

Maple Shade Planning Board
May 22, 2024
Draft

Meeting: Planning Board

Date: May 22, 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	
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 resolution for Charge Smart EV, LLC.

V. New Business: None.

VI. Old Business: None.

VII. Solicitor: Resolutions:

- 1. Resolution No. 2024-PB-06; Resolution granting Minor Site Plan and bulk variance approval to install electric charging posts and equipment to Charge Smart EV, LLC.; Block 189.01, Lot 1.01; Application No. PB-24-02.

Board attorney Stephen Boraske expressed his concerns to be discussed with the applicant's attorney hence declared to hold on for the time being and resolution will be memorialized with June 26th meeting.

- 2. Discussion: Review and recommendations of Planning Board for Maple Shade High School Turf Field project.

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180 Frederick Avenue – Block 133, Lot 1 & Block 125, Lot 3; Maple Shade Board of Education.

Zone: Residential (RA).

Beth Kewperdine, an engineer of Edward Engineering, Scott Weitz, a representative from New Road Construction management, and Richard Winter, a supervisor of buildings and ground of the Maple Shade Board of Education were officially sworn in at the meeting. The applicants' attorney Alena Hyatt from Parker and McCay, was also present during the meeting.

During the meeting, Mr. Boraske, the board attorney, provided the board members with information about the presence of the Board of Education and their project to reconstruct the existing Track and install a new Artificial Turf Field. He emphasized that this is a courtesy review, allowing the board to ask questions and seek recommendations, but not a formal review for the board to make a decision.

Attorney Alena Hyatt then proceeded to present the application, followed by Beth Kewperdine, who presented the project plan for the reconstruction of the track and the replacement of natural grass with synthetic turf. Beth introduced the existing conditions plan, the project plan, and the stormwater management arrangements. The new field will be utilized for various sports including Football, Soccer, Field Hockey, and Woman's Lacrosse.

During the meeting, Ms. Constantine raised a question regarding the project stages. Beth explained that the stormwater management system would be constructed first, as there would be a significant amount of truck movement for soil removal and stone placement. Following that, the curb and pavement would be constructed, and then the turf and rubberized layers would be installed.

It was noted that the pavement under the track would need 28 days to cure. The project is scheduled to commence in the summer and is expected to be completed by the following spring. The maintenance of the field was highlighted as a key factor in its successful performance, with the turf typically lasting 12 to 15 years if well-maintained. Additionally, the turf manufacturer provides maintenance every 3 to 4 years.

Mr. Turek expressed the importance of identifying any potential negative impacts on the ordinance or master plan, as the project is being funded with public funds. However, no negative impacts were found.

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Mr. Weitz shared that the estimated cost of the project is approximately four million dollars, with a significant portion allocated to the construction of an underground detention basin. Currently, rainwater runs from the parking lot to the hockey and football fields and then flows through Martin Avenue to Pennsauken creek. The construction of the detention basin aims to retain water and reduce its discharge into the creek.

After the meeting was opened to the general public, no members of the public spoke. A motion was made by Mr. Schmidt and seconded by Ms. Volpe to close the public portion, which was approved by all.

Chairman Dugan then asked the board members if they had any questions. Mr. Bennette expressed his shock at the project's cost and inquired about the justification for such expenses and the expected return on investment.

Mr. Weitz clarified that the return being discussed is not financial, but rather the benefit of providing scheduling opportunities for children to participate in sports. He explained that currently, if it rains, children cannot use the field or find it too soggy, but with the new construction, the field will be available for sports year-round, benefiting four different sports.

Mr. Winter added that the town is losing student athletes to other schools due to the opportunities and resources they offer, which Maple Shade cannot compete with. The hope is that by improving the sports facilities, these students will be encouraged to stay in town.

All board members expressed their appreciation for the presence of the Board of Education and thanked them for their efforts.

VIII. Minutes: April 24th, 2024.

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

IX. Adjourn:

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

Respectfully submitted by:

Pradip Soni

Community Development Director