

**Planning Board  
February 26, 2020**

**Meeting: Planning Board**

**Date: February 26, 2020**

- 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>
Chairman Dugan	X	
Vice Chair Porrini	X	
Mayor Claire Volpe	X	
Twp. Mgr. Danson	X	
Ms. Sandy Nunes	X	
Mr. Justin Bennett	X	
Mr. Robert Wilt	X	
Mr. Frank Troso		X
Ms. Mary Anne Constantine	X	
Mr. Thomas Mastrangelo, Alt. # 1	X	
Mr. Fred Turek, Alt # 2	X	

**V. New Member:** Mr. Fred Turek was sworn in as Alternate #1 by Solicitor Stephen Boraske

**VI. New Business:**

1. **494 Rte. 38 E.**-Block 173.01 Lot 2.03; Campbell EFCU; P-18-10  
Zone: Business Development (BD)  
Use: Campbell Employees Federal Credit Union  
Application: Amended Site Plan(Change to drive-thru lane and retaining wall)

Mr. Kevin Piro of Jenkintown Pa was sworn in. He stated that the amended

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Site plan was a direct result of Cost-Cutting Measures. The retaining wall in the Original plan would have been over \$100,000.00 to allow the second drive-thru Lane. If approved, they would keep the natural slope of 1 to 1.3 which results in A 45 degree slope.

Mr. Kieth Marshall, CMC was sworn in by Solicitor Boraske.  
The plan is to use a grass seed mixture that is commonly used on slopes. The "Blanket "would be installed and trees would be planted along the Eastern Line of the property creating a more natural look. Maintenance of the area would be performed once a year by a Professional Landscaping Crew.

Chairman Dugan stated that not building the retaining wall would have adverse affect on the neighboring property.

Mr. Fred Turek is concerned about the plan to maintain the slope only once a year. Concessions were made by Mr. Piro to list "Periodic Maintenance" as needed in the Application.

Chairman Dugan opened the meeting to the general public.  
No Comment  
Public Portion closed.

Motion to Approve the Application was made by Mayor Volpe, second by Ms. Porrini, All Approve

2. **340 W. Main St-** Block 115: Lot 1.01 Joseph Fischer; P-20-3  
Zone: Downtown Business (DB)  
Existing Use: ice cream, sweets, drinks etc.  
Application: Site Plan Waiver to add 6' x 8' Wall-in Cooler Box

Mr. Joseph Fischer was sworn in by Solicitor Boraske.  
He stated the walk-in box will be installed on the left hand side of the building. It will not affect the parking spots. The access is from inside the building. There will be no entry from the outside of the building.

The Township Engineer has no issues with the Application.

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Chairman Dugan opened the meeting to the General Public. No comment  
Public Portion closed.

Motion to Approve the Application was made by Ms. Porrini, second by Mayor  
Volpe. All Approve

- 3. 2 North Forklanding Rd. (Unit 4)**-Block 63 Lot 8; Dana Marie Randolph;  
P-20-4  
Zone Downtown Business (DB)  
Existing /Former Use: Retail (Vape Store)  
Proposed Use: Dance Studio Application: Site Plan Waiver

Dana Marie Randolph was sworn in by Solicitor Boraske  
Testimony followed that Ms. Randolph is looking to open a Dance Studio in  
Unit # 4. The name of the Studio would be "Amped to Dance". It would be a  
studio for mainly 2-17 year old dancers. There would also be a session for  
Adults 18 and up.

The changes she is proposing to the site would be to eliminate the dividing  
wall between the front and the back, mirror one of the walls and change  
the flooring. Music would play during sessions at 94 decibels. 85-90  
decibels would be city traffic.

Classes would be 1 hour in length. This is not a franchise studio. The  
number of Employees would be 3 along with high school interns.  
20-30 children would be in each class.

Hours of Operation would be: September thru June, Monday thru Friday  
4 pm to 9pm. 8-9 pm would be the Adult class.  
Saturday 9 am to 4 pm. June thru September would be 8 am to 3 pm.

The class average would be 24 children per class.

The Township Engineer stated the classification on use Statue 205-24 A  
does allow for an Art School.

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Parking is of concern, since there is no on-site parking, just the Municipal Lot.

The Township Engineer asked about Signage, the plan is to reface the existing sign and add an Opening Day Banner to advertise.

Township Manager Danson asked about seating for Parents? Ms. Randolph stated that she would be adding a reception area with benches and a curtain to partition the dancers.

Trash will be removed and taken off-site.

Mayor Claire Volpe asked Ms Randolph to let her know when the Grand-Opening will be and officials would come and do a ribbon cutting ceremony.

A Motion to Approve the Application was made by Mr. Bennett, second by Mayor Volpe, All Approve.

- 4. 114-116 East Main St.** Block 91 Lot 15; Magic of volcano inc. ; P-20-1  
Zone: Downtown Business (DB)  
Existing Use: Restaurant w/apartments (Charlie Brown's)  
Proposed Use: Restaurant w/Apartments  
Application: Site Plan with "C" Variance

Mr. Matthew R. McCrink, Esq.

