

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
November 26, 2019

MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 15, 2019, and in the Courier Post on January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Segrest and Mr. McGill.

Also Present: Mrs. Rucci, Secretary, Douglas Heinold, Board Attorney and Paul LaPierre, Board Engineer.

MR. BEDNAREK: Master Plan Discussion.

MR. TOM STANUIKYNAS: He is an Employee from the Burlington County Bridge Commission. This was a collaborated effort between the County, Township and CGP&H (Community Grants, Planning and Housing). They put together a draft of the Report.

Prior to the meeting, the Board received the Draft of Reexamination of the Master Plan.

MR. TOM STANUIKYNAS: He spoke about previous Master Plan Reports. He spoke about the current Master Plan Report. He spoke about various development that took place since the 2005 Master Plan.

MR. DAN LEVIN: He is an employee of CGPH Community Grants Planning and Housing.

MR. LEVIN: They prepared a draft of the Master Plan. They will edit the draft and submit it back to the Planning Board. The Municipal Land Use Law (MLUL) requires a re-examination of the Master Plan every ten years.

The Board, Mr. Stanuikynas and Mr. Levin reviewed the Draft of the Master Plan Report.

The main comment from the Board was that they didn't want to designate all parcels along Route 130 into the Redevelopment Area.

After comments are received from the December 10, 2019 Planning Board Meeting, Mr. Stanuikynas and Mr. Levin, will then prepare the Final Reexamination of the Master Plan Report.

MR. BEDNAREK: Case #1910 – Ali Turker/Merve Realty, LLC – Preliminary and Final Site Plan – 1503 Taylors Lane, Block 702, Lot 40.

MR. ETTENSON: Attorney for Ali Turker/Merve Realty, LLC. Ali Turker is the Contract Purchaser for the property at 1503 Taylors Lane Block 702, Lot 40, Cinnaminson. They are here for Preliminary and Final Site Plan approval. We are in an Industrial Zone.

MR. HEINOLD: He swears in Ali Turker, Applicant, Joseph Mancini, Engineer and Robert Tobia, Seller of the property.

MR. TURKER: He owns a trucking company and manufactures roof tile. He is under Contract to purchase the property at 1503 Taylors Lane. He is renting and wants to be in his own place. He showed the Board an example of his product. He wants to manufacture at his site. He sells this product to roofing companies. He has machinery.

The following Exhibits were presented:

Exhibit A-1 – Site Plan

Exhibit A-2 – Composite terra cotta roof sample.

Exhibit A3 – Phase I by J. Edward Consultants, LLC (John Vanderslice)

MR. TURKER: He described the equipment he has. He has an extruder about 11 or 12 feet long, two presses, forklift, hopper and mixer. The items will fit into his space. He will use sand and recycled plastic pellets.

MR. ETTENSON: Is there anything in the raw materials that you are going to use that is considered hazardous?

MR. TURKER: No. The coloring will be what they use on concrete coloring. We only use 0.01 Percent. The raw materials are kept inside. Once he has the product, he can store inside or outside. He will work there and have two employees. He will have 10 to 12 vehicles on site. Dump trucks and tractor trailers in back yard, in back of building. His drivers will park their car where the truck was and then they leave.

He is proposing 13 parking spaces and he testified that this is sufficient for his use. They get raw materials delivered once a month. There is a loading dock on site. He identified the loading docks and where the trucks will park. He will grade the back yard and put down milling.

He plans on putting lighting in the parking lot so the employees have light.

Solid Waste – He doesn't really get solid waste. All of the materials he has are recyclable.

Mr. ETTENSON: There are currently Real Estate Taxes due on the property. You are not the owner of the property.

MR. TURKER: Correct.

MR. ETTENSON: You are under Contract with Mr. Tobia.

MR. TURKER: Correct.

MR. ETTENSON: If this Board gave you approval for this application, the plans wouldn't be signed until the money was paid for the taxes.

MR. TURKER: I agree. He agreed as a condition of approval that he will not get signed plans until taxes are paid.

MR. ETTENSON: You hired a licensed professional to prepare a Phase I Report. There were still some areas that had to be finalized.

Exhibit A3 – Phase I prepared by J. Edward Consultants, LLC (John Vanderslice - SSRP)

MR. ETTENSON: Is there anything that you are going to do in the property, that is going to negatively impact any environmental condition at the property?

MR. TURKER: No.

MR. ETTENSON: No environmental elements of any type that will go into the soil or into any drainage, etc. Is that correct?

