

Maple Shade Planning Board
May 25, 2022
Draft

Meeting: Planning Board

Date: May 25, 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. **3081 Route 73 South**-Block 7.01 Lot 7; Michael Wilkinson PB-22-04
Zone: Business Development (BD)
Existing Use: Vacant Electrical & Solar Company/Contractor
Proposed Use: General Contractor Business Office & Storage
Application: Change of Use & Site Plan Waiver Approval

Planning Board Solicitor Boraske swore in Michael Wilkinson (Applicant)

Chairman Dugan asked Mr. Wilkinson to explain his business.

Mr. Wilkinson stated that they are a Veteran Service-Connected Contractor. The Office will be at this location, and no manufacturing of any kind will be performed.

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Chairman Dugan asked? "How many employees will be on site?"

Mr. Wilkinson said six, with at peak times up to 15-16.

Chairman Dugan asked if Mr. Wilkinson had purchased the property?

We need to talk about the Free-standing Sign.

Board Engineer McNulty said that the sign is compliant with Township Code, he also added that Mr. Wilkinson has responded immediately with his requests, and everything is compliant with Township Code.

Chairman Dugan opened the meeting to the General Public. None

A Motion to close the Public Portion was made by Mayor Nunes, second by Mr. Wells, all approve.

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

b. **6 East Main Street**-Block 90.01, Lot 3: Ioanna Nasis

Zone: Downtown Business (DB)

Existing Use: Vacant Space-Previous Music Store

Proposed Use: Boutique Store

Application: Site-Plan waiver and allow secondhand goods, antique collectibles, vintage, and estate jewelry resale business.

Board Boraske swore in Ioanna Nasis.

Chairman Dugan Asked what type of Business do you have?

Ms. Nasis stated that she is a Vintage Boutique, New & Used Collectibles, Handbags, Accessories, Belts and Scarves. Currently, we sell on-line.

This would be our first store.

Chairman Dugan asked if this was their first retail store and do they own the building?

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Ms. Nasis stated that yes, they own the property, and this would be their first retail site.

Chairman Dugan asked about Parking?

Ms. Nasis stated that there are two spots in the back, one for them and one for the Tenant upstairs in the one- bedroom Apartment.

Chairman Dugan asked about an Alarm System? Have you registered with the Police Department?

Ms. Nasis stated yes, she has registered with the Police Department.

Chairman Dugan asked? "How many Employees?"

Ms. Nasis stated three employees. Family Members

Chairman Dugan asked about Signage.

Ms. Nasis stated that they are removing the Banner sign and replacing it with a smaller version.

Board Engineer McNulty asked about a Security System?

For the Record, can you confirm that a Security System is in place for dealers of precious metals and gems.

Ms. Nasis confirmed that they have a Security System and that the Alarm is registered with the Maple Shade Police Department.

Board Engineer stated that the Property looks great on inspection with the exterior improvements to the building.

Chairman Dugan asked about the Hours of Operation?

Ms. Nasis said they would be open Monday-Friday 10-7, Saturday hours are yet to be determined.

Board Engineer McNulty asked about Deliveries?

Ms. Nasis said mostly UPS and Things brought on their own. No large Trucks.

Chairman Dugan opened the meeting to the General Public. None

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A Motion to close the Public Portion was made by Mr. Turek, second by Mr. Wells, All Approve

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

- c. Dr. Brewlittles will be postponed and carry the advertisement until June 22, 2022

V. Old Business: None

VI. Solicitor: Resolutions

1. Resolution No. 2022-PB-04: Resolution granting site plan waiver for the retail sale of Leather goods, and other accessories business to Gary Erdanski.
2941 Route 73 South. Block 150, Lots 19.06 (Application PB-22-02)

A Motion to accept was made by Mayor Nunes, second by Mr. Wells, All Approve

VII. Minutes: March 23, 2022

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

VIII. Adjourn:

A Motion to Adjourn was made by Mr. Wells, second by Mr. Turek, All Approve

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