

**Maple Shade Planning Board
November 29, 2023
Draft**

Meeting: Planning Board

Date: November 29, 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. Schmidt	X	
Mr. Turek	X	
Ms. Volpe	X	
Mr. Wilt	X	
Vice Chair Bennett	X	
Chairman Dugan	X	
Ms. Emily Wallace Alt # 1	X	

V. New Business:

- a. **300 S Lenola Rd**-Block 189 Lot 4.04; Luke Bonus; Application No. PB-23-09
Zone: Business Development (BD)
Existing Use: Vacant-former fitness facility
Proposed Use: Retail Franchise Store-Mattress by Appointment.
Application: Change of Use and Site Plan Waiver

Luke Bonus of 2036 Briggs Rd, Mount Laurel NJ 08054 was sworn in by Board Attorney

Mr. Bonus stated that this franchise business is by appointment only. Mr. Bonus is the sole proprietor. No other employees. This is a part time gig for him, His family owns Wilmore Gymnastics.

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Board Member Volpe asked if there will be inventory in the store?

Mr. Bonus stated that yes, customers will buy from in-store inventory. The delivery of the product will be delivered by tractor trailers to the rear of the store.

Chairman Dugan opened the meeting to the General Public.

Mr. Greg Disbot, Property Manager of Kingsway Plaza was sworn in by our Board Attorney. Mr. Disbot stated he welcomes this new business to his shopping center.

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

Engineer's Report:

There are no issues with this change of use. This business will be less intense than the previous tenant.

A Motion to Grant the Change of Use and site Plan Waiver was made by Deputy Mayor Schmidt, seconded by Ms. Volpe, All Approve

VI. Old Business:

a. 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 the existing building.

Application: Preliminary and Final Major Site plan approval

Melanie Levan, Esq. represents the Applicant.

To testify tonight and sworn in by Board Attorney

Donna Bullock, LPP

Parulpen Patel of 1101 Peachtree Lane Delran NJ 08075

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Ms. Levan stated that the existing structure is 4102 sq feet. The plan is to convert 1308 sq feet to a Smoking Lounge.

At our initial meeting, the Board asked for a full Site Plan which we have provided here tonight. We will need a parking variance and several other site plan waivers due to pre-existing non-conforming conditions.

Chairman Dugan asked Mr. Patel to state the hours of operation and the number of employees.

Mr. Patel stated that he will employ 1-2 people and the hours of operation are as follows. Mon, Tue, Wed & Thur will remain open until 11 pm.

Fri, Sat and Sunday will remain open through 1 am.

Ms. Levan stated that improvements to the rear portion of the building include:

- a. Replacing the roll-up door with a set of double glass doors
- b. Freshening up the Landscaping
- c. Additional Lighting and Emergency Exit Signs

Ms. Levan introduced Ms. Bullock. A Professional Licensed Planner.

Ms. Levan asked the Board to recognize Ms. Bullock as an expert witness.

Ms. Bullock has been a licensed professional planner for 24 years and received her degree from NJ Institute of Technology.

Ms. Bullock stated that the property is in the Business Development Zone and sits on 0.56 acres. The site currently has 9 parking spaces. There are an additional 3 spaces that cannot be counted to the left of the building, However, no official easement can be provided.

Ms. Levan stated that 28 spaces are required, and we are proposing 18. Additional parking spaces will be designated for employees in front of the Dumpster. Employees would be able to move their car for Trash Removal.

We are proposing 5 tables with four seats in the new designated Lounge. Area. We are also proposing an EV Charging Station as designated on the Plan. Wall mounted Lights, 2 Pole Lights and and high-capacity Fans called

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Smoke eaters.

The Lounge is permitted use and products are purchased in the retail store then taken to the Lounge area to enjoy.

Engineer's Report:

We had requested additional documentation from their first appearance in September. This documentation has been provided. The biggest issue is the number of parking spaces. Other issues are pre-existing and non-conforming.

Board Member Turek asked about:

1. Deliveries and Loading- How many deliveries are there a week?
Mr. Patel stated deliveries come once a week and in a small box truck.
2. Striped Pathway for Pedestrians to get to the Lounge. ADA Accessibility.
3. Lighting- type A Pole mount floodlights are proposed. That is not what we want here. 100% downlighting is required by Township Code.
4. Prohibit Alcohol and Marijuana use with signs.
5. No plan to resurface the building after replacing roll-up door? Mr. Patel stated paint only.
6. Septic System- How often do you get it pumped out? Mr. Patel stated every 6 months.

Deputy Mayor Schmidt asked if a new sign would be installed over the Lounge area? Mr. Patel stated no new signs are proposed.

Vice Chairman Bennett asked Mr. Patel to bridge the gap between retail store closing and the Lounge remaining open.

Mr. Patel stated that cigars will be for sale in the Lounge area.

Township Manager Danson asked about security? Cameras?

Ms. Constantine asked how does one employee control 20 seats? I am stuck on the 1 o'clock closing.

Deputy Mayor Schmidt asked if food would be allowed in the Lounge?

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Mr. Patel stated that only what the clients bring in.

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

Vice Chairman Bennett thanked the Applicant for coming back and supplying the
Site-Plan. We understand the expense of this.

Township Manager Danson asked if midnight closing would be an option?
Mr. Patel Agreed.

A Motion to grant Site Plan approval was made by Ms. Volpe, seconded by Vice
Chairman Bennett, All Approve

VII. Solicitor Resolution: None

VIII. Minutes: October 25, 2023, 2023

A Motion to accept the Minutes was made by Deputy Mayor Schmidt, second by
Ms. Vice Chairman Bennett, All Approve

X. Adjourn:

A Motion to Adjourn was made by Ms. Constantine, second by Deputy Mayor
Schmidt, All Approve

Respectfully Submitted by:

Jayne Eastwick
Planning Board Secretary