MR. TURKER: Correct.

MR. JONES: Are there any vapors?

MR. TURKER: No. Very, very minimal.

MR. JONES: Are you required to use OSHA Masks.

MR. TURK: No chemicals involved.

MR. MICHAEL TOBIA: Trustee for the Estate that holds title. Former inks and coating manufacturer. Closed operations in June of this past year.

He agrees to work with Mr. Vanderslice (Remediation Professional) to tie up loose ends.

Mr. Vanderslice came out to property and took at least three soil samples in proximity of the receiving dock location

MR. ETTENSON: He is a licensed professional which mean he has a fiduciary responsibility not only to you and the client, but to the State.

MR. TOBIA: Correct.

MR. ETTENSON: If there is anything, it has to be reported and cleaned up.

MR. TOBIA: That is right. He will follow up with that. There is not going to be anything left at this site.

MR. ETTENSON: He referred to the Phase I Report – There was one minor item open. Is he taking care of that?

MR. TOBIA: Yes

MR. LAPIERRE: He reviewed his letter for completeness. After reviewing his letter and receiving comments from the Applicant's Engineer, he recommended completion subject to the review letter.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to deem this application complete. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. MANCINI: One story building. The site drains from Taylors Lane towards the northwest corner of the site. There is a six inch pipe. He described where there may be ponding.

They need a variance for 13 parking spaces where 40 is required. There are 15 spaces in the rear. Variance provided 13 striped where 40 feet is required.

The other variance front yard setback is 35.86 where 50 feet is required. We feel the stone parking is appropriate for this use. He will provide additional calculations for storm water. No environmental impact

Trash Enclosure – We feel that it is appropriately screened.

MR. BEDNAREK: He asked about the number of trucks.

MR. TURKER: He is not planning on buying more trucks.

MR. MARSHALL: He spoke about what cars can park here. No dump trucks in the parking lot, no tractor trailers in the parking lot. It is strictly for vehicle (pickup truck/car).

MR. TURKER: I understand.

MR. BEDNAREK: He asked what loading dock would be used for deliveries. Mr. Turker described the loading dock that will be used.

MR. BEDNAREK: He asked if the drive aisles will be signed as far as entrance and exit only. Mr. Mancini advised that they can do that. (Inaudible)

MR. BEDNAREK: He asked where the fence was on the building.

MR. MANCINI: He identified the gates.

MR. LAPIERRE: He reviewed his review letter.

A. General

1. Mr. LaPierre advised that based on the testimony there will be no outside storage. Mr. Ettenson advised that this statement was fair.

2. Mr. Mancini advised that they will comply.

B. Parking and Circulation – Paul reviewed Items #1 through 7. There was discussion regarding stone on the side drives and rear parking area. The applicant will put Geo Tech fabric under the stone. The applicant agreed to have bollards.

- C. Grading – He suggested locating the six inch pipe. Mr. LaPierre and Mr. Mancini discussed the pipe. He suggested putting a structure in front of it so it will readily collect water and can be maintained as an opening that will collect and discharge water. Mr. Mancini agreed to this.
- D. Stormwater Management – Mr. LaPierre will review the calculations when they come in. He reserves comment.
- E. Utilities - Mr. LaPierre had no comments on the utilities.
- F. Landscaping Design – The applicant agreed to plant bushes. The Willow tree will be removed. The applicant will clarify what landscaping is being removed and what is being replaced.
- G. Lighting – Mr. Mancini indicated that the lighting on the north side driveway will be lit. The applicant will address the light fixture C-1. The old PSE&G light will be removed. There will be lighting in the rear parking lot.
- H. Signs – No building signs are proposed. In the front of the building, there is a small monument sign. The applicant will use the existing sign. The lettering for the sign will be submitted as a condition of approval. The applicant wants to name his business Kermit Roofing.
- I. Solid Waste – The Applicant requested a waiver for the dumpster enclosure.
- J. Construction Details – Mr. Mancini (Applicant’s Engineer) agreed to all of the Construction Detail items numbers 1 through 8.
- K. Architecture – Mr. LaPierre requested that the applicant submit a sketch plan.
- L. Environmental Impacts – A waiver has been requested and discussion that a Phase I and II investigation of the former site is in the works and being prepared.
- M. Traffic Impact Statement – A waiver has been requested.
- N. Solid Waste/Recycling Report – We received testimony on that.
- O. Site Safety Plan – Site safety note is on the plan.

