

**Maple Shade Planning Board**  
**September 27, 2023**  
**Draft**

**Meeting: Planning Board**  
**Date: September 27, 2023**

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

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Ms. Constantine	X	
Twp Mgr Danson	X	
Mr. Schmidt		
Mr. Turekt	X	
Ms. Volpe	X	
Mr. Wilt	X	
Vice Chair Bennett	X	
Chairman Dugan	X	
Ms. Emily Wallace Alt # 1	X	

**V. New Business:**

- 1. **805 Stiles Ave**- Block 70, Lot 4; Joseph Sweeney; Application No. PB-23-06  
Zone: Residential (RA)  
Existing Use: Single Family Residence  
Proposed Use: Subdivide a lot into three (3) lots. Existing home on corner lot will remain.  
Application: Minor subdivision approval to create 3 lots.

Mr. Martin Irving, LLA, PP of Irving Design Group, LLC is representing the Applicant.

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The Applicant Mr. Joseph Sweeney of 805 Stiles Ave was sworn in by Board Solicitor Mr. Wade Dickey

The Application is to subdivide the existing parcel into 3 lots. The two new lots will be 75' wide and 165' Deep. The parcel is located on Stiles Ave and Haverford Ave. The neighbors to the north and east are set higher. The entire lot is well drained and will create no negative impact on the neighbors.

The Applicant is seeking several waivers. The Builder will take over if the subdivision is granted.

Chairman Dugan stated that the builder will have to comply with any conditions of approval.

Chairman Dugan asked Board Members for questions.

Mr. Turek stated that an appendix to the Resolution should include all the waiver requests that the builder must comply with.

A List of the Subdivision Checklist is included in the Engineers Report.

Waivers have been requested for all these items.

Mr. Sweeny has agreed to provide a topographic survey to ensure that no wetlands exist on the site, as well as an Environmental Assessment.

Mr. Sweeny has also agreed to Bond for all conditions of approval for the builder until all conditions have been met.

Mr. Turek would like a condition of approval include replacing any existing Trees that would be removed for construction.

Chairman Dugan opened the meeting to the General Public. None

A Motion to close the public portion was made by Mr. Schmidt, seconded by Ms. Volpe.

A Motion to Approve the Subdivision was made by Mr. Turek, seconded by Mr. Bennett, All Approve

2. **490 S Lenola Rd**- Block 189.04, Lot 12; Dollar Tree Stores Inc.,  
Application No. PB-23-07
3. **Zone**: Business Development (BD), Redevelopment Overlay Area  
Existing Use: Vacant Mattress Warehouse Store  
Proposed Use: Dollar Tree Store

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Application: Change of use approval for Dollar Tree Store

Mr. Michael J. Malinsky, Esq. represented the Applicant.

Mr. Malinsky stated the applicant is here for a change of use and a site plan Waiver. There are two operating businesses in the strip mall, Men's Warehouse and For Eyes.

Mr. Malinsky provided Exhibit A. Resolution SPR 907-97 granting final site-plan approval for the strip mall granting 93 parking spaces and 4 handicapped spaces.

With regards to the Trash Enclosure and Removal, Dollar Tree will require 2 Dumpsters, 1 for trash and 1 for recycling of cardboard.

The owner, Milelli Realty has agreed to remove the existing trash and enlarge the existing Trash Enclosure to provide for the additional dumpsters required for a Retail Dollar Tree Store. We will agree to a condition of approval for this requirement.

Board Engineer Gray stated that 80 parking spaces and 23 banked Spaces are sufficient to comply with parking requirements.

With regards to Logistics of the Loading Zone, the site is well suited for the 4 Deliveries expected per week. A Pump Truck (smaller than a tractor trailer) Is used from the Main Warehouses of Dollar Tree Inc.

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

Board Member Constantine asked why Dollar Tree was moving from It's Current location in the K- Mart shopping Center?

Mr. Milelli responded that the Leases are not being renewed due to proposed Plans.

Twp Mgr Danson stated that the Trash expectancy from a Dollar Tree Store Would be greater than a Mattress Store. How often are you expecting the

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Trash to be removed. The Board of Health would have to sign off on this schedule.

Mr. Milelli stated that a contract with the Waste management Company for 3-4 times per week.

