

Maple Shade Planning Board

April 24, 2024

Draft

Meeting: Planning Board

Date: April 24, 2024

- I. Meeting Called to Order by Chairperson at 7.00 pm.
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Mr. Joseph Dugan	X	
Mr. Justin Bennett	X	
Ms. M Constantine	X	
Mr. Robert Wilt		X
Ms. Emily Wallace	X	
Mr. John Bearden	X	
Mr. Steve Schmidt	X	
Ms. Susan Danson	X	
Ms. Claire Volpe	X	
Mr. Daniel McDonald	X	
Mr. Mattherw Reeves	X	

Chairman Dugan announced to start with New Business case application for Charge Smart EV, LLC.

- V. New Business:
 - a. 2840 Route 73 North – Block 189.01, Lot 1.01; Charge Smart EV, LLC.; Application No. PB-24-02
 - Zone: Business Development (BD).
 - Existing Use: Full-Service Car Dealership.
 - Proposed Use: Install electric vehicle charging post.
 - Application: Minor Site Plan and bulk variance approval.

The Solicitor, Kevin Johnes from Zublatt & Jones, PC. is representing the Applicant. Applicant is seeking Minor Site Plan with bulk variance approval. He introduced Tom Alfinito, Elite Acura representative, Stephanie Mulhern from Colliers Engineering & Design, and Christian Spenziero from Charge Smart EV. All sworn in by board solicitor Stephan Boraske.

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Applicant is proposing an electric car charging station at Elite Acura site on Route 73. The proposed location is in the front yard at the ramp connecting two roadways. Under the state statute it is permitted use but due to bulk variance requirement applicant appeared with this board. They will be installing a total of six (6) charging stations; three (3) upon approval and three (3) in the future. Out of the three, two (2) will be of level 3 and one (1) will be of level 2 charging capabilities. The Applicant acknowledged and confirmed to comply with conditions and comments in the report provided by board engineer. The proposed charging station is explicitly for Acura dealership but will allow the public to charge their vehicles.

Board engineer Mr. Turek requested applicant to provide testimony for the waiver items identified in the engineer's letter for the completeness of an application. Mr. Turek stated to the board members that this is a straight application and recommend granting waivers. Board members accepted his note, granted waivers, and deemed application complete.

A motion to accept the application as complete sought by Mr. Schmidt, seconded by Ms. Danson, All Approve.

Colliers Engineering, Stephanie Mulhern presented the plan information. She elaborated on site location, project area, access point from Route 73 and Route 38, charging post location, services to the vehicles, directional signs, lightings, landscaping, and equipment associated with the plan. Electrical transformers and other service equipment of typical size will be installed on a concrete pad with metal struct racking. All will be screened with reasonable size landscape plants. Everything will be in conduits unexposed. Existing lights are adequate, no new lights are proposed. The applicant agreed to place landscape plants per recommendations of the board engineer.

Applicant team member from Elite Acura, Tom Alfinito stated there are no easements, protective covenants, or deed restrictions applicable to the site with proposed charging stations. Elite Acura will place trash and recyclable receptacles at the site in close vicinity of the charging stations. Elite Acura will install surveillance cameras at the site. Elite Acura will allow the public to use their bathrooms during business hours. No staffed night security at the site.

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Christian Spenziero stated it is an unmanned car charging operation. Charging post lights will be orange color per Acura manufacturer brand requirement. Level 3 charging post can fully charge within 45 minutes and Level 2 charger ranges from 32 Amps to 100 Amps can charge from 8 hours to 3 to 3.5 hours. Level 2 charging post can serve two (2) cars at a time but charging time will be doubled when both adaptors are plugged in.

Ms. Volpe asked the question for charger, how payment against car charging service works. Mr. Spenziero stated it is through Charge Point app. One can login from the station QR code and google pay or from the app on the phone. One can charge a Tesla car using adaptor.

All manufacturers are migrating from ACS plug to CCS from now until 2027. Payment is based on \$ price per KVA utilized during charging.

The applicant requested bulk variance approval for installation in the front yard at 15 ft. from the property line for charging post against requirement of 40 feet. Board members do not find any security concerns, public detriment of structure and use. Charging stations' service benefits the public. It is appropriate to grant c2 variance to allow non-conforming front yard setback for charging stations.

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, All Approve.

Chairman Dugan asked board members if they have any questions. – None.

A Motion to approve the Minor Site Plan with bulk variance approval was made by Mr. Schmidt, seconded by Ms. Volpe, All Approve.

VI. Old Business: None.

VII. Solicitor: Resolutions: None.

VIII. Discussion: None.

IX. Minutes: March 27th, 2024.

A motion to accept the minutes sought by Ms. Constantine, seconded by Ms. Volpe, All Approve.

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X. Adjourn:

A motion to adjourn the meeting sought by Mr. Schmidt, seconded by Ms. Volpe, All approve.

Respectfully submitted by:
Pradip Soni
Community Development Director