

**Maple Shade Planning Board
December 21, 2022
Final Draft**

Meeting: Planning Board

Date: December 21, 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:

An announcement was made that the Yocum School Application will be postponed until January 25, 2023 Planning Board Meeting.

- a. **77 Old Kings Highway-** Block 173.02 Lot 3.01; Urban Classics Inc.; PB-22-12
Zone: Planned Development (PD)
Existing Use: Vacant warehouse & Office space
Proposed Use: Clothing Printing Business
Application: Site Plan Waiver and change of use

Mr. Seth Broder, Esq. represented the Applicant Urban Classics, Inc.

Maple Shade Planning Board
December 21, 2022
Final Draft

Mr. Christopher Galler of 10 Park Ave, New York, NY and Mr. Michael Wilkinson of 3011 Route 73 South in Maple Shade were sworn in by Board solicitor Boraske

Mr. Galler stated that he is the CEO of Urban Classics, Inc. His business is currently a tenant in the Industrial Park located at 77 Old Kings Highway. His business has been located there since October of 2022. He is a strictly wholesale. Operation. His hours of operation are Monday-Friday 7:30 am -4:30 pm. No operations on Saturday or Sunday. He maintains 5 employees at this site.

Chairman Dugan asked Board Engineer McNulty to go thru his Review Letter.

- a. Rear Loading Bay- Will this be used? Galler answered no.
- b. Outside Storage- Galler answered nothing will be stored outside.
- c. Asphalt Pavement- Will Property owner provide routine maintenance. Galler answered that it is on the Property owner.
- d. Evergreens were removed from the property. Did you remove them? Galler answered no. They were gone when he leased the property.
- e. Lights from cars exiting shine right into the apartment complex directly across the street. Galler responded that his employees leave before 4:30 pm and lights would not be necessary at that time.
- f. Parking- 46 are available and are more than adequate for his number of employees.
- g. Exterior Access Walkway- not required for a Non-Retail Operation
- h. Will Applicant abide by any recommendations of the Planning Board? Galler responded yes.

Chairman Dugan asked about a "Showroom".

Galler responded that there are no plans to open a Showroom.

Chairman Dugan opened the meeting to the General Public.

Mr. Jerry Aldrich who resides at 18 N Terrace Ave in Maple Shade asked if any hazardous chemicals will be kept on site? Galler responded no.

A Motion to close the Public Portion was made by Mayor Nunes, second by Mr. Wilt, All Approve.

Maple Shade Planning Board
December 21, 2022
Final Draft

Solicitor Boraske asked if the Pavement conditions will be addressed?
Mr. Broder responded that Collier's the Property owner would be responsible. He added that his client plans to maintain employee safety in regards to poor weather conditions.

Solicitor Boraske asked that the parking space striping be done within 12 months. Board Member Turek commented that the Evergreens that were removed need to be replaced.

Chairman Dugan asked for a Motion.

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

b. **31 South Poplar Ave-** Block 97, Lot 1; Family Promise of Burlington County, Inc.
PB-22-10

Zone: Residence District (R-2)

Existing Use: Vacant convent for housing Sisters of OLPH

Proposed Use: Change in Use of Property in performance of Applicant's Philanthropic Purpose

Application: seeking Approval for Site Plan Waiver and change of use in the Convent Building.

Chairman Dugan recused himself from the hearing.

Board Member Bennett will direct the meeting.

Mr. Robert Baranowski, Esq. is representing Family Promise

Testifying will be: Mr. Scott Rush, Executive Director of Family Promise

Mr. Bruce Easterly, PP of Taylor, Wiseman & Taylor

Father Joel of Our Lady of Perpetual Help, Maple Shade

All were sworn in by Board Solicitor Boraske.

Mr. Baranowski presented a brief summary of the application. Family Promise is seeking a site plan waiver and a change of use on property located on Block 97 Lot 1. This is known as the OLPH Convent. The proposal is to repurpose the convent into temporary housing for families in need of assistance. Family Promise is an inter-faith, non-profit organization.

Maple Shade Planning Board
December 21, 2022
Final Draft

The empty convent has presented us with a unique opportunity. This property would be able to assist families on a temporary basis due to foreclosure or eviction, loss of job or other tragic event. Family Promise screens it's families financial background and does not accept drug addicts, sex offenders or any individuals with a criminal background. This program is very transitional in nature and serves the Mission of the Church to help the poor and the homeless. I might add, Court Rulings have found in favor of sheltering homeless on Church Property.

Board Member Turek stated that at the Site Plan Advisory meeting, the application was for four families, How did this grow to eight families?

Mr. Baranowski is seeking the full use of the Premises. He stated that the full use of the convent does not take over the Church Campus. The main use is the Church.

Mr. Baranowski called upon Father Joel to share his views.

Father Joel stated that OLPH is one of the cornerstones of Maple Shade. The first mass was celebrated on this mill property in 1850. The Parish Mission is to build up the Body of Christ. "Let the children come to me". We believe in Love thy Neighbor, giving food to the hungry, clothes to the naked and shelter the homeless. This is core to our Mission.

Mr. Baranowski asked Father Joel if the convent is in good condition?

