

**Maple Shade Planning Board**  
**September 28, 2022**  
**Draft**

**Meeting: Planning Board**  
**Date: September 28, 2022**

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

<b>Member</b>	<b>Present</b>	<b>Absent</b>
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. **2891 Route 73 South**-Block 173, Lot 6; Narinderpal H. Bhasin c/o 73 Food Mart; PB-22-09  
Zone: Planned Development  
Existing Use: Vacant Dunkin Donuts Space  
Proposed Use: Convenience Store  
Application: Change of Use Approval

Narinderpal Bhasin and Piyosh Anim were sworn in by Solicitor Boraske  
They Reside at 70 Wellesly Way, Marlton NJ

The Hours of Operation will be 7 am -10 pm daily.  
There will be 1-2 employees.

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Chairman Dugan asked Board Engineer Yoder about the Review Letter. Engineer Yoder asked about the Loading Zone and deliveries. He stated that the loading zone is located on the opposite side of the building.

The applicant stated that only small box trucks will make the deliveries. They wheel the products over on hand trucks and are only on the premises for about 15 minutes, and they do not interfere with the other businesses located in the plaza.

A Motion to accept the Change of Use Application was made by Deputy Mayor Kaufmann, second by Mr. Turek, All Approve

- b. **108 E Main Street**- Block 91, Lot 3; Dr. Brewlitttle's Beer Co.; PB-22-07  
Zone: Downtown Business (DB)  
Existing Use: Micro- Brewery  
Proposed Use: Expansion on Brewery building and Taproom  
Application: Major Site Plan and Lot Consolidation approval

William Hyland, Esquire is representing DR. Brewlitttle's. He stated that Dr. Brewlitttle's acquired the property next door. Lot Consolidation is in progress. The applicant also had the benefit of meeting with the Site Plan Committee.

Witnesses:

1. Jack O' Donnell 105 Baker Blvd Marlton NJ 08053
2. Richard Clemson NJPE 41 S Rte. 73 Hammonton, NJ
3. Jeff Grogan Architect 906 Fayette St Conshocken PA
4. Chris Torre 1Stowe Rd Shamong NJ

Rick Clemson, DR. Brewlitttle's Engineer stated the Applicant is requesting Preliminary and Site Plan Approval. It is a multi-faceted application.

Dr. Brewlitttle's purchased the adjacent property known as Shine Yoga. The plan is to create space in the front of this property to house both Shine Yoga and a new Coffee Shop. The rear of the building will become part of Dr. Brewlitttle's, this will provide expanded seating for the Brewery. The proposed 1000 sq foot is for

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refrigeration and dry storage. The existing masonry building will be removed to create outdoor space. These are the primary components of the Application. A Dog Walk area approximately 15' x 20' with a synthetic turf will be added to the rear of the property.

Chairman Dugan asked if this had been done anywhere else?

Mr. Clemson remarked that "Dogs are welcome in the Brew World". All dogs must always be on a leash.

Chairman Dugan asked if the Board of Health is okay with this?

Mr. Clemson stated that if the area is outdoors, there is no issue.

Chairman Dugan asked Board Engineer Yoder if there were any items on the Review Letter that we need to discuss. Mr. Yoder said yes, a couple of items.

1. Mr. Yoder asked to please state the Hours of Operation for all three of the proposed businesses.

Dr. Brewlittle's -7 days a week, Mon-Thur 4 pm-9pm.

Friday 2 pm-10 pm. Sat- 12 pm- 10 pm, Sun 12 pm- 10 pm.

Mr. Yoder asked about Shine Yoga and the Proposed Coffee Shop?

Jack O'Donnell will provide these times for the record.

2. Mr. Yoder asked about MEP Plans?

Mr. O' Donnell yes, Plans will be provided. We have planned for a center drain and a three-day sink.

3. Parking-

Mr. Clemson answered that the Downtown Business District is tied in with the available Municipal Parking Lots. Mr. O' Donnell stated that he has spoken to Pastor Vince of the Immanuel Baptist Church and the fire Department for overflow parking for "Special Events". This is a different type of establishment, not a club.

Zoning Officer Soni stated that the Final Compliance Plan should depict the number of seats in each location. Christopher Torre asked if Mr. Soni was referring to Maximum Occupancy?

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Jack O'Donnell stated that there will be 48 seats on the first floor, 35 on the second floor, 35 on the new upstairs, and 20-25 outside (6 months of the year)

Township Manager Danson asked about the Coffee Shop?

Will there be seating or more of a grab n go?

Solicitor Boraske swore in Mike Johnson, 127 Country Farms Rd, Marlton NJ

Mr. Johnson stated that there would be no more than 6 seats.

Twp. Mgr Danson asked about a Kitchen?

Mr. Johnson replied that there would not be a Kitchen. They are hoping to do pre-made sandwiches on a Panini Press. No Food Preparation will be done.

Board Member Mastrangelo asked if a Formal Letter could be obtained from Immanuel Baptist Church and the Fire Department?

4. Board Engineer Yoder asked if anything would change as far as deliveries go?

Jack O'Donnell said that no, nothing would change. Deliveries are made out front and usually take about 10-15 minutes.

5. Board Engineer Yoder stated that a clean-out for the Sewer System should be depicted on the plans. This must have a cap for sampling purposes.

6. Board Engineer Yoder asked if the Dog Park -Walk area would be Astro turf or grass?

Jack O' Donnell stated that it would be synthetic Turf for ease of cleaning. Bags will be provided for dog waste removal and will be placed in the Dumpster.

7. Board Engineer Yoder asked about the Landscape Plan?

Jack O'Donnell stated that they would make more seasonal flowers in pots rather than plantings.

8. Board Engineer Yoder asked about Lighting? He continued that all should be downlighting for Safety and to create no light pollution.

Rick Clemson stated that they were trying to match the Acorn lighting from out front on Main St. They will provide a shield for down-lighting.

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Board Member Turek asked for the record- What type of Fence will be installed in the back, and are there any improvements planned for the Main Street Appearance?

Jack O'Donnell stated that it would be a black iron picket fence. The Roofline over Shine Yoga will change. Both Store Fronts are brick and would like them to look different to distinguish the separation.

Zoning Officer Soni asked about the Mural depicted on the plans?

Jack O' Donnell stated they are willing to do whatever the Township Wants. Our plan was to have one mural depicting all three of the businesses.

However, this is not a deal breaker for us if the Township would prefer not to have it.

Zoning Officer Soni stated that Privacy screening should be installed on the upper deck to give the Pre-Approved Apartments over the Magic Volcano will not be affected.

Jack O' Donnell stated that Magic Volcano will stay open much later than the Brewery will be. There is also a 10 pm noise ordinance in place and the deck will only be used for 6 months of the year.

9. Board Engineer Yoder stated that the rear gate should be a secured entrance gate.

Rick Clemson stated for the record- A one way emergency gate will be installed. We really want people to enter through the front door for security reasons and to abide by ABC Law.

Chairman Dugan opened the meeting to the General Public. None  
A Motion to close the Public Portion was made by Deputy Mayor Kaufman, second by Mr. Turek, All Approve.

Chairman Dugan asked For Board Member Questions?

Township Manager Danson asked about the Deed Consolidation? Each Business should have their own separate address. Please see the Tax Assessor.

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Board Attorney Boraske stated the Conditions of Approval

1. Submit hours of operation for the Shine Yoga Studio, and the New Coffee Shop
2. Consolidate Lot and Provide Legal description.
3. The Number of Seats should be depicted on the plan.
4. Compliance with the Outdoor Lighting.
5. Letters of Permission for overflow parking from Immanuel Baptist and the Fire Department.
6. The existing Temporary Seating will be removed.
7. MEP Plans
8. Signage
9. Emergency Exit Gate
10. Buffer Screening if necessary
11. Outside Agency Approvals

Township Solicitor stated that it is his opinion that the variance relief is justified. C-1, C-2 advances Municipal Land Use Law with no substantial detriment to the Town.

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

**V. Old Business:** 2795 Route 73 South block 194, Lot 1; Ross Restaurant Group, LLC; PB-21-06

Board Engineer Yoder stated that they are removing one parking spot to make the turning curve from Waverly Ave safer.

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

**VI. Solicitor: Resolutions:**

1. Resolution No. 2022-PB-07 granting Site plan waiver and rear yard setback approval to Michael Hague, 549 Windsor Ave, Block 1.08 Lot 17 Application PB-22-08.

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

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2. NRI Report- Adoption. A Motion to adopt was made by Deputy Mayor Kaufmann, second by Mr. Turek, All Approve
3. Memorialization of NRI Report  
A Motion to memorialize was made by Mr. Wilt, second by Ms. Constantine, All Approve

**VII. Minutes:** A Motion to approve was made by Ms. Constantine, second by Deputy Mayor Kaufmann, All Approve

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