

The Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

Absent: Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. Waters

Also in attendance was Stuart Platt, Board Solicitor and Stacey Arcari, Board Engineer



MEMORIALIZATION OF RESOLUTIONS

NICO ENTERPRISES
BLOCK 73; LOT 6
AMENDED FINAL SITE PLAN
PC 13-012

CITY SIGN SERVICE (PET VALU)
BLOCK 160; LOT 1
AMENDED FINAL SITE PLAN – SIGNAGE
PC 13-014



APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated June 12, 2013; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present.



NEW BUSINESS

Mr. Platt swore in Stacey Arcari, Environmental Resolutions, Inc. as Board Engineer, who was substituting for Rakesh Darji.

BRIAD DEVELOPMENT EAST, LLC (WENDY'S)
BLOCK 151; LOT 7
AMENDED PRELIMINARY & AMENDED FINAL SITE PLAN
PC 13-017

Appearing before the board were Mr. Richard Schkolnick, attorney, Mr. Jose Santos, architect and Mr. James Talerico, Director of Development with Briad.

Mr. Schkolnick stated that, this is part of a modernization program for Wendy's to include a façade upgrade, sign modifications with interior renovations as well. This site is proposing outdoor seating, 3 tables with 3 seats at each table. They will be eliminating 289 square feet of concrete and adding back 284 square feet. The signage facing White Horse Road will be a direct swap, 32 square feet for 32 square feet. The signage facing the parking lot will have a slight reduction. Currently there is 54 square feet and they will be replacing it with 2 signs; one 32 square feet and the other 15.5 square feet for a total of 47.5 square feet.

Mr. Santos addressed the exterior elevation and explained the proposed signage and the façade changes to the façade of the building. This is a new image that Wendy's is introducing all over the country.

Mr. Schkolnick stated that, they are in agreement with the board engineer's review letter dated August 14, 2013.

Mr. Platt stated that, with outdoor seating the board has some conditions that the areas are constantly busssed and cleaned and there be a trash enclosure installed in the outdoor area.

Mr. Fanelli stated that, they also like outdoor seating areas to be surrounded with bollards for the safety of the patrons using this seating.

Mr. Talerico stated that, there will be no more than 19 employees at any time. Normally they do not exceed 15. The outdoor seating will be seasonal and they have no issue with adding a trash receptacle in the outdoor area. The tables will remain out all year round because they are very heavy. They have over 50 stores and they are very critical with their establishments and how they are run.

The application was opened to the public.

Seeing none, Mr. DiNatale motioned to close the public portion; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present.

Mr. DiNatale motioned to grant amended site plan approval subject to the following Conditions and stipulations:

1. The applicant shall comply with all comments contained in the review letter prepared by Environmental Resolutions, Inc. dated August 14, 2013.
2. All conditions for any prior approval for this site shall remain in effect to the extent not inconsistent herewith.
3. With respect to the outdoor seating area, it shall be constantly bussted and cleaned and a trash receptacle be added to the area.
4. The applicant shall install bollards around the outdoor seating area to protect the outdoor patrons, subject to the board engineer's review and approval.

Seconded by Mr. Vandegrift, the motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

NAYS: None

BRIAD DEVELOPMENT EAST, LLC (WENDY'S)
BLOCK 271; LOT 11
AMENDED PRELIMINARY & AMENDED FINAL SITE PLAN
PC 13-016

Appearing before the board were Mr. Richard Schkolnick, attorney, Mr. Jose Santos, architect and Mr. James Talerico, Director of Development with Briad.

Mr. Schkolnick stated that, this is also part of the modernization program for Wendy's. There is no outdoor seating proposed with this application because it already exists. With regard to signage, the sign facing Route 73 is going from 2 signs, total 54 square feet to 1 sign, 32 square feet. The sign facing Lafayette will be replaced with 2 signs; 47 square feet total where there was 1 sign at 32 square feet. There were 3 signs approved with the original approval. They are also making exterior changes and minor interior changes. Interior seating will be reduced from 87 to 81. They have no issues with the review letter prepared by Environmental Resolutions, Inc.

The application was opened to the public.