Board Member Turek stated that the Site Plan from 1997 included shrubs along the Lenola Rd Frontage. These have since died off. I would like to see the shrubs be added as a condition of approval.

Mr. Malinsky stated that Dollar Tree will work with the Board's Engineer and comply with all requirements.

Twp Mgr Danson asked that signs be installed for "No Overnight Parking" and would Dollar Tree be willing to request Title 39 for enforcement of this request? Mr. Milelli stated Yes, absolutely.

A Motion to Approve with the following conditions of approval was made by Mr. Schmidt, seconded by Mr. Turek. All Approve

1. Expansion of Trash Enclosure and to clean up existing trash left behind by Mattress Warehouse.
2. Comply with existing Landscaping and Lighting Requirements.
3. Amend the Survey to include Trash Enclosures and Lighting
4. Allowing Banked Parking spaces to remain in Greenspace.
5. No Overnight Parking with enforcement by Title 39.

### VI. Old Business:

- 1. 470 Route 38 East-** Block 143, Lots 2 & 2.01; Mahant 470 LLC; Application No. PB-23-05  
Zone: Business Development (BD)  
Existing Use: Retail tobacco, cigar and smoke shop  
Proposed use: Cigar Smoking and Hookah Lounge at rear portion of existing Building.  
Application: Seeking approval for parking variance, minor site plan waiver, and change of use in the storage space into cigar and hookah lounge.

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Ms. Melanie Levan, Esq represented the Applicant.

We are requesting minor changes to the site. The roll-up door on the rear would be changed to double glass doors for the entrance into the Lounge.

We have received an Approval from the County Board of Health for submission request of Notice of Claim of Exemption of Tobacco Retail Establishment.

No additional signage is being proposed.

They are expecting up to 20 customers at a time in the Lounge. The customers would come in and purchase Tobacco products and then assemble in the Lounge to enjoy their purchases. There will be no access from the existing store. Patrons must exit and enter through the double glass doors into the Lounge area. We are proposing to add a striped walkway to the rear of the existing store to enter the Lounge.

The hours of operation will expand from the Retail store from 1 pm- 12 am. Monday through Thursday. 1pm- 1 am Friday, Saturday, and Sunday.

A Standard filtration system will be added to the Lounge as depicted on the Survey.

Board Engineer Gray technically 28 parking spaces are required. A variance will be required. There are currently 14 available spaces.

Testimony was provided on last year's application that only 3-4 cars are there at a time. The length of the stay is approximately 10-15 minutes.

This will not be the case if the patrons are going into the Lounge area.

Mr. Turek asked if there was a fee to belong to the Lounge? Must you purchase products to enter? Can you bring your own Alcohol or Food?

Ms. Constantine asked if there is a proposed bathroom in the Lounge.

Twp Mgr Danson stated that there are different requirements for an Assembly area.

Ms. Levan asked if we submit a revised plan to show less tables and an added bathroom, will this suffice?

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Mr. Turek stated that a Site- Plan is required.

Additional items would be:

1. Copy of the easement between the neighboring lot.
2. Updated photo showing the cleaned-up rear of the building.
3. Lighting
4. ADA Parking Stall
5. Bathroom
6. Landscaping Plan

Ms. Constantine asked if a condition of approval could be “Not” to advertise Kratom. Are CBD and Gummies permitted?

Twp Mgr Danson added Security Cameras should be installed.

Mr. Turek asked if the Applicant is compliant with last year’s Resolution?

Ms. Levan asked if the board would like to see a complete Site- Plan?  
May we continue or pause this application until the next meeting?

The Board Attorney stated they will not need to re-notice her amended application.

Vice Chairman Bennett highly advised the applicant to attend the site-plan review Board.

### **VII. Solicitor Resolution:**

1. Resolution no. 2023-PB-08: Resolution granting approval change of use approval to McDowell Law PC.: Block 127, Lot 9 (Application PB-23-04)  
A Motion to Accept was made by Twp Mgr Danson, seconded by Ms. Volpe

Eligible voters are:

Danson	Approve
Schmidt	Approve
Turek	Approve
Volpe	Approve
Bennett	Approve
Dugan	Approve

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**VIII. Minutes:** July 26, 2023

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

**X. Adjourn:**

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

Respectfully Submitted by:

Jayne Eastwick  
Planning Board Secretary