Jian Fang Lin

Mr. Gregory B. Fusco, P. E, Key Engineers

Mr. Daniel Joss R.A. DJ Architecture, LLC

Were all sworn in by Solicitor Boraske.

Mr. Matthew McCrink, Esq. started the testimony by saying, the workshop Suggestions were extremely helpful. He testified to the cleanliness and overall top rated operation of the Magic of Volcano that is located next to his office in Berlin, NJ.

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The practical matter is that Magic of Volcano will be built in the exact footprint of the existing vacant building.

The Variances that are needed are for side yard, front yard, sign and parking, with the main issue being "Parking". The applicant has received a written letter from the Pastor of Immanuel Baptist Church that the restaurant may use the parking lot associated with the church with the exception of Sunday Mornings. The Pastor had provided the service to the former Charlie Browns as well.

The hours of operation will be 11 am till 10 pm Monday thru Saturday and evening hours on Sunday. This testimony was provided by the owner/operations manager Jian Fang Lin. She expects to have 10-15 employees on at any given time. The apartments above the restaurant would be primarily for employees.

The Engineer Mr. Gregory B. Fusco prepared the site plan and stated the restaurant's use is in conformance with the Zone. The site is also decreasing the impervious coverage from 96% to 83.5%. The building height is also in conformance.

Mr Daniel Joss, Architect testified that the main entrance to the restaurant would be on Spruce Ave. The internally lit sign over the entrance would be approximately 12 sq. feet.

Mr. Gregory Fusco testified to items in the Township Engineers Review.

1. Parking, Loading and Pedestrian Circulation.
  - a. Parking has already been answered.
  - b. The loading zone is located on the back of the building with entrance on the Spruce Ave Side. There is barrier free access to the enclosed dumpsters and delivery zone.
  - c. Broken Sidewalks will be replaced.
2. Stormwater Management Plan and Grading
  - a. A gravel area behind the restaurant will be replaced with a planted green area, therefore reducing impervious coverage.

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- b. A grading plan has been submitted for the rear of the site. All storm water will continue to drain to the Public Parking Area.
- 3. Utilities  
All meters, HVAC and fans should be screened from Public View.  
The exhaust fans will be vented thru the roof. A grease trap will be encased in a concrete barrier.  
The builder would prefer to have all new cables placed underground.
- 4. Planting Design  
Township Engineer suggested changing out one type of bush to a less invasive type.
- 5. Lightning  
There is already sufficient lighting from street lights and lighting from the actual building to accommodate the minimum illumination required by ordinance.
- 6. Construction Details  
The entire site would be fenced off during both demolition and the construction stage. A safe work zone is the main goal.
- 7. Trash Enclosures  
A masonry dumpster enclosure with a double lockable gate is planned. The fencing would be slated to screen the actual dumpster from public view.
- 8. Signage  
A variance will be needed for the secondary sign located on Main St.  
A 30 square foot sign is being requested over the secondary entrance on Main St.
- 9. Affordable Housing Conformance. A monetary payment of 1 ½-2% would be made or One of the Apartments would be Deed Restricted as Affordable Housing.
- 10. Environmental Concerns are mostly during construction. Temporary Fencing would be installed around the entire perimeter. The Applicant is also seeking a "Site-Plan" Waiver. A pre-construction meeting would be scheduled with all necessary Departments.

Chairman Dugan would like to talk about the Apartments.  
The plan calls for 4 "Nice" Apartments. 2 Larger 3 bedroom, 2 Bath and 2 smaller 2 bedroom, 2 bath. Entrance would be through an alcove on the

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western side of the building facing Main St. There will be no elevator installed for access. In addition, there is no on-site parking available for Tenants.

Chairman Dugan opened the meeting to the Public. No Comment Public Portion closed.

Township Engineer would like to go on record , that a variance is required for the 35.6 Sq. Ft Sign on Main St.

Board Member Ms. Constantine inquired about access to the apartments thru exterior steps. The only access will be thru the alcove and all steps are interior to the second and third floors.

Mayor Volpe asked about Exhaust Fans for the Hibachi Grills. The fans will be roof mounted above the kitchen and will not affect the apartments.

Mr Turek commented on the 9 street parking spots available to the site. Is the Board fully aware of the Parking Restraints? He is also concerned about the concrete sidewalks being damaged during construction. Applicant is willing to replace all existing sidewalk along Main and Spruce Sts. Another area of concern are the HVAC units and Trash Enclosure. Has the fire Marshall been consulted?

Vice Chairman Porrini inquired about the restaurant having a Liquor License. The Applicant purchased the License from the previous owner.

Board Attorney requested details about the ADA ramps and sidewalks be replaced to Code. Curbing would be a condition of Approval by Burlington County Planning Board.

Motion To Approve with the following Variances was made by Vice Chairman Porrini, second by Mayor Volpe. All Approve

- a. Signage
- b. Front yard setback
- c. Side yard setback

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- d. Landscape Buffer
- e. Lighting
- f. Parking

Minutes: Motion to approve made by Ms. Nunes, second by Mayor Volpe. All Approve

Adjourn: Motion to adjourn made by Ms. Nunes, Second by Mayor Volpe All Approve