MR. MARSHALL: He referred back to Environmental Impacts – Was this facility released with no further action from the DEP and EPA? Is everything good with the EPA and DEP?

MR. TOBIA: John Vanderslice is doing the follow up.

MR. MARSHALL: He asked if Mr. Vanderslice is following up with the original stuff from the DEP and EPA.

MR. TOBIA: Yes. We have no further action letters

MR. BEDNAREK: He asked if the outside of the building was going to be painted.

MR. TURKER: He is not proposing right now.

MR. MARSHALL: Is it your intention to spruce up the building and clean it up in the coming year or two?

MR. TURKER: Yes.

MR. SEGREST: He referred to the Trash Containers – Will there be curbing?

MR. MANCINI: We can put bollards there

MR. BEDNAREK: He opened the public portion of the meeting

Mr. Hartman - He owns property adjacent to the site. He was glad that the berm would stay there between his property and the adjoining property. He expressed concern about the smell and dust. He is concerned about trucks. Does he do any emergency work such as snow plowing or salting that would cause the applicant to work around the clock? He asked about the loading docks being maintained and mosquitos

MR. TURKER: In case of a snow storm, he is on call 24 hours a day in the winter time for salting. He has salting machine for his dump truck. He picks up the salt from a Public Works facility and when they are finished salting, they deliver the salt back to the Public works facility.

MR. MARSHALL: He asked him to address Mr. Hartman's concern regarding the smell from the building.

MR. TURKER: We don't use any masks. We don't have smell or fumes. Very, very minimal.

(Inaudible) Is the salting equipment stored there as well?

MR. TURKER: The salting equipment will remain outside in the wintertime and I move it inside in the summer.

MR. MARSHALL: He advised Mr. Turker to show the storage area on the plan and to show how he will accommodate two tractor trailers and ten tri-axes

MR. LAPIERRE: He asked about the drainage out of the loading dock areas. He asked Mr. Mancini if he is agreeable to correct or remediate the situation.

MR. MANCINI: We are. Absolutely.

MR. MARSHALL: He referred to base of the loading dock being kind of busted up and needing to be resurfaced.

MR. MANCINI: We are repairing that.

MR. MARSHALL: So you are repairing that so you are not going to have ponding there anymore.

MR. MANCINI: Correct. The concrete curb on the side of the building is going to be removed as part of repairing that. The curb doesn't need to be there. The pad is going to be replaced and the curb is going to be removed. The curb on the right side of the building is going to be removed. The pad will stay, but the curb is going to be removed.

MR. EASTERLY: He is there on behalf of Mr. Hartman. He is an Engineer. He asked about the manufacturing hours of operation.

MR. TURKER: 9:00 AM to 5:00 PM

MR. EASTERLY: He referred to the Truck Storage Area - Is there any loading and unloading of the trucks at 5:00 AM?

MR. TURKER: No

MR. EASTERLY: He asked for the number of trucks making deliveries.

MR. TURKER: It depends on orders maybe one a day.

MR. EASTERLY: He asked how many tiles he manufactures in a day.

MR. TURKER: Normally we make 700.

They spoke about deliveries and the number of trucks.

MR. TURKER: He manufactures tiles to have in stock and then he will wait for orders. Mr. Turker doesn't know how many trucks he will have in a day because he doesn't know the amount of product that will be ordered.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to grant Preliminary and Final site Plan approval overlay of parking in the rear, stormwater calculations, bollards to the rear of the building for the trash enclosures, additional lighting, payment of taxes, additional drainage, landscaping, floor plan and lighting plan all to the satisfaction of board engineer, no outside storage, truck parking on the plan, 15 foot drive aisle, stone is permitted by way of details to satisfy Board Engineer, bollards in the locations indicated, turning radius for the trucks, address back drainage feature to Planning Board Engineer's satisfaction, submit sign details to John Marshall and Planning Board Engineer for their review, prepare the loading area as described, conditioned upon Fire Marshal and outside agencies approval, The applicant will update all the plans on lighting, landscaping, floor plan and additional drainage calculations, The plans will not be signed until the taxes are paid. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MR. JONES, seconded by Mr. Marshall to approve the Regular Meeting Minutes from August 13, 2019. VOICE VOTE: ALL AYE, Abstain, Mr. Segrest, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. McGill to approve the Regular Meeting Minutes from October 22, 2019. VOICE VOTE: ALL AYE, Abstain, Mr. Segrest, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. Marshall, seconded by Mr. Jones to adjourn the meeting.
VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci