

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
February 25, 2020

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 19, 2020, and in the Courier Post on January 18, 2020. In addition, notice was filed with the Municipal Clerk.

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

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

MR. BEDNAREK: Case #2002 – Lidl Operations, LLC – Preliminary and Final Major Subdivision – 601-605 NJSH Route 130, Block 1304, Lots 18, 19 and 20 and Block 1305, Lot 1.

MR. BEDNAREK: Case #2002 – Lidl Operations, LLC – Preliminary and Final Site Plan– 601-605 NJSH Route 130, Block 1304, Lots 18, 19 and 20 and Block 1305, Lot 1.

MR. HEINOLD: He referred to Paul LaPierre’s review letter. There are three primary lots. We will do the Subdivision first and then the Site Plan.

MR. DUNCAN PRIME: Attorney for the applicant. Preliminary and Final Major Subdivision along with Preliminary and Final Major Site Plan. He understands that it is the Board’s preference to hear the applications as two separate applications. We will present the Subdivision application first.

MR. HEINOLD: He swears in Ben Crowder – Engineer from Bohler Engineering.

MR. MARSHALL: Mr. Crowder has testified before this Board before.

MR. PRIME: The street address is 601 to 605 Route New Jersey State Highway Route130, Block 1304, Lots 18, 19 and 20 and Block and Block 1305, Lot 1.

Lot 18 - 4.91 Acres – Township Lot

Lot 20 – 1.21 Acres – Friendly’s Restaurant

New Lot 19 – 3.85 Acres – Lidl Grocery Store

That is the subdivision Application.

MR. CROWDER: He presented Exhibit A-1 – Subdivision Exhibit prepared by Bohler Engineering-February 25, 2020. The site is about 10.4 Acres. .35 acres former Barone’s Service Station located within the Jughandle of Highland Avenue and Route 130.

We are just adjusting some lot lines.

Lot 18 – Approximately 4.9 Acres - Land to be retained by the Township. Shown in purple.

Proposed Lidl Development – Approximately 3.85 Acres - Shown in Blue on Exhibit A-1.

Existing Friendly's Parcel - Approximately 1.2 Acres

One variance that pertains to an accessory structure - Lidl's Trash Enclosure – 35 feet verses 30 feet.

MR. LAPIERRE: He reviewed his letter of February 11, 2020.

MR. HEINOLD: We will have a condition in the Resolution that will require the applicant to resolve Owner's Consent.

MR. PRIME: Lidl is agreeable to such a condition.

MR. LAPIERRE: He referred to Items Numbers 20, 32, 42 and 43 – These items will be deferred to at Site Plan approval. They are all related to the Site Plan.

Item 337 – Confirmation of the proposed lot number by the Tax Assessor is required.

He recommended completeness.

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

MR. LAPIERRE: There were no variances required. There were a couple pre-existing variances that came up with the application. There are no setback variances or lot area variances. All monumentation for subdivision to be set prior to filing. The Tax Assessor to confirm the numbers. There was a sanitary sewer easement. That has been changed. The description will have to be modified on the subdivision plan.

MR. CROWDER: Not a problem.

MR. HEINOLD: Cross access and cross parking mutually between all three.

MR. CROWDER: Yes.

MR. HEINOLD: That will be a condition to the subdivision approval.

MR. CROWDER: That is fine.

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

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

MR. LAPIERRE: Item #27 – He recommends a waiver.

MR. BEDNAREK: A MOTION IS MADE BY MR. MARSHALL, seconded by Ms. Lamon to grant Preliminary and Final Major Subdivision subject to cross easements, ownership,

certification, monumentation and variance for the pre-existing setback or demo on building.  
ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Mr. Rau, Mr. Segrest and Chairman Bednarek, no opposed motion passes.

MR. BEDNAREK: Case #2002 – Lidl Operations, LLC – Preliminary and Final Site Plan– 601-605 NJSH Route 130, Block 1304, Lots 18, 19 and 20 and Block 1305, Lot 1.

MR. PRIME: Attorney for the Applicant. He asked for his witnesses to be sworn in.

MR. HEINOLD: He swears in John Harter Traffic Engineer from Atlantic Traffic Design Engineering, Myles Sword, Real Estate Manager for Lidl and Richard Luke, Architect.

