

**Planning Board
June 23, 2021
Draft**

**Meeting: Planning Board
Date: June 23, 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:

1. Referral of Ordinance 2021-06 Prohibiting the Operations of any Class of Cannabis Businesses within its Geographical Boundaries and Amending Section 205 of the Maple Shade Township.

Chairman Dugan asked Township Manager Danson to explain. Danson stated that the Township had to make a decision by August 21, 2021 with no real guidance from the State of NJ. She feels it is in the best interests of the Community to Prohibit Cannabis Businesses for five years, until better guidelines are in place.

A Motion to Approve the Ordinance was made by Mr. Turek, second by Ms. Constantine, All Approve.

Planning Board
June 23, 2021
Draft

2. **2860 route 73 South**-Block 174 Lot 2.03; Legacy Indoor Range and Armory, LLC;
P-21-03

Zone: Business Development (BD)

Existing Use: Currently Vacant. Most recent use was retail.

Proposed Use: Retail Armory Sales

Application: Change of Use

Brandon R Croker, Esq. presented the Application.

Legacy is a retail gun store currently located in Cinnaminson.

Their business has greatly increased and need a larger space.

They are seeking to relocate to Maple Shade. Although, Indoor Range is in their name, there will not be a Shooting Range on site.

They are seeking to rent the Retail Space next to Promaster Flooring that is owned by Mr. Stevens. There will be no change to the existing 7800 sq. foot building. They intend to only use approx. 4000 sq. feet of the Showroom Area.

Andrew Proctor and Melissa Deeney were sworn in by Board Attorney Boraske.

Brandon R. Croker, Esq. asked Ms. Deeney to tell the Board about their Business.

Ms. Deeney testified that Legacy has been in business for 6 years. They have achieved their Firearm and State Licenses.

All of the Firearms are kept in Vaults, with locks and deadbolts. They intend to control the environment.

Chairman Dugan asked Ms. Deeney how many employees would be working at any one time. Ms. Deeney responded 2 employees that are both certified instructors. The instructors teach the new gunowners with dummy rounds at a local range. The hiring of the two new instructors has enable Ms. Deeney and Mr. Proctor to concentrate on sales and operation.

Chairman Dugan asked about the Hours of Operation: Ms. Deeney responded 9-9-5pm Monday thru Friday, and 10-3pm on Saturday. Closed on Sunday.

Board Engineer Mr. Yoder went thru his review letter.

1. The parking Lot is in terrible condition.
2. The entrance and accessibility must be ADA Compliant.
3. The Trash enclosure had been removed, must be re-installed.

Planning Board
June 23, 2021
Draft

Ms. Deeney testified that both owners are “Neat Freaks” and the property will be kept beautiful.

The Applicant is seeking a Site Plan Waiver.

Board Member Turek commented on the terrible condition of the Parking Lot. He requested testimony by the Owner of the Property (Mr. Stevens) That he will comply with Engineer recommendations to resurface the rear parking lot and to re-establish the Trash Enclosure.

Mr. Stevens was sworn in by Board Attorney Boraske.
Mr. Stevens stated that he will comply with Engineer’s recommendations.

Chairman Dugan asked The Applicants to explain the overall showroom floor and safety precautions to be put in place.

Mr. Proctor testified that all guns will be locked in a concrete (Floor to Ceiling) Vault. All Ammunition is kept off the showroom floor and no client will have access to the ammunition. All display cases are made of shatterproof glass and have an intricate lock system. All of which is mandated by the NJ State Police.

Mr. Proctor addressed The Signage package for exterior advertising. He stated that no gun is in the actual LOGO. Their new sign will comply with Code of Maple Shade.

The Trash Enclosure will be replaced and improved with a concrete floor. The ADA parking spot will be moved to the center by the entrance door as Requested by the Board Engineer.

Chairman Dugan opened the meeting to the Public. No one was present.
A Motion to Close the Public Portion was made by Mr. Turek, second by Ms. Constantine, All Approve

Board Member Mr. Wilt commented on the difficult logistics of entering this property off of State Highway Route 73 North.

Planning Board
June 23, 2021
Draft

Mr. Proctor testified that the Directions on their website will clearly state to enter off of Kling's Highway instead of Route 38.

Board Member Nunes asked about the Shooting Range? It is part of their name? Mr. Proctor stated that ATF requires that the word Range is in the name.

Chairman Dugan asked Board Attorney Boraske to state the requirements of the Application. Mr. Boraske stated that no Variances are needed, just the Change of Use and Site plan Waiver.

Board Attorney Boraske stated the CO would be contingent upon applicant's meeting the Board Engineer's Requirements.

Mayor Wiest asked what the time frame would be for opening. Mr. Proctor stated as soon as possible. The building and Safes would have to be inspected by the State of New Jersey and ATF. Mr. Proctor added at the shortest time frame, 90-120 days.

A Motion to Approve was made by Ms. Nunes, second by Mr. Mastrangelo, All Approve

2. 108 E Main St- Block 91; Lot 3; Dr. Brewlittle's Beer Co.; P-21-04
Zone: downtown Business (DB)
Existing Use: Micro-Brewery
Proposed Use: Same use, minor Site plan to add Balcony above existing structure and new outdoor stairs.
Application: Minor Site Plan

Board Attorney Boraske swore in Applicant Mr. John (Jack) O'Donnell.

Mr. O'Donnell testified that Dr. Brewlittle's would like to repair the existing roof, add a small deck on top, and add a secondary egress set of stairs.

Board Engineer Yoder asked if any of the parking lot would be dug up or any changes to the existing footprint.

Planning Board
June 23, 2021
Draft

Mr. O' Donnell testified the change would be that one of the two AC Units would be mounted on the wall instead of the ground, to make room for the outdoor staircase.

Chairman Dugan asked if there were any setback requirements for the deck? No expansion of existing building is planned, just a rooftop deck over the existing first floor roof.

Mayor Wiest asked if Dr. Brewlitte's was a Company or LLC. (dba as Dr. Brewlittles). He made note that the Applicant was not represented by an Attorney.

Planning Board Officer Mr. Carter said he did not need an attorney for this Application.

Board Attorney Boraske stated the Application was for a minor Site Plan Waiver and not a variance.

Chairman Dugan to Boraske?: Are we on solid ground here?
Boraske stated he is comfortable with the Application

Chairman Dugan opened the meeting to the General Public, No Comments
A Motion to close the Public Portion was made by Ms. Constantine, second by Ms. Nunes, All Approve.

Board Engineer Yoder asked if the seating capacity would be increased due to the new outdoor deck?
Applicant O'Donnell testified they would be adding maybe 10 seats.

A Motion was made by Deputy Mayor Nunes to grant the Site Plan Waiver, second by Twp Mgr Danson, All Approve.

Chairman Dugan stated: Let the record show that representatives from Kool Kids did not appear this evening for their Application.

VIII. Solicitor Resolutions

Planning Board
June 23, 2021
Draft

P-21-02: 2941 Route 73 South, block 150 Lot 19.06; Ammas food Creations, LLC;
Change of Use

A Motion to Approve the Above Resolution was made by Deputy Mayor Nunes,
second by Twp Mgr Danson, All Approve

IX. Minutes: May 26, 2021

A Motion to Approve the Minutes from May 26, 2021 was made by Ms.
Constantine, second by Deputy Mayor Nunes, All Approve

X. Adjourn: Next Meeting July 28, 2021

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