

**Maple Shade Planning Board
March 22, 2023
Final Draft**

Meeting: Planning Board

Date: March 22, 2023

- I. Meeting Called to Order at 7:05 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Ms. Constantine		X
Twp Mgr Danson	X	
Mr. Mastrangelo	X	
Mr. Schmidt	X	
Mr. Turek	X	
Ms. Volpe	X	
Mr. Wilt	X	
Vice Chr Bennett	X	
Chairman Dugan	X	
Mr. Rob Wells Alt #1		X
Ms. Emily Wallace	X	

VI. New Business: None

VIII. Old Business: Continuation of Previous Application from December 2022 Meeting

- a. **31 S 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
Proposed Use: Change in Use of Property in performance of Applicant's Philanthropic Purpose
Application: Seeking Site-Plan waiver and change of use of the convent Building.

Chairman Dugan recuses himself.

Maple Shade Planning Board

March 22, 2023

Final Draft

Vice Chairman Bennett will conduct the meeting.

Solicitor Baranowski stated that after the December Planning Board Meeting, we went to the Site-Plan Advisory Board. It was suggested at that meeting that we should better define our Operational Plans.

Board Solicitor Boraske swore in:

Father Joel- OPLH

Mr. Bill Schmidt- Board Chairman Family Promise

Mr. Scott Rush- Executive Director Family Promise

Mr. Bruce Easterly- Taylor, Wiseman & Taylor, Family Promise Engineer

A Slide Show presentation was shown with an aerial photo of the OPLH Campus. Floor Plans, Introduction and Purpose of the Family Promise Mission, Screening Process & Policies, Emergency Plans, Usage Comparison & Benefits to Maple Shade Residents.

Mr. Bill Schmidt stated that we met with the Site Plan Advisory Board on February 7, 2023. We'd like to thank the Board and Residents for their suggestions and concerns.

Our focus tonight will be on Operational Plans. To assist Families with children is our main goal. We will operate as an accessory to the Our Lady of Perpetual Help Parish. This small sanctuary will have the same intensity as the previous convent. We have gone with the Board's suggestion to limit the Sanctuary to four families. We will cost share with OPLH and be a Quiet neighbor. As an example, out of 10 families that apply for our services, 6 will be going elsewhere because they would need long-term care services. After the interview process, only two families would be deemed appropriate for this 90-day program. Most applicants are working, but a tragic event finds them homeless. We provide housing and food at no cost, which in turn enables them to save and get back on their feet. On average, most applicants find a new job or housing in 60 days. Background checks are performed on all applicants. Anyone with a criminal background are accepted. Our Admission Policy states: No Drugs, No Smoking, No Alcohol, No unsupervised children, must abide by curfew and can stay no longer than 90

Maple Shade Planning Board

March 22, 2023

Final Draft

days. We provide 24 hour/ 7 days a week monitoring and supervision. Case Managers assist and provide guidance. Weekly meetings are mandatory.

Solicitor Baranowski asked Mr. Bruce Easterly to address the Board Engineer's Review Letter.

Board Engineer Rohmeyer asked:

- a. Was a Property Survey was submitted?

Mr. Easterly stated that no, we used the Tax Map.

- b. With regards to this use, How will this use not surpass the Principal Use? Solicitor Baranowski stated The Parish has 11 masses per week, several funerals and weekly meetings that bring way more people than the 14 that would be housed at the Convent.

- c. Your Current Request is for four Families in seven Suites. What mechanism is in place that assures that only four families will be admitted?

Solicitor Baranowski stated that Family Promise is subject to inspections and must abide by the limits set by this Board. Reports are kept and would be available at any time.

- d. No new Fencing or Signage is proposed?

Mr. Easterly responded no.

- e. In regards to parking, The dedicated Parking Spots would require signage. Mr. Easterly stated that there are 80 parking spots. There is no increase in the parking demands.

- f. Food Service- Are the meals only for the Guests of the Sanctuary?

Solicitor Baranowski stated yes.

- g. Trash & Recycling Areas- Can you show us on the aerial photo where this will be? Who is responsible for taking out the trash?

Mr. Scott Rush stated that guests will have assigned chores. Father Joel stated that Waste Management Collects their dumpster on Wednesday morning and the driver has the Code to unlock the gate.

Maple Shade Planning Board

March 22, 2023

Final Draft

h. Site-Lighting: What are your plans to improve the Lighting, and will you submit plans?

Mr. Easterly stated that there are plans to change out the Light Bulbs. Mr. Bill Schmidt stated that a lighting test was included in the December Package.

i. Accessibility and ADA Compliance?

Mr. Easterly stated that there are no plans to make the building ADA Compliant. Churches are exempt.

j. Buffers and Planters? Are any proposed?

