

Maple Shade Planning Board

June 28, 2023

Draft

Meeting: Planning Board

Date: June 28, 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

Chairman Dugan would like to announce that Mr. Mastrangelo has turned in his resignation. He has been a wonderful member of the Planning Board and will be greatly missed.

V. New Business:

1. **450 S Lenola Rd**- Block 189.01 Lot 5 & 5.02; Best Properties, LLC;
PB-23-02
Existing Use: Vacant Retail
Proposed Use: Retail Toy Store with Birthday Party Events within the space.
Application: Change of Use and Site Plan Waiver request approval.
Mr. Del Duca Esq. is representing the Applicant.
He explained that there will be no change to the building footprint. Simply going from a restaurant to a retail store.

Maple Shade Planning Board

June 28, 2023

Draft

He further stated that an Easement was recorded four years ago to operate this site using the Best Properties Parking Lot. In your Ordinance a site plan waiver is allowed when the new business does not adversely affect the surrounding area.

Mr. Scott Warren was sworn in by Board Solicitor Boraske.

Mr. Warren resides at 653 Main St, Lumberton NJ

Mr. Warren explained that Bricks and MiniFigs is a franchise Lego Store that buys, sells and trades Lego Bricks and mini figurines. There will be both retired and new sets available for sale, along with jewelry cases full of Figurines.

A Huge Community is involved in Lego World. We will be the only store in our area. We will have 4-5 employees per shift. The hours of operation will be Monday-Saturday 10-8 pm. Sunday 1-6 pm.

Mr. Del Duca stated that all deliveries will be by USPS or Amazon in personal size boxes. No large tractor trailers will make deliveries.

The Trash enclosure is located in the rear common area of the shopping center.

On Exhibit A-3 designated by a Solid Black line is the Party Room. Customers will rent the room for 1 ½ hour periods. These are scheduled events. The room has a Derby Track and is perfect for the pre-teen age group. We do not provide food for these events.

Exhibit A-4 shows the Sign being proposed. It will comply with Township Code and the Permit will be sought.

Chairman Dugan opened the meeting to the General Public. None A Motion to close the Public Portion was made by Twp. Mgr Danson, Seconded by Deputy Mayor Schmidt, All Approve.

Chairman Dugan asked Board Engineer to review the Application. Board Engineer Gray stated that this use will be less intense than the Restaurant.

Maple Shade Planning Board

June 28, 2023

Draft

He asked the Applicant if there will be manufacturing of toys? No
Are there any additional bathrooms being proposed? No

Twp. Mgr Danson asked about the Sanitation Room depicted on the Plan.
Mr. Warren stated this room cleans the Lego Bricks that have been traded.
Only soap and water is used in the cleaning process.

A Motion to Approve the Application was made by Deputy Mayor Schmidt,
seconded by Ms. Volpe, All Approve

2. **3034 Route 73 North**- Block 67, Lot 3; 3034 Maple Shade Properties, LLC; PB-23-03
Existing Use: Automobile Fueling Station
Proposed Use: Automobile Fueling Station
Application: Minor Site Plan approval to grant proposed improvements to the Existing Fueling Station.

Mr. Peter Flannery, Esq. represented the Applicant.

He introduced Mr. Jawinder Arjni. Mr. Arjni is a Site Designer who resides 66 Glen Ave, Glen Rock NJ. He has 24 year's experience in Site Design and Has been licensed in New Jersey since 2009.

Mr. Arjni presented Exhibit A-2 which shows the triangular shape of the Lot and Site Improvement Plan. First step was to clean up the entire property. The underground tanks and broken pavement have been removed.

The Proposal is to rebuild as it currently exists. The 220 square foot retail Store and bathroom will be upgraded with access to an ADA compliant parking space and ramp. The retail store will only sell drinks and snacks. No more than two employees will operate the business.

Under the Canopy 4 pumps are being proposed. Twelve new lights will be Installed, with 9 of them downlit., 15.6 foot candles. The entrance and exit Utility Poles will get new lights.

The Trash enclosure will be on the south side of the building. The existing large tree will be removed and our landscape plan is to install 16 red cedar trees, 12 along Princeton Ave Side to the North, and 4 behind the building to

Maple Shade Planning Board

June 28, 2023

Draft

the East. We plan on repairing the existing curbing throughout the property. The Signage Package as shown on the Exhibit will replace existing signs with the New logo VP Racing Fuels. The existing freestanding sign is 36 sq. feet, we are proposing 50 sq ft, which is still within the permitted size. The Canopy will have Similar Logo signs on the three sides facing out towards Route 73. The small retail building will have a “Winner’s Circle” small Logo Sign.

Chairman Dugan referred to Board Engineer Gray.
Board Engineer Gray had several points.

- a. The Circulation of Drive Lanes should be indicated on the plan.
- b. Sidewalk Waiver or Contribution
- c. Landscape Buffer along Princeton Ave and the Self-Storage Facility.
- d. Irrigation- None being proposed
- e. Automobile Repairs- None being proposed

Board Member Constantine asked about the Fence that borders the Self-Storage Facility. Do you plan on removing it? Yes

Board Engineer Gray stated that there are several pre-existing non-conformities.

