

Maple Shade Planning Board
August 24, 2022
Draft

Meeting: Planning Board

Date: August 24, 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. **549 Windsor Ave**-Block 1.08, Lot 17; William H. Hague; PB-22-08
Zone: Residential
Existing Use: Residential
Proposed Use: Residential
Application: Site-Plan Waiver and bulk “c” variance (rear yard setback)
Approval for Accessory Structure (detached garage)

William H. Hague was sworn in by Solicitor Boraske

Chairman Dugan stated that he visited the site today and commented on what a beautiful property it is. The proposed driveway is going to be crushed stone. He asked Board Engineer McNulty to go thru his Review Letter.

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1. Size of Structure conforms to township Code.
2. Bulk Variance for the rear yard set-back (5' is proposed, 12.5' is code)
3. Roof Drainage- Gutters will face forward to drain on the crushed stone driveway
4. The existing chain link fence does not conform to side yard set-back. Are you planning on resetting the fences to code?
5. The proposed driveway will be crushed stone and will require the removal of a shade tree.
6. The Proposed Garage does not conform to the 12.5 rear yard set-back. Will the gutters run towards the front of the structure to avoid impacts to the neighbor in the rear?
7. A Bulk variance will be required for the height restriction of 5' from the rear and side property lines.
8. Parking of Vehicles and storage on the buffer along the side yard. Tetimony was provided that all vehicles will be parked inside the garage.
9. Removal of the "old" garage when the new garage is completed to conform to the under 35% coverage for the R-1 District. For the record, Mr. Hague confirmed that the old garage will be removed just as soon as the new one is built.
10. A waiver is requested for the existing shed as pre-existing non-conforming.
11. The driveway apron for the new proposed driveway shall be in accordance with the Township Code 175-12 and a street excavation permit will be required.
12. The removal of the gate and chain link fence to accommodate the new driveway. Applicant does not propose a new gate or fence in the front of the house.
13. Grading Plan- The recommendation was to require a grading plan, but since the testimony is that the driveway will be crushed stone, that might not be necessary.

Board Member Bennett suggested open communication with the applicant as opposed to requiring this grading plan. If there is a drainage complaint from a neighbor, then we can address this.

Board Member Turek asked about impervious coverage?

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Board Engineer McNulty stated that the applicant is fine, as long as the old garage is removed within one year.

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 Mayor Nunes, All Agree

Board Solicitor Boraske outlined the variances:

1. Bulk
2. Bulk
3. Rear Yard Set-Back
4. Existing non-conforming use (set-backs)
5. Fence
6. Existing non-conforming use-metal shed

Board Solicitor stated that the proposed garage advances the general welfare of the Homeowner and does not negatively impact the neighborhood.

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

b. **2891 Route 73 South**- Block 173, Lot 6; Narinderpal H. Bhasin c/o 73 Food Mart; PB-22-09

Zone: Planned Development (PD)

Existing Use: Vacant Dunkin Donuts Space

Proposed Use: Convenience Store

Application: Change of Use

This Application was moved until September's Meeting due to the fact that the Applicant did not attend meeting.

V. Old Business: None

VI. Solicitor: Resolutions: None

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VII. Minutes: A Motion to approve was made by mayor Nunes, second by Ms. Constantine, All Approve

VIII. Adjourn: A Motion to Adjourn was made by Mayor Nunes, second by Ms. Constantine, All Approve