MR. PRIME: Proposing Lidl on Lot 19 - 3.85 Acres The Lidl building will be approximately 29,000 square feet in size and it will meet just about all of the standards in the Redevelopment Plan which was adopted by the governing body about a year ago. The property is located in the Township's BD Zoning District. A little over a year ago, A Redevelopment Plans was adopted for these properties. The Lidl grocery store use and Friendly's use are both expressly permitted uses of the Redevelopment Plan.

MR. PRIME: He distributed a Use and Operations Statement. Exhibit A-2 - Lidl – Use and Operations Statement.

They went over the qualifications of the witnesses.

MR. CROWDER: He presented Exhibit A-3 – Aerial Exhibit dated February 25, 2020 - Bohler Engineering.

Lots 18, 19 and 20 are approximately 10 acres and you pick up .35 acres on former Barone parcel. He described the adjacent uses. He showed an Aerial Photograph and described the photo. He showed the Exhibit to show what was on the plan. Several changes to parking at Friendly's as part of Lidl coming in. Lidl is undertaking some stormwater upgrades.

MR. LAPIERRE: He reviewed his letter for completeness. Site triangles should be provided which has been included on the revised site plan submission. The project will require a variance for the proposed 9'x18' parking stall size where 10'x20' is required. There is a side yard setback variance required for a trash enclosure. There is a 5 foot discrepancy.

MR. LAPIERRE: He recommended completeness for this application.

MR. RAU: What is current Friendly's parking space size?

MR. CROWDER: I believe 9' x 18'.

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

MR. CROWDER: Exhibit A-4 – Site Lay Out Plan – Prepared by Bohler Engineering dated February 25, 2020.

Lidl Grocery shown in an orange/tan color, approximately 29,136 square feet. It has a corner entry vestibule. The vestibule provides the only customer access.

146 parking spaces are required. 146 parking spaces are proposed.

For the Friendly's property, 26 parking spaces are required. 64 parking spaces are being proposed.

We need a parking variance for stall size. 10'x20' is required, 9'x18' proposed.

In addition to the primary cart storage, they have two cart corrals on exterior of parking lot. They have one or two employees per store for cart collection throughout the parking lot.

The driveway at Highland Avenue is proposed to be full movement which is County Route 602. The shared driveway will continue to provide access to Friendly's, the Lidl grocery store and the future connection to the development the Township chooses to undertake on their retained land containing 4.9 acres.

Loading – Lidl does use a WB 67 Tractor Trailer. One delivery per day. They typically don't have vendor trucks. Additional signage on Highland Avenue to restrict turns for the truck to head North. A lot of the generated waste from the Lidl store is recyclable. A lot of it is put back on WB67 trailer and hauled back to the distribution center.

We are proposing a 12'x22' Trash Enclosure just east of that loading dock. We are required to have 35 feet. The trash enclosure is 30 feet. They will need a variance for this.

Stormwater Management – Lidl is undertaking some improvements to the basin facility. The underground basin on the western portion of the parking lot, to bring the site in compliance with the DEP stormwater regulations.

Lighting – We are providing the Township decorative street light fixtures throughout the development. They are proposed at 24 foot mounting height for Lidl and the future Friendly's parking lot. We prepared a fully complying lighting plan that relates to the Township Lighting Ordinance.

Landscaping – They are proposing 1,425 new plantings on this site. A lot of them are street trees along Route 130. Additional planting within the main parking field. They are proposing Evergreen trees on northern property line.

Sign Package – That is both a Free Standing Sign and Building Mounted Signs for the Lidl

MS. BIRBECK: She referred to the area along Route 130. Are you putting in sidewalks?

MR. CROWDER: It was not requested by the DOT. It was requested by Burlington County. They are having sidewalks along Highland Avenue.

MR. LAPIERRE: He referred to Lot 18 - the Township Property – He reserved discussion for sidewalk there for whenever the Town works out development for that site. He didn't comment on sidewalk for Friendly's or Lidl. (Inaudible)

MR. MARSHALL: You mentioned that you get one tractor trailer delivery a day. How about your other vendors?

MR. SWORD: We usually have one delivery from Coke per week. That will be our only outside delivery.

