelli  
Robert Wilt

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

**New Business:**

**Route 73 S. & Waverly - (B193, Lots 1, 6, 16 & 17) Made for the Shade LLC, SDSR200**

**Zone: Business Development (BD)**

**Request for extension of minor subdivision approval (Resolution 2016-PB-22); outside agency approvals took in excess of 190-days.**

Timothy M. Prime, Esq., Prime Law.

Board granted preliminary site plan and minor sub-division approvals the end of 2016 for new WAWA site on Route 73. Site has been cleared and is ready to go.

**MINUTES  
MAPLE SHADE PLANNING BOARD  
FEBRUARY 27, 2019  
Page 2**

**Board:** None

**Public:** None

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

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

**2891 Rt 73 South (Unit 1) – Block 173; Lot 6.03; K & S Enterprises; P-19-3**  
**Zone: Planned Development (PD)**  
**Existing Use: Vacant Store Proposed Use: Retail**  
**Application: Change of Use – Site plan waiver request**

Alan Lauer, (representing Landlord); Narinder Bhasin; additional individual sworn in by Attorney Boraske.

Formerly owned Shell station at Fox Meadow. Station was not able to survive; WAWA convenience store/gas station opened at Fox Meadow. They are planning on opening a convenience store across Rt. 73 – groceries and money grams. Hours will be 7 AM – 10 PM. Employees: 2.

**Public:** None.

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

**Board:** None. Comments by Mr. Cantwell – deliveries, trash, recyclables. No improvements to outside. Parking lot is deteriorating, and should be taken care of in the future.

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

**475 Rt 38 W. – Block 144; Lot 10; Gary Mathoan; P-19-1**  
**Zone: Highway Commercial (HC) Existing Use: Gas Station**  
**Application: Change of Use - Site Plan Waiver request – convert old workshop into convenience store**

Gary Mathoan, applicant, sworn in by Attorney Boraske.

**MINUTES**  
**MAPLE SHADE PLANNING BOARD**  
**FEBRUARY 27, 2019**  
**Page 3**

Building was formerly used for storage. Wants to convert into a convenience store – selling only candy, chips, tobacco items, etc. Plans to knock wall down and install shelving and coolers for drinks.

Comments by Mr. Cantwell: Per ordinance, a minimum of ten parking spaces is required for combined gas station/convenience store; for anything less, a “c” variance is needed. Discussion of parking situation. Trash will be taken to another site.

**Public:** None

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

**Board:**None

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

**Old Business:**None

**Minutes:**

January 23, 2019

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

**Reports:**

**Solicitor – Resolutions:**

2019-PB-1: 461 Rt 38 W. – Block 144; Lot 18; Thu Hien Hoang (Beauty Salon)

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

Eligible to Approve:	Justin Bennett	Claire Volpe
	Charles Kauffman	Robert Wilt
	Teresa Porrini	Frank Troso

2019-PB-2: 6 N. Forklanding Rd. – Block 63; Lot 8; Vanessa Frank-Finney

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

Eligible to Approve:	Justin Bennett	Claire Volpe
	Charles Kauffman	Robert Wilt
	Teresa Porrini	Frank Troso

**MINUTES  
MAPLE SHADE PLANNING BOARD  
FEBRUARY 27, 2019  
Page 4**

2019-PB-3: Route 73 S. & Waverly - (B193, Lots 1, 6, 16 & 17) Made for the Shade LLC

Motion to Approve: Motion/Second. Roll Call: All Approve.

Eligible to Approve:	Joseph Andl	Teresa Porrini
	Justin Bennett	Heather Talarico
	Joseph Dugan	Claire Volpe
	Charles Kauffman	Frank Troso

**Engineer:**None

**Community Development:** None

**Adjourn:**

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