

MINUTES
MAPLE SHADE PLANNING BOARD
JUNE 26, 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
Teresa Porrini
Claire Volpe
Frank Troso, Alt. 1

Absent: 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:

461 Rt.38 W Suite E. – Block 144; Lot 18; Versi Vino, LLC; P-19-6

Zone: Highway Commercial (HC)

Existing Use: Vacant Proposed Use: Wine-centric Restaurant

Application: Site Plan Waiver – change of use, with “C” Variance for parking.

Richard T. Wells, Esq., Garty Law Firm, LLC

Jason Zubris, Christine Zubris, Applicants; Alan Lauer, property landlord, sworn in by Attorney Boraske

Christine Zubris Testimony: Explanation of restaurant/operation. Wine-centric restaurant; smaller style of restaurant designed for consuming wine and proper pairings of food. Will serve appetizers/flatbread; wine available for purchase. Purchasing plenary consumption license from MS Wings (previous owner of Hooters Restaurant). 40 seats; two spaces inside – one will be restaurant space; the other will be a private space (12 seats). Private area will be used for small wine-tasting classes and will also be used for private bookings. There will be a tv in the private space for presentations. Restaurant space will consist of a combination of tables and some lounge space. There is also a small bar area, seating 6 – 8 people. No tap system. No tv in bar area.

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Approximate hours: Monday: closed; Tuesday – Thursday: 11 AM – 9 PM; Friday/Saturday: 11 AM – 10 or 11 PM; Sunday: 11 AM – 7 PM. **Peak hours:** 6 PM – 8 PM. **Employees:** Ten. Wine tenders, chef, sous chef, line cook, manager. Light crew in morning; more employees during peak times. **Trash:** Dumpster on site. **Parking:** 50 spaces total/5 businesses. 19 spaces remaining on site. Additional parking on Buttonwood Avenue. **Signage:** Three façade signs.

Public:None. Motion to Close Public Portion: Troso/Volpe. All Approve.

Mr.Cantwell: Comments/review.

Board:Questions regarding signage and liquor license.

Motion to Approve (including parking and sign variances): Porrini/Troso. Roll Call: All Approve.

103-119 W. Main St. – Block 64; Lots 1; 2; 3; 4; 5; & 8; Barrons Urban Renewal; P-18-8 (SPR123)Zone: Downtown Business (DB) and Redevelopment Area
Application to extend Planning Board approvals granted 12/04/2013 – mixed use commercial and residential (60 units)

Richard F. Roy, Jr., Esq., Comegno Law Group P.C.
Kevin Kavanaugh sworn in by Attorney Boraske.

Work has begun on project; building has been taken down. Currently applying for financing with the State of NJ. Request for extension.

Public: None. Motion to Close Public Portion: Troso/Volpe. All In Favor.

Board:Question from Board regarding financing/tax credits. Comments by Mr. Cantwell.

Motion to grant two-year extension of applicant’s approvals through December 31, 2020: Volpe/Porrini. Roll Call: All Approve.

2801 Rt.73 South – Block 193; Lot 6; Tesla Inc.; P-19-7
Zone: Business Development (BD)
Application: Site Plan waiver to install eight (8) Electric Vehicle (EV) charging stations.

Duncan M. Prime, Esq., Prime Law
Jesse Karp, Tesla, Inc., sworn in by Attorney Boraske.

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WAWA, currently under construction at Route 73 & Waverly Avenue, has entered into a lease agreement with Tesla for a small area on site (eight parking spaces) where they plan to install electric vehicle charging stations. Ancillary equipment is involved along with eight charging posts (two charging cabinets, master controller, switch gear assembly, and utility transformer). Two charging stations will be for Tesla only; six will be shared.

Mr. Cantwell: comments regarding parking spaces at WAWA and landscaping.

Mr. Karp explained charging process.

Public: None. Motion to Close Public Portion: Kauffman/Porrini. All In Favor.

Board: None

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

Old Business:

Minutes:

May 22, 2019

Motion to Approve: Bennett/Volpe. All In Favor.

Reports:

Solicitor: Resolutions

2019-PB-7: 108 E. Main St. – Block 91; Lot 3; Dr. Brewlittle’s Beer LLC (Matt Meyer)

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

Eligible to Approve: Justin Bennett
Joseph Dugan
Charles Kauffman
Claire Volpe
Frank Troso, Alt. 1

Engineer: None.

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Community Development:

Correspondence: Stout & Caldwell letter dated 4/26/19 regarding application to NJDEP for a wetlands Letter of Interpretation (LOI) Block 173, Lots 1.04, 2.03, & 2.04.

Comments by Mr. Rijs.

Adjourn

Motion to Adjourn: Motion/Second. All In Favor.