MR. MARSHALL: They would go through the loading dock. There will not be vendors parked out front. So 100 percent of those deliveries goes through the loading dock. Nothing through the front door.

MR. SWORD: Correct.

MR. CROWDER: Exhibit A-5 Signage Exhibit prepared by Bohler Engineering. Consolidation fully conforming.

Friendly's Sign is existing and won't change.

Lidl is proposing one free standing sign that is located just before the Jughandle along Route 130.

Highland Avenue - Secondary Sign - Monument Style Sign. Sign is permitted to be 20 feet in height. One modification is to this sign to bring it down to 15 feet. Lidl logo at top. A future tenant can be below on this sign.

Lidl Building – One sign proposed on western façade - Lidl standard logo. On southern façade, 2 signs proposed.

All signs are LED. All signs are LED internally illuminated.

MR. PRIME: The plan we show is completely conforming with the Redevelopment Plan, except for two minor deviations.

MR. CROWDER: That is correct. Parking stall size 9'x18' verses 10'x20'. Accessory structure setback of the trash enclosure.

MR. PRIME: Other than that, it is completely conforming.

MR. CROWDER: That is correct.

MR. MARSHALL: Can you show us the exact location of the proposed monument sign?

MR. CROWDER: He identified Sign location

MR. MARSHALL: What are the proposed setbacks?

MR. CROWDER: 15 feet.

MR. MARSHALL: Would it be your testimony that if someone were exiting the site, that they have ample vision for oncoming traffic coming around that Jughandle?

MR. CROWDER: That is correct.

MR. JONES: The water retention basin is bigger than the one that is existing there now.

MR. CROWDER: That is correct. They are introducing walls for the basin with a decorative fence on top. It is very similar to its existing condition, but we are making it a little deeper and putting walls. Lidl is understanding a lot of maintenance of the basin.

MR. JONES: He asked if sidewalk goes through there. There is no sidewalk there. Is that correct?

MR. CROWDER: No. We showed the sidewalk comes through the proposed driveway at Highland.

MS. BIRBECK: She asked about the Barone Site

MR. CROWDER: There is nothing proposed at this time.

MR. RAU: What is the height of the building?

MR. CROWDER: I believe it is 25 foot 7 inches.

MR. HEINOLD: Lighting – LED internally illuminated (inaudible)

MR. CROWDER: Correct.

MR. HARTER: –He referred to Exhibit A-4. They had meetings with the DOT. We are sharing access with Friendly's and future Lot #18

The Jughandle is being maintained per existing conditions. Our study focused just on Lidl. We received DOT comments in December and they were very limited. They accepted the Traffic Study that we prepared. He reviewed the Traffic Study and Report.

The DOT accepted our results for the 130 driveway.

He spoke about traffic counts. They viewed volumes for the Action Karate and 7-Eleven Driveway. We had limited comments from DOT from December. Minor revisions to curb and driveway design. We will stripe the Island as you can see in the design. He spoke about the traffic light time.

MR. PRIME: You had a chance to analyze the architectural design standards and redevelopment plan against our proposal.

MR. LUKE: That is correct.

MR. LUKE: Applicant's Architect. Based on my review it is generally compliant with all of the requirements set forth in the Redevelopment Plan. It is a simple building and has two colors. It is a dark gray and a lighter gray, brick veneer along with two other shades of He reviewed the

architectural features and architectural details on the façade. They have a cart corral. The back side of the building has glazing. Architectural details on every façade.

Architectural Features: Slated Para Pit, corner entry, cart corral, back side of building

Exhibit A-6 - Proposed Elevations dated January 20, 2020.

Exhibit A-7 - Functional Plan showing various uses on interior of building January 15, 2020.

Functional Plan – He described the Functional Plan.

The cart corrals have a metal roof, columns and a gutter system.

MR. BEDNAREK: How loud are the units on the roof?

MR. LUKE: I can't testify to the exact decimal reading on that.

MR. MARSHALL: Is it your testimony that each of the mechanical devices on the roof will have some sort of screen in front of them?

Mr. LUKE: Yes. (Inaudible)

MR. MARSHALL Where is the Emergency Generator located?

