

**Maple Shade Planning Board
January 25, 2023
Final Draft**

Meeting: Planning Board

Date: January 25, 2022

- I. Meeting Called to Order by Acting Attorney at 7:02 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Oath of Office

- a. Rob Wells Class IV December 31, 2026
- b. Emily Wallace Alternate #1 December 31, 2024
- c. Steve Schmidt Class I Member December 31, 2023
- d. Claire Volpe Class III Member December 31, 2023

V. Roll Call

Member	Present	Absent
Mr. Bennett	X	
Ms. Constantine	X	
Twp Mgr. Danson		X
Mr. Joseph Dugan	X	
Mr. Mastrangelo	X	
Mr. Steve Schmidt	X	
Mr. Fred Turek		X
Ms. Claire Volpe	X	
Ms. Emily Wallace	X	
Mr. Rob Wells	X	
Mr. Robert Wilt		X

VI. Organization of the Board:

	Motion	Second	Approve
Nomination of Chair-	Volpe for Dugan	Schmidt	All Approve
Nomination of Vice Chair-	Volpe for Bennett	Constantine	All Approve
Appt of Attorney -	Volpe for Florio-Boraske	Schmidt	All Approve

Maple Shade Planning Board

January 25, 2023

Final Draft

Appt of Engineer- Volpe for CME- Rohmeyer- Schmidt Wells Abstain, All Aye
Appt of Secretary- Dugan for Eastwick Volpe All Approve
Appt of Environmental- Volpe for ERI Schmidt All Approve
Consent Approval of Meeting Dates- M- Mastrangelo, 2nd- Constantine All Aye
Consent Approval of Official Newspaper- M-Constantine 2nd Volpe All Approve

VII. New Business:

- a. **100 E Linwood Ave** Block 53, Lots 1 & 2; Scott Cupples; PB—22-03
Zone: Residence Districts (R-2)
Existing Use: Residential use of two structures
Proposed Use: Residential on each subdivided lot.
Application: Minor Subdivision application

Mr. Scott Cupples appeared before the Board and has requested to rescind his application without prejudice and to reapply as multi-family use.

- b. **479 Route 38 West**- Block 143.01 Lot 7.01; Viking 5129 Partners, LLC
PB-22-01
Zone: Planned Development (PD)
Existing Use: Vacant, previous scuba diving business
Proposed Use: Car Window Tinting Business
Application: Site Plan Waiver and change of use.

Janice L. Heinhold, Esquire presented the Application.

Mr. Isaac Gabbay was sworn in by Solicitor Boraske. Mr Gabbay resides in Brooklyn, NY

Ms. Heinhold stated that Mr. Gabbay is the owner of a two-unit commercial. Property located on Route 38 in the planned development zone. One of the units operates as a delivery-only Papa John's. The second unit is seeking a Site-Plan Waiver and change of use to become Tint World, a car tinting and stereo business. Mr. Gabbay has been working hard on renovating both the exterior and interior. I have submitted before and after pictures.

Ms. Heinhold asked Mr. Gabbay to please explain the existing Papa John's business.

Maple Shade Planning Board
January 25, 2023
Final Draft

Mr. Gabbay testified that papa John's starts their delivery service at 4-5 pm. They have very few pick-ups. There is no dining service available, and pizza is not sold by the slice. Very little vehicle traffic is experienced.

Ms. Heinhold asked Mr. Gabbay to describe the Tint World business that has leased the second available portion of the building.

Mr. Gabbay testified that Tint World will operate their business from 8 am -6 pm 6 days a week. They will have four employees, and the bulk of their business is by appointment.

Ms. Hienhold asked Mr. Gabbay to please explain the tint process.

Mr. Gabbay testified that the film is cut to size and a solution of Johnson's baby soap is sprayed on the the film is applied. The entire process per vehicle is about 2-3 hours. All work is done inside one of the two bays.

Ms. Heinhold asked if any other services or products would be available?

Mr. Gabbay testified that car stereo equipment will also be available and will be displayed in the small front showroom.

Board Zoning Office Soni asked if the accessory business is by appointment only as well?

Mr. Gabbay testified that walk-in enquiries usually start the sale and then installation is by appointment.

In response to the Engineer's Review Letter,

- a. Ms. Heinhold stated that all supply deliveries will be made by UPS or Fed-Ex.
- b. The Trash Receptacle will be a dumpster shown in the Parking exhibit. Mr. Gabbay doesn't even see the need for a dumpster but will comply.
- c. Will there be any change to the Lighting? Mr. Gabbay responded no.
- d. Signage- The Pilon sign on Route 38 will remain Papa John's, The pilon sign on Rudderow will change to Tint World.
- e. ADA accessibility- Two Parking spots have been clearly marked on the Parking Exhibit

Chairman Dugan asked the Board Engineer Rohmeyer if he had any further concerns?

Maple Shade Planning Board
January 25, 2023
Final Draft

Board Engineer Rohmeyer asked the applicant:

1. The parking Exhibit was last revised on January 18, 2023. Where are the overhead doors located? Will you be stacking vehicles?

Mr. Gabbay showed where the overhead bay doors are and there is one section where two vehicles will be stacked as shown on the Exhibit.

2. Will your sign comply with Township code and permits? Mr. Gabbay responded yes.
3. Lighting: the applicant is not seeking relief.
4. Operations: The business will be primarily tinting, and not Tires and Rims? Mr. Gabbay testified no tires or rims.
5. Outside Storage? Mr. Gabbay responded no
6. Trash Relocation: The dumpster area must be enclosed and protected by Bollards.

Chairman Dugan asked for Board Questions.

