

APRIL 10, 2018

PLANNING/ZONING BOARD MINUTES APRIL 10, 2018

Meeting called to order at 7:00 p.m. by Chairwoman LuAnn Watson

Secretary Levy read the Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full".

ROLL CALL:

Present:	Absent:
Chairwoman LuAnn Watson	None
Chairman Emeritus Joseph Hartmann	
Vice Chairman Councilman Jerry Bonsall	
Mayor Edward G. Campbell	
Mrs. Susan Croll	
Ms. Barbara Gellura	
Mr. Mike Kelly	
Mrs. Patricia Croghan	

Professionals: Engineer - Gregory Fusco
 Planner - Brian Slaugh
 Solicitor - Donald Ryan

RESOLUTIONS: None

CERTIFICATES OF APPROPRIATENESS: None

APPLICATION COMPLETENESS REVIEW: None

MINUTES:

Motion to dispense reading and approve the minutes of 1/9/2018 Mrs. Croghan, Second Ms. Gellura

Voice Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Abstain
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Abstain	Mr. Kelly	Aye
	Mrs. Croghan	Aye		

CORRESPONDENCE

TO: Planning Board dated 3/13/18
 FROM: Planner Brian Slaugh
 RE: Superjet Canopy

APRIL 10, 2018

ACTION: Planner Slauch commented that the present issue is the color of the canopy. The manufacturer has other colors that are consistent with what the Board has approved. There has been no response from Mr. Goyal. Once everything is in place, Planning Board approval is still required.

TO: Planning Board Received 3/14/18
FROM: Voorhees Planning Board
RE: Public Hearing on condemnation redevelopment area
ACTION: FYI

OLD BUSINESS: None

NEW BUSINESS:

1. CONCEPT PLAN – BLOCK 7.04, LOTS 16.09, 19.06, 19.08, 19.09, 19.10 AND 19.11
HADDONFIELD-BERLIN ROAD & EAST CLEMENTON

Representative: Timothy Prime, Esq. (Prime Law) for J&J Development Group
Proposed Project: Wawa & Fast Food Restaurant
Escrow: \$1,000

Mr. Prime, attorney for J&J Development Group, was present and presented to the Board a concept plan to purchase one commercial and two residential properties and construct a Wawa along Haddonfield-Berlin Road and Clementon Road. Mr. Prime is looking to the Board for the proposed site plan and the architecture. Presently there is a gas station under construction (Superjet). There is an agreement of sale with the owners to present the application to the Board. The present owner of the corner lot has continued working on the site in case the proposed Wawa doesn't work. Mr. Prime indicated that Mr. Goyal will back off once J&J Development submits a formal application.

The proposed Wawa is a convenience store in the back and pumps in the front. Mr. Prime commented that the site is in the historic district. Wawa does have prototypes that would be acceptable to the Board. Mr. Ryan advised the Board that this is a concept review and that nothing is binding on the Board. Proposed are six pumps in the front and convenience store in the rear.

The board expressed there is minimal frontage on Haddonfield-Berlin Road for an intense use. Mr. Prime commented that a traffic engineer will testify at the application hearing. Mr. Prime believes that there is adequate egress and ingress from the site. The Board indicated that Clementon Road is a very busy intersection. Also, it was noted that there will be 165 townhouses built in that general area and the compatibility of the intense use is a major concern. The Board expressed concern that the Wawa that has been in the strip site farther down on Haddonfield-Berlin Road may be closed when the new Wawa is constructed and could be harmful to the strip mall.

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet (see above correspondence)

APRIL 10, 2018

Discussed earlier under Correspondence.

INFORMATIONAL:

1. Next Regular Planning Board Meeting May 8, 2018

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:55 PM MRS. CROLL SECOND COUNCILMAN BONSALL

Poll Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye	Mr. Kelly	Aye
	Mrs. Croghan	Aye		

Anne D. Levy
Secretary

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