

Maple Shade Planning Board

May 24, 2023

Draft

Meeting: Planning Board

Date: May 24, 2023

- I. Meeting Called to Order at 7:02 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	

V. New Business:

- a. Carl Christianson of Sustainable Maple Shade- NRI Review Policy
(As required by Sustainable New Jersey)

Mr. Christianson explained the Natural Resource Inventory and explained how Municipalities accumulate points. 5-20 per action

Since 2013 Maple Shade has been given a BRONZE Certification.

This information is important in Land Use Designations.

To receive credit, Sustainable New Jersey must be reviewed every 5 years.

We are here to ask the Board to establish a Policy to receive credits for each action. CME has done an inventory and now must update the information and review.

Maple Shade Planning Board

May 24, 2023

Draft

Chairman Dugan: So we should review the Inventory when we make our decisions, as to not impede on environmental concerns.

Board Solicitor Boraske asked Mr. Christianson if they are looking for an Ordinance Since Maple Shade is obligated by Municipal Law to update every 5 years?

A Motion to recommend to the Governing Body to review and update every 5 years was made by Mr. Wells, seconded by Mr. Schmidt, All Approve

- b. **103-119 W. Main St** -Block 64, Lots 1,2,3,4,5 & 8; Barons United Renewal Associates, L.P.; SPR-123
Existing Use: Vacant Land
Proposed Use: Retail and Age Restricted Residence Complex
Application: Request for Extension of the previously granted Site Plan Approval and conditions.

Mr. Ricahard F. Roy, Jr. Esquire is representing the Applicant.
We are here tonight to explain the progress and plans for this development and why we need an additional extension. The building has been demolished and construction permits have been applied for.
Mr. Josphe Portelli of 77 Park St, Montclair, NJ was sworn in by Board Solicitor Boraske.

Mr. Portelli testified that he is the Senior Vice-President of the Development Group representing Baron's.
A discussion followed about the Turn around for the Fire Truck, and differing points of view between the Solicitor and Board Engineer.
Board Engineer Gray pointed out that Residential use is governed by RSI, Mixed use Proposals are governed by DCA.

Chairman Dugan stated that all we are here for tonight is to approve or deny the extension.

Maple Shade Zoning Officer Soni asked Board solicitor Boraske if there are limits to the number of extensions and time?

Maple Shade Planning Board

May 24, 2023

Draft

Board Solicitor Boraske stated that if granted, the applicant would be good for another year extension.

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

A Motion to extend the Application for 1 year from today, May 24, 2024 was made by Mr. Wells, seconded by Mr. Turek, All Approve

VI. Old Business: None

VII. Solicitor Resolution:

1. Resolution no. 2023-PB-04: Amending Resolution 2021-PB-05 granting a Site Plan Waiver to Legacy Indoor Range & Armory, LLC. Block 174 Lot 2.03

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

Eligible voters are:

Ms. Constantine	Approve
Mr. Turek	Approve
Ms. Volpe	Absent
Ms. Wallace	Approve
Mr. Wilt	Approve
Vice Chr Bennett	Approve
Chairman Dugan	Approve

VIII. Minutes: March 22, 2023

A Motion to accept the Minutes was made by Mr. Schmidt, second by Ms. Constantine, All Approve

IX. Adjourn:

A Motion to Adjourn was made by Mr. Schmidt, second by Mr. Wells, All Approve

Maple Shade Planning Board

May 24, 2023

Draft

Respectfully Submitted by:

Jayne Eastwick

Planning Board Secretary