1. Front Yard Setback- 50’ required, 10.9 proposed.
2. Side Yard Setback- 15’ required, 13 proposed.
3. Maximum Lot Coverage- 80% required, 83.1% proposed
4. Canopy Signs – larger than permitted- waiver required
5. Curbing needs repair
6. A Letter of “No Interest” from the DOT must be provided.

Board Member Schmidt asked if the underground tanks have been removed? Yes

Board Engineer Gray asked the Applicant to provide the Proposed hours of Operation.

Mr. Flannery stated 5 am- 11 pm to start with. Looking to possibly go 24 hours. Two employees will cover daily operations.

Maple Shade Planning Board

June 28, 2023

Draft

Board Engineer Gray stated that Tanker Refueling Trucks must adhere to the noise Ordinance. 7 am-10 pm. No deliveries can be made outside of this time frame. The dumpster Pick-up must adhere to this as well.

Light and Noise Pollution must be mindful of the Residential area to the north. Applicants must provide Preventative Emergency Plans, which is an EPA State requirement.

Parking Designation must include ADA signage and stripping.

Chairman Dugan opened the meeting to the General Public. None
A Motion to close the public portion was made by Deputy Mayor Schmidt, seconded by Ms. Volpe, All Approve

Twp. Mgr Danson confirmed the Township Noise Ordinance as 7 am-10pm.
She asked if propane will be sold? No

Mr. Flannery asked if Cylinder Exchange would be permitted? We will defer to the Engineer's Approval.

Vice Chairman Bennett asked about Site Circulation? Will a Fire Truck be able to maneuver?

Board Engineer Gray stated that he just received most of this packet tonight. It was a late addition to the agenda. He repeated the necessity of Site Circulation on the Plans. Mr. Gray also asked about Security Cameras.

Board Solicitor Boraske stated that several waivers are needed to grant the Site Plan

- a. Landscape Buffer
- b. Free-Standing Sign
- c. Overall size of the Canopy signs
- d. Waiver to add additional curbing along Route 73
- e. Impervious Coverage-slight increase

The Conditions of Approval

- a. Refueling Tankers deliver only between 7 am-10 pm.
- b. Compliance Plans
- c. Propane Exchange- Bollards- Engineer Review

Maple Shade Planning Board

June 28, 2023

Draft

A Motion to Approve the minor Site Plan Waiver and Standard conditions of Approval was made by Ms. Volpe, seconded by Ms. Constantine, All Approve

Mr. Flannery asked for permission to receive the NEW underground tanks prior to the 45-day waiting period. They have been ordered and we cannot delay delivery.

Chairman Dugan asked the size of the Tanks, and will they be fenced in?

Mr. Flannery stated that the tanks are 45' long and 8' wide and they will be fenced in for security reasons.

VI. Old Business:

20 E Main St- Block 90.01, Lot 8; Yun Hui Chen; PB-21-08

Existing Use: Store Front Real Estate Office and 1 family apartment above

Proposed Use: Store front retail on first floor, and three two-bedroom apartments and office above.

Application: Site plan Approval to grant parking and building addition with variances.

Mr. Robert Bruce Esq. Somers Point NJ

Yun Hui Chen -20 E Main St Maple Shade NJ

Hu Huynh- 555 Weymouth Rd Springfield PA

Sam Zu- 913 Pike Springs Rd Phoenixville PA

The Proposal is to expand the upstairs from 1 apartment to three apartments and add an Office Suite on the second floor. The object is to increase the value of the property.

This application had originally been before the Planning Board in September of 2021. PB-21-08. Many parts of the application and plans needed further consideration and it was recommended that the Applicant attend a Site Plan Meeting. This was done sometime in the year 2022. A review letter was submitted by Mr. McNulty of RV Engineers. (former Planning Board Engineer)

The overall size of the project has increased since that meeting from one apartment upstairs to three, with additional office space.

Maple Shade Planning Board

June 28, 2023

Draft

There has been a Board Decision to dismiss the Application without prejudice at this time. The Applicant may apply with a new application (without fees) and must properly notice all within 200 feet of the Application.

A Motion to Dismiss without prejudice was made by Twp. Mgr Danson, seconded by Deputy Mayor Schmidt, All Approve.

VII. Solicitor Resolution:

1. Resolution no. 2023-PB-05: Resolution granting approval extension to Barrons Urban Renewal Associates, L.P. Block, 64, Lots1,2,3,4,5 and 8

A Motion to Approve was made by Ms. Constantine, seconded by Vice Chair Bennett, All Approve

Eligible voters are:

Ms. Constantine	Approve
Mr. Schmidt	Approve
Mr. Wilt	Approve
Vice Chr Bennett	Approve
Chairman Dugan	Approve

VIII. Minutes: May 24, 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 Ms. Constantine, All Approve

Respectfully Submitted by:

Jayne Eastwick
Planning Board Secretary