Mr. Easterly stated that none are proposed.

k. Photos of the Building, elevations, entrance and exits. Board Engineer Rohmeyer stated: "You are asking for a Site-Plan Waiver, You need to demonstrate that Family Promise will not negatively impact the surrounding neighborhood.

Mr. Easterly stated that only minor modifications are proposed in the interior of the building. Locks on Exterior doors and individual suites, key Fobs would be provided to the guests.

l. Emergency Response- Who is the person charged with Emergency Situations?

Mr. Scott Rush stated that he is the Emergency Contact and while not on the premises, he would be available 24/7 on the telephone.

Vice Chairman Bennett asked for a Motion to open the Meeting to the General Public.

A Motion was made by Mr. Schmidt, second by Mr. Turek, All approve

The Following is a List of Residents that spoke:

1. John Heisler 42 S Poplar Ave
2. Lori Sutter 324 W Center Ave
3. Christopher Robbins 50 N Lippincott Ave
4. Ryan Martin 108 S Poplar Ave

Maple Shade Planning Board
March 22, 2023
Final Draft

- | | |
|--------------------|----------------------|
| 5. Rich Rahmel | 39 N Poplar Ave |
| 6. Teri Moffa | 315 Oakland Ave |
| 7. Joanne Mortimer | 39 Lanci Rd |
| 8. John Zahradnick | 803 N Forklanding Rd |
| 9. Teri McVeigh | 539 S Maple Ave |

Vice Chairman Bennett asked Board Solicitor Boraske to explain the Criteria for a Site-Plan Waiver.

Solicitor Boraske stated that the Applicant must comply with all of the documents provided and adhere to the testimony that was given. If the Board grants A Site-Plan Waiver they must adhere to:

- a. Conditions of Approval
- b. Family Sanctuary- The Convent building only.
- c. 5 cars, 14 people, 4 families, overnight host, NO guests, or relatives.
- d. Maple Shade Residents would get preference.
- e. Monthly Occupancy Reports to the Township
- f. The Fire Dept and EMS will be provided with floor plans and which suites are occupied.
- g. 5 designated parking spots with signage
- h. Submission of Lighting Plan
- i. No improvements to the exterior of the building, and only minor improvements (Keys) and locked doors in the Interior of the Building
- j. 90-day Program
- k. ADA Exempt? If not they must return to the Board

Vice Chairman Bennett asked board Members for questions.

Board Member Volpe: If you are granted a Site-Plan Waiver, how long before you would occupy the building?

Mr. Scott Rush replied approximately 2-3 months.

Board Member Turek stated that he does not feel that this Application is appropriate for a Site-Plan Waiver. There are many areas of concern to me:

- a. Children of various ages sharing a bedroom

Maple Shade Planning Board

March 22, 2023

Final Draft

- b. A finalized Floor Plan for the record has not been provided.
- c. Lighting, Waste and Recycle area.
- d. Building to Code? Windows?
- e. ADA Compliance
- f. Increase in intensity beyond four families.

Vice Chairman Bennett asked Board members if they are satisfied with the Testimony and documents provided?

Solicitor Baranowski stated that Family Promise will comply with all conditions, inspections and approvals from the Fire Inspector and Code Enforcement. We meet all the standards in the NJ Case Law regarding change of use from a convent to a sanctuary. We hope you allow us to do something good for Families in need and for the opportunities of Maple Shade Residents.

Vice Chairman Bennett thanked everyone for their input.

Board Solicitor Boraske asked new board Members Mr. Schmidt, Ms. Volpe and Ms. Wallace to confirm they listened to the tape of the December meeting? Mr. Schmidt and Ms. Volpe have done so, Ms. Wallace has not.

A Motion to Grant a Site-Plan Waiver was made by Mr. Mastrangelo, second by Mr. Schmidt. Roll call as follows:

Constantine	Absent
Danson	Deny
Mastrangelo	Approve
Schmidt	Approve
Turek	Deny
Volpe	Approve
Wilt	Approve
Vice Chr. Bennett	Approve
Chr. Dugan	Recused
Wells	Absent
Wallace	not eligible

Maple Shade Planning Board
March 22, 2023
Final Draft

VII. Solicitor: Resolutions: None

VII. Minutes:

A Motion to accept was made by Vice Chairman Bennett, second by Ms. Volpe,
All Approve

VIII. Adjourn:

A Motion to adjourn was made by Mr. Schmidt, second by Ms. Volpe, All Approve

Respectfully Submitted by:

Jayne Eastwick
Planning Board Secretary

Maple Shade Planning Board
March 22, 2023
Final Draft

Maple Shade Planning Board
March 22, 2023
Final Draft

Maple Shade Planning Board
March 22, 2023
Final Draft

Maple Shade Planning Board
March 22, 2023
Final Draft