

Maple Shade Planning Board
March 23, 2022
Draft

Meeting: Planning Board

Date: March 23, 2022

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

Member	Present	Absent
Mr. Bennett	X	
Ms. Constantine	X	
Twp Mgr. Danson	X	
Deputy Mayor Kauffman	X	
Mr. Mastrangelo		X
Mayor Nunes	X	
Vice Chair Porrini		X
Mr. Wilt		X
Chairman Joseph Dugan	X	
Fred Turek, Alt #1	X	
Rob Wells, Alt #2	X	

V. New Business:

- a. **2941 Route 73 South**-Block 150 Lot 19.06; Gary Erdanski; PB-22-02
Zone: Business Development (BD)
Existing Use: Vacant Retail Space
Proposed Use: Retail sale of Leather products, footwears, jackets and clothing.
Application: Site Plan Waiver & Retail use approval- Change of Tenant

Mr. Gary Erdanski was sworn in by Solicitor Boraske.

Mr. Erdanski resides at 12 Marcy Court, Marlton NJ 08053

Chairman Dugan welcomed Mr. Erdanski, Please explain your business and reasons for relocating to Maple Shade.

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Mr. Erdanski stated that he has been in the Leather goods Business since 1990. He sells boots, work gear, belts, etc. After 21 years in their present location, they are being forced out of their location for future development. He employs 5 people with staggered shifts of 11-3, and 3-7pm. All Fulltime employees. The hours of operation will be Mon, Tues, Weds 10am -6:30 pm. Thur, Fri and Sat 10 am -5pm, and Sunday 10 am-4pm.

Chairman Dugan opened the meeting to the General Public. None Public Portion Closed.

Chairman Dugan asked for Board Member Questions.

Deputy Mayor Kauffman asked about signage?

Chairman Dugan stated that he visited the site today and the entire complex is looking real good.

Mr. Erdanski stated that he planned on changing the existing sign to reflect his business, but not change the overall size or type.

Chairman Dugan asked Board Engineer McNulty about the property and his Review Letter Comments. Mr. McNulty commented on how much progress has been made in one week.

Zoning Board Officer Soni stated that he has spoken with the owner of the complex and he confirmed all requirements will be met.

Board Engineer McNulty went through his review letter.

1. Delivery Trucks and Loading Zone. Mr. Erdanski stated that all of his deliveries come in smaller box trucks and the deliveries would be made through the rear door.
2. Trash Removal. Mr. Erdanski stated that as part of his lease ,he is permitted to use the dumpsters in the rear. He commented on how little trash they generate.
3. Board Engineer McNulty stated that everything else has been covered.

Board Member Turek asked about the rear door. Mr. Erdanski stated that it is a garage door that opens up and down, and does not swing out into the

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drive aisle.

A Motion to Accept the Application was made by Mr. Wells, second by Mayor Nunes, All Approve

V. Old Business: None

Chairman Dugan asked Members of the audience what they would like to discuss.

A gentleman from Boulevard Ave spoke on behalf of his neighbors. Their homes have been greatly impacted by the Removal of the Barrier trees behind their homes. The barrier helped protect their homes from the Traffic noise and light pollution.

Township Manager Danson spoke on behalf of the Board. The DEA Building had been instructed to remove the trees for security reasons. She continued that privacy plants were supposed to be installed to lessen the impact. Ms. Danson assured the residents that she will see that this is done.

VI. Solicitor: Resolutions

1. Resolution No. 2022-PB-03: Resolution granting site plan waiver for the retail sale of cigars, and other accessories business to Mahant 470 LLC. 470 Route 38 East. Block 143, Lots 2 & 2.01 (Application PB-21-13)

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

VII. Minutes: January 26, 2022

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

VIII. Adjourn:

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A Motion to Adjourn was made by Mayor Nunes, Second by Deputy Mayor Kauffman, All Approve

A Motion to Adjourn was made by Chairman Dugan, second by Mayor Nunes, All Approve