MR. CROWDER: He identified the location of the Emergency Generator on Exhibit A-4. The Emergency Generator it is immediately behind the 12'x22 trash enclosure.

MR. BEDNAREK: He asked about the lighted windows across the back. That is not going to wash out behind that property line.

MR. LUKE: Correct. That is just the interior functional lighting.

MR. PRIME: He presented - Exhibit A-2 Use and Occupation Statement

MR. MARSHALL: He inquired about the delivery time. After discussing the delivery time with Mr. Sword, it was stated that delivery times would be between 5:00 and 7:00 AM. Mr. Sword stated that during a State of Emergency is the only time there may be an impact in the delivery time. If the delivery is at a later time, an employee would assist the driver of the truck when he backs to make it safe.

MR. MARSHALL: Will you have store personnel?

MR. SWORD: If later delivery, we have store manager or (inaudible).

MR. BEDNAREK: He asked how wide the drive aisle is down the front between Friendly's and the store front.

MR. CROWDER: 30 feet.

MR. BEDNAREK: Any consideration given to widen spaces coming in and out of drive aisle?

MR. CROWDER: We have not given consideration to that.

MR. BEDNAREK: He referred to cart width and having 10 foot wide spaces. He asked if they gave any consideration to 10 foot wide spaces.

MR. CROWDER: Particularly along the store front area.

MR. BEDNAREK: He asked about the shopping carts.

MR. SWORD: We have dedicated person every 30 minutes to collect carts.

MR. BEDNAREK: How are the shopping carts maintained?

MR. SWORD: He said their carts are smaller carts.

MR. BEDNAREK: He asked about outdoor sales. He referred to propane tanks and red boxes.

MR. SWORD: No propane, no red boxes.

MR. MARSHALL: Your testimony is there will be no outside displays of any red box or any type of machinery.

MR. SWORD: Correct.

MR. MARSHALL: Your testimony was you have 146 parking spaces. Is that just for the Lidl site? It is allocated for Lidl lot.

MR. CROWDER: Correct.

MR. MARSHALL: He commented to that 146 number is Lidl? He was concerned about the 9 foot wide parking spaces. He suggested making the spaces wider. Are you receptive to that idea?

MR. PRIME: We are receptive. Can we table that issue until the end of the night.

MR. BEDNAREK: He referred to Friendly's entrance.

MR. CROWDER: Friendly's entrance remains as is.

MR. RAU: He asked about crosswalks from Friendly's to Lidl

MR. MARSHALL: He asked about a crosswalk for the other lot.

MR. CROWDER: We can provide crosswalks.

MR. HEINOLD: Subject to the final review by the Planning Board Engineer.

MR. MARSHALL: He suggested adding signage too that says "Stop for Pedestrians".

MR. LAPIERRE: He reviewed his letter dated February 19, 2020 – Review #2.

A. General Comments – the Engineer addressed a lot of comments in his revised submission.

Item # 5 – The Friendly's Restaurant is planning on remaining open during construction. That must be maintained and parking and access to the facility throughout construction.

B. Streets and Circulation – I think everything has been covered. Cart corral locations has been addressed.



C. Parking and Loading – We talked about the loading.

Trash Removal - Is that a set time? (Inaudible)

MR. MARSHALL: I would prefer that no dumpsters get emptied before 7:00 AM. That would be my condition.

MR. SWORD: Once or twice per week the dumpsters are emptied.

MR. LAPIERRE: They provided the deliveries and the timing.

There was a comment on the sidewalk along Friendly's to move that so there could be landscaping along the building.

We discussed the sidewalk along the Route 130 Frontage. The applicant is not proposing sidewalk along the Route 130 frontage.

MR. MARSHALL: He would prefer not having sidewalks along Route 130.

MR. LAPIERRE: E. Traffic Report - Traffic was discussed appropriately.

F. Stormwater Management Plan – (Inaudible)

MR. LAPIERRE: H. Utilities – All utilities are accessible to the Township remainder lot. When that lot comes in for development, it will have to have its own storm water management system.

Lidl maintaining the ownership and maintenance responsibility for water basin

MR. CROWDER: Correct.

MR. LAPIERRE: I. Landscaping We asked for street trees and buffering along Highland Avenue. They provided additional plantings around the Friendly's pylon sign. We would like to see foundation plantings in front of their building. The above ground basin there is an aluminum black fence going around it. We asked for some landscaping to soften that a little bit.

