

Maple Shade Planning Board

June 22, 2022

Draft

Meeting: Planning Board

Date: June 22, 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. **108 East Main Street**-Block 91; Lot 3; Dr. Brewlittle's Beer Co.; PB-22-07
Zone: Downtown Business
Existing Use: Micro-Brewery
Proposed Use: Expansion on Brewery Building and Taproom
Application: Major Site-Plan, Minor subdivision/lot consolidation with bulk variances and waivers approval.

Solicitor William Hyland presented the case for the Applicant.

Witnesses: Jack O'Connell, Owner
Jeff Grogan, Architect

were sworn in by Board Solicitor Boraske.

Solicitor Hyland stated that Dr. Brewlitt's is looking to expand. They recently purchased the adjacent property. This property currently hosts Shine Yoga. The plan is to marry the two buildings. Shine Yoga would occupy a much smaller portion of the front of 112 E Main St. The entrance would be on the Eastern side of the building. A Coffee Shop would share the space with Shine Yoga and the entrance would be in the front. The Coffee Shop was introduced at the Concept Meeting and Board Members thought it would be a nice addition for Main St. Dr. Brewlitt's would expand into the rear of 112 E Main St. The three business's would have separate entrances and not share any space. NJ ABC Law prohibits as any business serving alcohol to share space with another business.

Board Member Wells stated that the addition of a coffee shop was discussed at the Site-Plan Meeting. Members definitely felt it would be a nice addition for the morning foot traffic on Main St. The Brewery draws crowds in the late afternoon and evening.

Chairman Dugan asked if three Business's are permitted in one building?

Board Solicitor Boraske said that all three business's are permitted in the Downtown District. He asked if the Lot Consolidation had been done yet?

Solicitor Hyland stated that as of now not yet, but it would be done very shortly. The purchase of the property had only been done approx. two weeks ago.

Township Manager Danson asked why the Plan's that were submitted showed a kitchen at the rear of Shine Yoga?

Mr. O'Connell stated that the Kitchen has been removed from the current plans.

Chairman Dugan asked about the Stage that is shown on the plans at the rear of Dr. Brewlitt's. Do you plan on having music?

Mr. O'Connell stated that yes, they plan on having music, comedy shows, mic night. From 6-9 pm on the weekends and would definitely not be broadcasting outside.

Chairman Dugan remarked on the size of the sign on the back of the building? It is very large and will require a variance.

Chairman Dugan asked how many seats are being proposed?

Mr. O'Connell stated: 45 Downstairs, 35 Upstairs, and 80 outside in the Beer Garden. He added that the Upstairs would only be for Private Events.

Board Solicitor Boraske said: Before we go any further, Are you seeking Approval Tonight?

Mr. O'Connell stated that "No", they are here to get a direction from the Board regarding Minor or Major Site Plan would be required. They wanted to get a feeling of the Board before they spent a lot of money on an Engineer. We want a Clear and Definitive Line of what this Board would require before hiring an Engineer.

Township Engineer McNulty stated that "What really makes this a major Site-plan is that the Brewhouse Addition would increase the size by 100%.

Chairman Dugan asked, Okay, so what are we trying to accomplish tonight?

Mr.O'Connell stated that he would like to start interior demolition, seek some form of written statement that the Board is viewing favorably on the Application, so that he can get the Pole Barn ordered and on the schedule before winter hits. He would also like the Approval for the third business (Coffee Shop) so that he may start the interior design of both the Yoga Studio and Coffee Shop.

Board Solicitor Boraske stated that we could give you some type of correspondence saying that the Planning Board is looking favorably on the Application. This would enable Dr. Brewlittle's to schedule the construction of the Pole Barn. If the Board is comfortable with this, I will prepare. He continued that everything is pending Site-Plan Approval.

Chairman Dugan stated, So if we are in all in agreement for tonight, we will seek a motion.

1. Demolition inside- get demolition permit
2. Change of Use to include the Coffee Shop
3. Correspondence to the Pole Barn Company

Chairman Dugan opened the Meeting to the General Public- None

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

A Motion to Approve the Change of Use was made by Ms. Constantine, second by Mr. Bennett, All Approve

VI. Old Business: None

VII. Solicitor's Resolutions:

1. Resolution No. 2022-PB-05: Resolution Granting Site plan waiver for Wilkinson Construction 3081 Route 73 South
A Motion to accept was made by Mayor Nunes, second by Twp. Manager Danson, All Approve
2. Resolution No. 2022-PB-06: Resolution granting site plan waiver for Boutique Store, Ioanna Nasis, 6 E Main St
A Motion to accept was made by Mayor Nunes, second by Mr. Bennett, All Approve

VII. Minutes:

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

VIII. Adjourn:

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