Vice Chair Bennett stated that Tint World's website has Tires, Rims and all kinds of vehicle accessories, Is a representative of Tint World coming to Testify?

Mr. Gabbay stated that he will get a written statement from Tint World that they will not be selling Tires or Rims.

Board Member Volpe asked "Why isn't Tint World here?, Mr. Gabbay cannot testify on behalf of someone else's business.

Board Member Wells stated that this is a very busy Bus Stop corner, may we suggest you supply a bench and an enclosed trash can.

Chairman Dugan stated that this business will be restricted to tinting and stereos.

Chairman Dugan opened the meeting to the General Public. None
A Motion to close the Public Portion was made by Schmidt, second by
Mastrangelo, All Approve.

Maple Shade Planning Board
January 25, 2023
Final Draft

A Motion to Approve the Application with The Standard Conditions was made by Wells, second by Schmidt, All Approve

c. **748 N. Forklanding Rd**- Block 1.03, Lot 1.01; Maple Shade Board of Education; PB-22-13.

Zone: Residence District (RA & R-1)

Existing Use: Elementary School (Howard R. Yocum Elementary School)

Proposed Use: new Classroom Additions to the Existing School

Application: School Expansion- Capital Project review per N.J.S.A. 40:55D-31 and conditional use approval.

Alena Hyatt, Esq. presented the Application.

Sworn to testify by Board Solicitor Boraske were:

Rick Winter, Buildings and Grounds Maple Shade BOE

Scott Mclaughlin, Architect

Beth Kenderine, Traffic Engineer

Mike Blake, Business Administrator, Maple Shade BOE

Yvonne Reitz, Yocum School Principal

Ms. Hyatt stated that the Proposal to build an expansion to Yocum School is intended to house 8 Pre-K classrooms. The Proposed Addition requires no variances, no school referendum or Capital Project. By State Law we must present our Proposal to the Planning Board.

Mr. Winter testified that the addition of the classrooms to Yocum School made the most sense. This way all Pre-K, Kindergarden and 1st grade students would all be in the same school. Currently, the pre-K program is run in the High School. With the addition to Yocum, there would be no need for additional elevators or staircases. The proposed addition would be able to use the existing elevators and staircases. Mr. Winter added that the District does all of their own busing, so we stack start times to eliminate congestion. We are well aware of the traffic flow at Yocum already. Safety is first and most paramount. The Bus Routes and parent drop-off and Pick-up lanes are strictly enforced.

Mr. Winter testified that we are the Beneficiary of State and Federal money to enlarge our Pre-School Program. Governor Murphy has made this a platform for

Maple Shade Planning Board
January 25, 2023
Final Draft

his administration. The State requires a 750 square foot classroom that must include a bathroom for Pre-School.

Board Member Wells stated that the Benefit of Early Education has been clearly shown to significantly improve the child's education moving forward.

Board Member Schmidt asked: Are you confident this proposal will not impact the local Taxpayer?

Business Administrator Blake testified that no, we have been squirreling away money for this purpose. Currently, there is 1.6 million in reserves, and with the State and Federal Money we will be able to complete this project without additional funds.

Board Member Mastrangelo asked with this new large influx of students, will we back here in a few years for another addition? and has a traffic study been done on Forklanding Rd.?

Mr. Winter testified that Wilkins and Steinhauer Schools have the most flexibility going forward. As far as the Traffic Study, we have not done this.

Chairman Dugan asked Board Engineer Rohmeyer about concerns:

Mr. Rohmeyer stated that most of his concerns are with the Outflow structure, removal of some of the asphalt on the left side of the building, rubber mulch on the playground and lighting.

Chairman Dugan opened the meeting to the General Public:

1. Mr. Zahradnick
2. Mr. Hilliard
3. Ms. Gunther

All three live in the immediate vicinity of Yocum and have many concerns over vehicle traffic, pedestrian traffic and parking. There are no sidewalks on many of the blocks to the East of Yocum School. Many School employees park on their streets and cause terrible congestion especially at drop off and pick up times. The Police do an excellent job, but adding 8 more classrooms for the Pre-schoolers will only add to this already terrible problem.

Maple Shade Planning Board
January 25, 2023
Final Draft

A Motion to close the Public Portion was made by Ms. Volpe, second by Mr. Schmidt, All Approve

Board Solicitor Boraske explained that the Board needs to provide a letter that the Maple Shade BOE appeared before the Planning Board and will:

- a. Reduce on-sight impervious coverage and run-off.
- b. Alleviate off-site parking problem
- c. Review with the Township about Sidewalks and ways to mitigate traffic and safety.

A Motion to the project with recommendations was made by Ms. Volpe, second by Mr. Schmidt, All Approve.

VIII. Old Business: None

VI. Solicitor: Resolutions:

1. Resolution No. 2022-PB-13 granting site plan waiver and change of use to Urban Classics Inc.; 77 Old Kings Highway; Block 173.02, Lot 3.01; (Application PB-21-12)

A Motion to accept was made by Ms. Constantine, second by Mr. Wells, All approved

2. Executive Session

A Motion to go into Executive Session was made by Ms. Volpe, second by Ms. Constantine, All Approved.

A Motion to go back into regular session was made by Ms. Volpe, second by Vice Chair Bennett, All Approve

VII. Minutes:

A Motion to accept was made by Mr. Wells, second by Chairman Dugan, All Approve

VIII. Adjourn:

Maple Shade Planning Board
January 25, 2023
Final Draft

A Motion to adjourn was made by Mr. Wells, second by Mr. Schmidt, all Approve

Respectfully Submitted by:

Jayne Eastwick
Planning Board Secretary