MR. CROWDER: He agreed to this.

MR. LAPIERRE 10 feet Landscape buffer. Width of area vegetated.

MR. BEDNAREK: Are they agreeable to changing the White Pine now?

MR. CROWDER: Yes

MR. LAPIERRE: K. Signs. The signs have been addressed.

Lot 1 – One is the sidewalk and the other is does Board have any comments regarding the Landscaping for the Lot 1? Lot 1 is inside the Jughandle.

MR. MARSHALL: He prefers grass.

MR. PRIME: That is what we are proposing.

MR. LAPIERRE: Trash Enclosure – Are the gates chain link?

MR. CROWDER: Vinyl type gate.

MR. MARSHALL: He suggested steel gates.

MR. CROWDER AND MR. PRIME: They agreed.

MR. LAPIERRE – They are his comments from his February 19, 2020 – Review Letter #2

MR. MARSHALL: The Fire Marshall Subject to the Fire Marshall review. The Fire Marshall will prefer the Fire Department connection at the vault. You can work the details out with the Fire Marshall. To the right of the loading dock, you are still placing a beefed up area to support a Fire Truck.

MR. CROWDER: Correct.

MR. PRIME: They plan on working with the Fire Marshall.

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

MRS. STEIN: She asked about the property lines, security, wall, fencing. She expressed concern about security. She asked about hours of operation

MR. PRIME: They have a solid row of landscaping proposed.

MRS. STEIN: She asked about fencing. She referred to Shop Rite. She asked about a secure wall.

MR. MARSHALL: The Shop Rite was an eight, foot high composite type fence and the reason that was put in there was because of the elevation of the buildings and the properties. The reason the Shop Rite fence was installed was for a buffer. It had nothing to do with security. Shop Rite did landscaping too.

MRS. STEIN: We need to make sure our property is secure. She asked for the hours of operation at the store.

(Inaudible) 8:00 AM to (Inaudible)

MRS. STEIN: She asked about the lighting.

MR. CROWDER: He described the lighting.

MR. STEIN: He wants accurate lighting.

MR. CROWDER: He described the lighting.

The applicant will add additional lighting in the back.

MR. STEIN: He asked about the Emergency Generator Testing.

MR. HEINOLD: He swears in Luis Marcelino – Construction Manager for Lidl

MR. MARCELINO: The generator test is set for every Tuesday at approximately 10:00 a.m.

MR. STEIN: (Inaudible) He asked how far the sidewalk would be.

MR. CROWDER: (Inaudible) Just to the edge of our property line.

MR. DIFIORE: He is very excited about the new construction. He is the owner of Friendly's. He asked about his sign on Highland Avenue. He asked about the cart corral in front of his restaurant and the parking. He mentioned the sidewalk from his restaurant to Lidl. He expressed concern about parking for his guests.

MR. CROWDER: He referred to Exhibit A-5 – it is a shared Monument sign.

KOHLI: He is Mr. DiFiore's partner. They want to work closely with Lidl on the plan. – He expressed concern about the signage, pedestrian traffic and current ingress and egress.

MR. DIFIORE: His restaurant is a successful family restaurant. We don't want to fail.

MR. PRIME: We hear these comments. Lidl wants to work with Friendly's. We need consent, we need our actual application signed by the property owner. We understand this is a conditional approval based on us getting that consent. We are asking that plan be approved as is tonight. We have to produce a consent from these guys and Indopan. If we can't or it comes in form of a revised plan, we will have to come back and show you something that is significantly different then we have to do that.

MR. GABLE: The storm water was addressed. The bushes in the back look good. He asked for the height of the bushes. The applicant advised that they are 8 to 10 feet. He asked about cameras in back of building. One of the applicant's professionals described the camera location.

MR. STEIN: He asked how long the Township owned the Azalea Farm

MR. MARSHALL: It is about four years.

MR. CHICHESTER: He asked about the accessible space for vans.

MR. CROWDER: On western side of building, we are proposing as well as the Friendly's new ADA facilities. They do include the designated van accessible spaces that have that wider space.

