

JULY 11, 2017

PLANNING/ZONING BOARD MINUTES JULY 11, 2017

Meeting called to order at 7:00 P.M. by Acting Chair 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:
Vice Chairman Joseph Hartmann
Mayor Edward G. Campbell
Councilman Gerald Bonsall
Mrs. Susan Croll
Ms. Barbara Gellura
Ms. LuAnn Watson
Mrs. Patricia Croghan

Absent:
Chairman George Miller

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

RESOLUTIONS: None

CERTIFICATES OF APPROPRIATENESS

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 8.01, LOT 2 50 EAST CLEMENTON ROAD

Applicant/Owner: M&T Bank T/A WELLS FARGO
Representative: Michael R. Peacock, Esq.
Proposed Work: Lighting
Taxes/Sewer: Current
Escrow: \$1,000

Mr. Peacock submitted 18 photos of the site in response to Mr. Slaugh's review letter.

Motion to declare application complete Mrs. Croll, Second Mayor Campbell

Poll Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye	Mrs. Croghan	Aye

1. Review letter dated 7/5/17 from Planner Brian Slaugh

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Mr. Michael R. Peacock, Attorney for the applicant, Wells Fargo Bank, was present. Mr. Steve Cattani, Senior Project Engineer for Dynamic Engineering, was sworn in and testified regarding the application.

The applicant is requesting to replace site lighting and building mounted light fixtures in order to meet the statutory requirements pertaining to minimum site lighting standards for automatic teller machines. The applicant proposes to retain all the existing lighting poles and to replace the fixtures with new ones using LED lamps. A new lighting pole is proposed directly at the end of the canopy at the edge of the drive thru bypass lane. Five additional wall mounted fixtures are proposed at the Clementon Road side of the property. Six fixtures under the canopy would be replaced and eight existing fixtures at the building entrance facing the Chop House Restaurant would be replaced.

The planning board concluded that the application may be approved on a conditional basis under the terms that the applicant submit to the planner a plan of light fixtures that would supply additional acorn fixtures and also address the height and intensity issues.

Open to the public. No comment from the public. Closed to the public.

Motion made by Mayor Campbell and seconded by Mr. Hartmann to grant conditional approval of a Certificate of Appropriateness to Wells Fargo Bank for the proposed lighting plan subject to the final decision regarding the acorn lighting replacement, the height of the replacement fixtures and the intensity of the lighting subject to the approval of the Planning Board Planner.

Poll Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye	Mrs. Croghan	Aye

APPLICATION COMPLETENESS REVIEW: None

MINUTES:

Motion to dispense reading and approve minutes of 6/13/17 Councilman Bonsall, Second Mrs. Croll

Voice Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye	Mrs. Croghan	Aye

CORRESPONDENCE: None

OLD BUSINESS:

1. CONCEPT DESIGN

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Applicant: Fusion Performing Arts Center
Location: 140 Lakeview Drive, South, Block 18.02, Lot 2.11
Escrow: \$500

Mr. Ryk Lewis, Director of Fusion Performing Arts Center, addressed the board regarding leasing the property at 140 Lakeview Drive from the owner, Samuel Ross, for 2 to 3 years to house a cultural community project. Mr. Lewis commented that the arts center is a non-profit organization and that he has talked with Mr. Mark Schmidt, owner of the adjoining lot. It is also his understanding that the property is not zoned for a performing arts center and would require a variance. The building would house approximately 70 performers which including classes, set design and shows.

Mayor Campbell asked about the adequacy of parking. Mr. Lewis commented that the lots next to 140 could be utilized. Mayor Campbell also commented that egress and ingress is of concern along with streetscape requirements.

The Board concluded that a meeting with Mr. Lewis, Mr. Ross, Mr. Schmidt and two or three board members would be beneficial to discuss parking, cross easements, site plan, lighting, etc.

NEW BUSINESS: None

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

INFORMATIONAL:

1. Next regular meeting is scheduled for August 8 2017

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 8:02 PM MR. HARTMANN, SECOND MAYOR CAMPBELL

Poll Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye	Mrs. Croghan	Aye

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Anne D. Levy
Secretary

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