

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
JULY 9, 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, Ms. O’Malley, Mr. Rau and Mr. McGill.

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

A MOTION IS MADE BY MS. O’MALLEY, seconded by Ms. Lamon to approve the Resolution granting minor subdivision approval to Fieldstone Partners, LLC, 1203 Garfield Avenue, Block 1607, Lot 4. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Ms. O’Malley, Mr. Rau and Mr. Bednarek, Abstain, Mr. Marshall, Mr. McGill, no opposed, motion passes.

MR. BEDNAREK: Case #1907 – McDonald’s USA LLC – Minor Site Plan and C Variance, 100 U.S. Route 130 N, Block 2102, Lot 46.01.

MR. DAVIS: Attorney for Applicant. There is an existing McDonalds Restaurant on the property. We are here for minor site plan and variances we requested in order to re-façade, reface this existing restaurant as part as McDonald’s National Refacing Program. It is done for aesthetic purposes in order to upgrade the look and appearance of the restaurant. It is also being done to bring this restaurant and all McDonald’s Restaurants in compliance with the Americans with Disabilities Act. We are proposing changes to the parking, additional signage, curbing, altered pathways into the building. All of which are intended to comply with that Act. Signage is also being upgraded and altered somewhat from what is on the site currently. The Menu Boards are going to be changed. There will be new Menu Boards, LED changing content Menu Boards. They do not change frequently, but they will change with the meals of the day. We do need the C Variances for directional signage. There are six total. They exceed two square feet, which is your maximum size. We are also requesting a variance for the maximum number of façade signs that do not front the street. Four are proposed and one is permitted. We noticed from your Engineer that there are some front yard and side yard setback variances. The front yard setback variance only relates to some awnings. With the reorientation with the façade improvements, there is an existing non-conforming condition related to the side yard setbacks that is being maintained.

MR. HEINOLD: He swears in Mr. Jeitner from Bohler Engineering.

MR. JEITNER: Engineer - Bohler Engineering – He presented Exhibit A-1 – Aerial Photograph of the Site. He described the Aerial Photograph. The site today has 36 parking

spaces. The building itself will not be altered. We are not increasing the building size in any way or decreasing. The access points are not changing. We are upgrading the ADA parking facilities and the parking spaces. We are not losing or gaining any parking spaces. We will have 36 spaces.

MR. LAPIERRE: The Owner's Certification letter provided prior to the application. The plans to be signed by Owner as well. The Engineer testified that he is an Engineer in the State of New Jersey. He should sign his cover sheet accordingly.

A MOTION IS MADE BY MR. MARSHALL, seconded by Ms. O'Malley to deem this application complete. ROLL CALL VOTE: Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O'Malley, Mr. Rau, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. JEITNER: He described Exhibit A-2 – Site Plan – November 30, 2018 revision May 6, 2019. We will be doing some milling and overlay where the crosswalk crosses the drive aisle. Upgrading the sidewalk adjacent to the building. Providing an upgraded menu board. We are adding a second pre menu board sign to improve efficiency of drive through area, adding a gateway clearance sign. We are providing some modernization of the building. On the exterior, we will be adding a trellises to the front of the building, therefore, extending a small portion of the front of the building that would violate the front yard setback. The building structure itself is not changing.

Exhibit A-3 – A Series of two existing photographs and two proposed 3D Images that illustrate the desired look that is being proposed. He described Exhibit A-3.

We are taking away the red mansard roof and modernizing the building. There will be some modernization inside the building as well. There are 51 existing seats. We are reducing it down to 44 seats.

The modernization of these McDonald's Restaurants has been very well received within New Jersey as well as Pennsylvania and Delaware.

Exhibit A-4 – C-6 Signage Plan – He described Exhibit A-4 and the Signage.

The drainage pattern will remain the same. No changes to landscaping and lighting.

We are proposing 37.9 feet as part of the trellis overhang.

MR. RAU: Can I clarify that front setback? You said 37.9, but the paperwork says 39.4.

MR. JEITNER: I would like to amend that properly. When the plan was prepared and submitted, McDonald's had an awning that was only a foot and a half in width and in fact it is three feet in width. We end up with a Setback of 37.9 feet.

Exhibit A-5 – Stormwater Plan – They discussed the stormwater.

MR. MARSHALL: You will be able to maintain at two percent side to side slope, so the water is going to continue to drain out toward Route 130.

MR. JEITNER: Yes.

The applicant's Engineer and the Board discussed the signs.

MR. MARSHALL: He wants to see the plan showing existing landscaping plan.

MR. JEITNER: We can provide that.

MR. MARSHALL: You said the Golden Arches will remain. He referred to Exhibit A-3.

MR. JEITNER: There is a front entrance.

MR. MARSHALL: That entrance remains as well so you will have two means of ingress and egress, one on each side.

MR. JEITNER: That is correct.

MS. O'MALLEY: We have asked other sites to soften the appearance Lollipop signs.

MR. MARSHALL: He suggested painting the pole.

MR. JEITNER: We can take that under advisement. We will consider adding additional landscaping around that pole as well.

MR. LAPIERRE: He reviewed his letter of June 27, 2019. The applicant has addressed all of the variances. I had a comment about the parking and seating. The applicant indicated that there are currently 51 seats and 44 seats will be the final count so that meets the criteria of parking. The concrete should be 4,500 PSI strength and requested a site safety note be applied to the plans.

MR. DAVIS: We agree as condition of approval.

MR. MARSHALL: Now that you are going to a different type roof, where are your discharge points for the water on the roof? He asked about the roof.

MR. JEITNER: They will indicate those on the plan.

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 MS. O'MALLEY seconded by Ms. Lamon to Grant Amended Site Plan Approval for McDonald's with the noted variances. Existing Landscaping Plan to be submitted to the Engineering and Zoning Offices. Landscaping around the sign must remain in tact, if not improved to the satisfaction of the Board Professionals. Paint the pole subject to McDonald's approval. Roof discharges to Paul LaPierre's satisfaction. ROLL CALL VOTE: Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O'Malley, Mr. Rau, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

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

MR. AGALAR: He asked about the Report pertaining to the flooding in East Riverton.

MR. MARSHALL: We are hopeful that it will get submitted at the end of this week.

MS. O'MALLEY: She wanted to clarify that this doesn't come to this Board. She believes it would go to Township Committee.

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

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

Duly passed and Adopted

Respectfully submitted

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Patricia Rucci