MR. DIFIORE: It is unfortunate that both Lidl and Friendly's share the same busiest times.

MR. O'CONNOR: - Member of the Economic Development Team. He Congratulated Lidl for their dedication for getting this project to this point. He asked the Traffic Engineer the following question. Is Highland Avenue (inaudible) detector or just straight timing through the State of New Jersey

MR. HARTER: Image detection.

MR. YOUNG: He referred to the parking spaces. 10'x 20' makes sense. He thought the crosswalk was a good idea. He spoke about the Jug Handle. He spoke about street trees. (Inaudible) He asked about the mechanical equipment and noise.

Inaudible: Spoke about the equipment and advised that it was low noise.

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

MR. PRIME: They will make some of the spots 10'x18'. They will lose 6 or 8 parking spaces. That will require a variance. They would like the remainder of the spaces to stay the same. Not to exceed ten spaces. The remainder of spaces 9'x18'.

MR. CROWDER: He identified a solution. He identified the area that they could make 10 foot wide parking spaces.

They spoke about putting Friendly's on the monument sign. The applicant will need a variance for this

Inaudible – up to 20 feet.

MR. GALLO: Director of Real Estate for Lidl.

MR. HEINOLD: He swears in Mr. Gallo.

A MOTION IS MADE BY MR. MARSHALL SECONDED BY Mr. Rau to approve the Preliminary and Final Site Plan approval with cross access easements, cross parking easements, ownership certification condition relative to Friendly's and their related entities, LED internally illuminated sign with no changeable copy, the addition of a sidewalk down the side street, no sidewalk on Route 130 as proposed is acceptable, Traffic Engineer – no conditions, normal delivery times 5:00 AM to 7:00 AM typically. If there are any deliveries after 8:00 AM they will have somebody on site at the store to assist, the striping of the crosswalks across the main drive aisle, no dumpsters before 7:00 AM and estimated to be a one to two time per week operation, the sidewalk to be moved away from Friendly's slightly to allow for plantings, Highland Avenue sidewalk connection. Stormwater Management- that is going to be maintained by Lidl, they will have operations available and easements that will be filed associated with that, modification to the plan relative to the headlight concern along Highland Avenue, switch out of the White Pines to a species acceptable by Planning Board Engineer and his office, Lot 1 will be a cleaned grass area, Lidl agreed to all construction details required in the Planning Board Engineer's letter, trash enclosure will have steel gates, general condition with respect to Fire Marshal compliance, there was a note that the connection would be a t a remote empty (inaudible) at the vault that would be subject to whatever is agreed to by Fire Marshal, adding some additional lighting along the northern side of the property to prevent public from lingering in that area. With respect to the variances that we are granting, for Preliminary and Final Site Plan, we are going to go with the reduction in 6 spots associated with Lidl and they will provide 10'x18' as noted some on the perimeter lots will still be 9x18. That will be indicated on plan and worked out with the Planning Board Engineer's office. Another variance modification is the free standing sign other than Lidl will be able to indicate their presence on that sign, if there is a deviation that is needed on the size of the sign, that will be more than is permitted in the Redevelopment Plan that we are specifically granting a variance to permit that subject to being worked out between the property owners first and subject to the review by the Planning Board Engineer's office. The other variance is the 5 foot setback deviation - 35 feet required 30 feet proposed that is an internal subdivision line to what is a currently unoccupied and Township owned. Waiver on the 500 foot environmental study. No deliveries of any products of any kind through the front doors. Final DOT approval, outside

agencies and County approval. No sidewalk sales. If there are minor modifications based on Lidl's agreement with Friendly's they can have it reviewed Administratively with the Planning Board Engineer. If the Planning Board Engineer has something that raises significant concern, he can bring it back to the Planning Board for input. Any Affordable Housing obligation associated with the project. Softening the black fence area around the retention pond with plantings.

ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. McGill, Mr. Rau, Mr. Segrest and Chairman Bednarek, no opposed motion passes.

Mr. Marshall left the meeting.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to approve the January 14, 2020 Reorganization Minutes. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Rau to approve the January 14, 2020 Regular Meeting Minutes. VOICE VOTE: ALL AYE, 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 MS. LAMON seconded by Mr. McGill to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

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Patricia Rucci