Father Joel answered yes, it was built in 1969 and is the newest building on the campus.

Mr. Baranowski introduced Mr. Scott Rush, Executive Director of Family Promise. Mr. Rush stated that he was a volunteer coordinator until 2020 when he dedicated his life to God.

Prior to Covid, Family Promise served their programs in a rotational model. We had thirteen Church Partners. Four times a year each Church would host families with food, shelter and fellowship. After one week, the family would move to another church.

When Covid hit, everything had to change. We had to figure out a way to serve families or shut down. We started to house families in hotels. This became very

Maple Shade Planning Board
December 21, 2022
Final Draft

expensive and limited the number of families that we could assist. The families also missed the fellowship that came from the Churches.

In Late 2021, we made the strategic decision to find a permanent location to house our families in need. We have through our existence focused on expanding our network of Churches, non-profits, and government agencies.

As we begin to assist a family, a thorough screening process takes place. Each adult family member is interviewed by a trained Case Manager. A background check and credit check are reviewed with the family. We look for cases that will create a positive outcome and for families that have lost a job, spouse or source of income.

Mr. Baranowski asked Mr. Rush to explain the Financial Prevention Program. Mr. Rush stated that Family Promise gives direct financial assistance to families to prevent their loss of home. The Program has kept 22 families in their current home. Four of which were Maple Shade Residents.

Mr. Rush refers to Families as Guests. In doing so, it is a designation of respect. 75% of the families they assist are single mothers with 1-2 children. 25% of families have had a tragic event and lost their home.

The Guests must sign a contract and agree to certain rules and requirements. They must meet with a Case Mgr. once a week and work towards permanent housing. He continued that services will be discontinued if all rules and requirements are not met.

Family Promise would use the convent as depicted on the plan. Common areas on the first floor would be used for meals, schoolwork, prayer, Director's Office And Host Quarters. The second floor has 7 two bedroom suites with a full bathroom, one small family one bedroom suite with a bathroom. There is also a TV room.

The Executive Director would be on-site daily from 7:30 am-4:30 pm. Volunteers preparing hot dinners would be on site from 4:30-7:30 pm and the overnight Host would arrive at 7:30 pm.

Board Member Bennet asked if the Overnight Host was an employee of Family Promise. Mr. Rush responded that no, but they are paid volunteers. He added that the Diocese mandates fingerprints and background checks for all volunteers.

Maple Shade Planning Board
December 21, 2022
Final Draft

Board Officer Soni asked about Food Service?

Mr. Rush stated that Volunteers stock cold breakfasts and lunches and prepare and serve hot meals for dinner. He added that only Guests and Volunteers are allowed in the building.

Mr. Baranowski introduced Mr. Bruce Easterly Of Taylor, Wiseman & Taylor. Mr. Easterly has been an engineer with this firm for over 32 years.

Mr. Easterly would like to thank the public for coming out and for the opportunity to appear before this Board.

Mr. Easterly addressed the use comparison of the convent and the Proposed Family Promise Site.

- a. Trash removal for both would be provided by a private hauler.
- b. Interior Occupancy: Convent: 17 sisters
Family Promise: 8 Families (approx. 20 people)
- c. Parking and Traffic Requirements. There are currently 12 parking spaces at the convent. 4-5 of the nuns had their own personal cars. The proposed Family Promise Sanctuary would house 2-3 families that would have cars. He added that the Director would have his car, volunteers would also arrive with a possible 15–20-minute overlap.

He also feels there is a great Benefit to the Community. An overnight paid Host position would be available to a local resident, meaningful volunteer opportunities, prioritize Maple Shade Residents for Services, Guests would also work and shop at the local businesses, and the Mission strengthens the overall fabric if the Community.

Board Member Bennet asked about the school-age children being housed.

Mr. Rush stated that NJ Law requires the school district of the last permanent address educate the child.

Mayor Nunes asked that school buses would be coming to pick up the children?

Mr. Rush stated that the children would be picked up on Main St in smaller vans.

Board Member Turek asked if the families have an option of enrolling in Maple Shade Schools?

Mr. Rush stated that no, guests are not considered residents.

Board Member Wells stated that OLPH students exited on Poplar Ave.

Maple Shade Planning Board
December 21, 2022
Final Draft

Board Member Mastrangelo asked what the process is if a Family does not abide by the rules and becomes a problem?

Mr. Rush stated that in 25 years, we have never had to call the Police. He added that Family Promise would set the family up in a hotel temporarily.

Mr. Baranowski stated that the contract would be use-occupancy agreement. No lease and no money exchanged. Family Promise would have to abide by the Diocese and maintain and pay for the Facilities thru government and private funding.

Board Member Mastrangelo asked can we limit this to a one year trial basis? You are seeking a site plan waiver. Can this Board see what the impact would be on the town and make it a condition of approval?

Township Manager Danson asked about the 30-60-90 day length of stay for families. What if the family is not successful in finding employment or housing within that time frame? What is the alternate plan and is there an extension?

Mr. Rush responded that a two-week extension would be granted if a lease was eminent.

Township Manager Danson asked about the children that are under school age? Who provides daycare for these children?

Mr. Rush responded that Family Promise provides State Daycare Vouchers but does not provide on-site daycare for families.

Township Manager Danson asked about transportation for guest families, or is this just housing?

Mr. Rush stated that families are given State Bus Passes.

Township Manager Danson asked, "When you say Case manager?", is this provided thru the State of NJ?

Mr. Rush replied yes.

Board Members Ms. Constantine and Mr. Wells asked if Family Promise was part of Interfaith Hospitality and Sanctuary Partners? Both commented on how great these programs are and have volunteered themselves. Board Member Wells feels that three areas of daily operations need to be explained better.

- a. Emergency Response
- b. Exit Program

Maple Shade Planning Board
December 21, 2022
Final Draft

c. Daycare

Board Member Turek referred to the Review Letter defining a Family.

Def: Any number of people living and cooking together as a single housekeeping unit.

Board Solicitor Boraske stated that our governing body clearly regulates and allows for “permitted accessory” use. This application is not for a conditional use and the applicant has asked for a site-plan waiver.

Board Engineer McNulty went through his Review Letter.

- a. Traffic impact will be minor.
- b. Parking is sufficient for the proposed use.
- c. Original application requested 4 families, now 8, my main concern is Intensity.
- d. Noise- The sisters lived a life of prayer and service.
- e. Windows?- Are they the original windows from 1969?
- f. Existing Use now is Church Mass, Mon- Fri @ 9 am. 25-30 people attend, small groups at various times throughout the week, approx. 3 funerals and Sunday Masses. My main concern is that this accessory use will become more intense than the Church Use.
- g. Trash Removal- Simply more trash will be generated than exists now. Would the removal be upgraded?

Board Member Bennett asked if the Applicant would consider the limit of four Families for 1 year? How many families are on the waiting list?

Mr. Rush stated that they turn families away every day. He added that this building is perfect for us, and we have every desire to make this work.

Mr. Bennett asked for a Motion to open the meeting to the General Public.

A Motion to open the meeting to the General Public was made by Mr. Wells, second by Mr. Wilt, All approve.

Mr. Bennett stated that there will be a 5 minute limit on each person wanting to comment.

The Following People Spoke:

Maple Shade Planning Board
December 21, 2022
Final Draft

1. John Zahradnick- 803 N Forklanding Rd
2. Wendy Marano- 412 Alexander Ave
3. John Hillard 636 N Coles Ave
4. Denise Schaal 134 S Poplar Ave
5. Andrew Simonsick 17 Overbrook Ave
6. Mark Byrne 239 E Main St
7. Jennifer Cotton 423 Melrose Ave
8. Ryan Martin 108 S Poplar Ave
9. Joyce Kasowski 409 Delaware Ave Riverside NJ 08075
10. Rick Rahmel 39 N Poplar Ave
11. Teri McVeigh 539 S Maple Ave
12. Angelo Acevedo 62 W Woodcrest Ave
13. Joanne Mortimer 39 Lanci Rd
14. Diane Grone 18 S Poplar Ave
15. George Wolfe 34 S Poplar Ave
16. Alan Maden 15 S Terrace Ave
17. Jeff Coleman 119 S Poplar Ave
18. John Napoli 272 Tenby Chase Drive Delran NJ 08075
19. Deborah Simonsick 17 Overbrook Ave

Board Member Bennett asked for a Motion to Close the Public Portion
A Motion to close the Public Portion was made by Mr. Wells, second by Mayor Nunes, All Approve

Board Member Mastrangelo reiterated his idea of a one year probationary.
Period.

Board Solicitor Boraske stated that this Board is a Land Use Board and cannot make a condition of approval based on the number of calls to police.

Board Member Turek thanked all the residents for their input. A question for Father Joel. Who will provide security for the underage children playing on the school playground?

Father Joel stated that minors must be accompanied by an adult.

Board Member Turek feels there are many uncertainties with this application. I.e.: dormitory style housing, mental health and drug screening.

Maple Shade Planning Board
December 21, 2022
Final Draft

Township Manager Danson had one further question. On a weekend day, what do you do to safeguard the children if the parent is working? Other than curfew, what do you do to protect the children and the town? Who is responsible for the children while a parent works?

Mr. Rush stated that daycare vouchers are provided, but other than that, it is on the family to provide adequate weekend daycare.

Board Member Wells asked if the applicant would consider a continuance until the next meeting.

Mr. Baranowski requested the application be continued until the next meeting. Mr. Bennett stated that due to previous applications on the January agenda, this would have to be continued at the February 22, 2023 meeting.

A Motion to Continue was made by Mayor Nunes, second by Mr. Wells, all approve.

V. Old Business: None

VI. Solicitor: Resolutions:

1. Resolution No. 2022-PB-11 granting the third extension of the subdivision to the Maple Shade Township board of Education.

A Motion to accept was made by by Mr. Bennett, second by Mayor Nunes. Eligible Voters are: Bennett, Danson, Nunes, Wilt, Dugan and Constantine all approve

VII. Minutes:

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

VIII. Adjourn:

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

**Maple Shade Planning Board
December 21, 2022
Final Draft**