Seeing none, Mr. DiNatale motioned to close the public portion; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present.

Mr. Vandegrift motioned to grant amended site plan approval subject to the following conditions and stipulations:

1. The applicant shall comply with all comments contained in the review letter prepared by Environmental Resolutions, Inc. dated August 13, 2013.
2. All conditions for any prior approval for this site shall remain in effect to the extent not inconsistent herewith.

Seconded by Mr. Rashatwar, the motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

NAYS: None

HAMMONTON BEC, LLC
(KELLMAN BROWN ACADEMY & NATIONAL FREIGHT)
AMENDED FINAL SITE PLAN
BLOCK 161; LOT 27
PC 13-018

Appearing before the board was, Mr. Jim Burns, attorney, Mr. John Toner, National Freight and Mr. Joe Mancini, engineer.

Mr. Burns stated that, this application is to add additional parking spaces as well as restripe some existing spaces for compact car parking. The compact space size proposed is 8 feet by 18 feet.

Mr. Toner stated that, National Freight occupies 43% of the building and Kellman Brown occupies the balance. Kellman Brown hours are 7:45 a.m. to 5:00 p.m. and there are 212 students and 53 employees, 44 of them full time. 70% of the students are transported by bus and there is one way traffic circulation on site for drop off and pick up at the school. The hours for National Freight are 8:30 a.m. to 5:00 p.m. and there are 137 full time employees. There are 190 parking spaces available. The school is growing and National Freight has moved their Vineland office to Voorhees and that added 67 employees to their employee count. The parking will be used by both users. The parking will be labeled for compact cars and they will put the word out to employees that they should use the compact spaces if they have a small car. The compact spaces will be farthest away to discourage large cars from parking in the smaller spaces. With the additional 36 parking spaces there will be a total of 226 spaces, 43 of these spaces will be re-striped for compact size. They are trying to keep the cars off Dumont Circle.

Mr. Mancini stated that, the parking being added in the rear is at least 1,000 feet maybe more to the nearest house in Gibbsboro. The added parking near the corner of Laurel Oak Road and Dumont Circle will push the variance for the front yard setback to 21 feet where it was 25 feet. He indicated that all the landscaping comments contained in the review letter can be met.

Mr. Platt stated that, he has seen requests for the reduction in length of parking spaces but rarely has he seen a reduction in width and he asked Ms. Arcari what her thoughts were.

Ms. Arcari stated that, she has seen requests for a reduction in width to 8 feet and she believes it can work especially if they provide some kind of outreach program to employees to encourage them to use these spaces. She asked that they address the addition of 6100 square feet of new pavement and its impact on the storm water collection system.

Mr. Mancini stated that, the original design anticipated 6/10 of an acre more than what they have proposed so the basin is over designed so there will not be any adverse impact.

Seeing no public in the audience, the application was not opened for public comments.

Mr. DiNatale motioned to grant amended final site plan approval subject to the following conditions and stipulations:

1. The applicant shall comply with the recommendations of the board engineer's review letter dated August 23, 2013.
2. All conditions for any prior approval for this site shall remain in effect to the extent not inconsistent herewith.
3. The applicant shall be required to have an outreach program to encourage employees to use the compact parking spaces.

Seconded by Mr. Ravitz; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

NAYS: None

RECOMMENDATION OF A PLANNER FOR AN AMENDMENT TO THE MASTER PLAN TO ADOPT A NATIONAL RESOURCE INVENTORY AND OPEN SPACE ACQUISITION RANKING ANALYSIS.

Mr. Platt stated that, we have been advised by our Environmental Commission that we need to update our Master Plan to include an updated Open Space Element which would allow them to apply for grants and subsidies. The Governing Body has authorized the Planning Board to open the Master Plan to conduct that process. There has been an interest from CME Associates, who is the municipal engineer for the Master Plan.

Mr. DiNatale motioned to appoint CME Associates as the Planner to prepare the Open Space Element for the Master Plan update. Seconded by Mr. Vandegrift, the motion carried by the assenting voice vote of all board members present.



There being no further business before the board, the Chairman adjourned the meeting.

Carole Pfeffer, Secretary