

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
January 12, 2021

MR. O'CONNOR: 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 Website and by advertising this Regular Meeting in the Burlington County Times on December 11, 2020, and in the Courier Post on December 11, 2020. In addition, notice was filed with the Municipal Clerk.

Zoom Meeting ID: 923 868 6246

Password: 203375

For members of the public who wish to attend using a telephone, call one of the following numbers: +1 929 205 6099 US, +1 312 626 6799 US, +1 253 215 8782 US, +1 301 715 8592 US, +1 346 248 7799 US, +1 669 900 6833 US, and enter the above listed Meeting ID and Password.

Members Present: Mr. Jones, Mrs. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. O'Malley, Mr. Segrest and Mr. Maradonna and Mr. Snyder.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Board Attorney and Michael Angelastro, Board Engineer.

MR. O'CONNOR: It is the policy of the Board that no application will be opened after 10:00 p.m. It is the policy of the Board that no new testimony will be taken after 10:30 p.m.

MR. O'CONNOR: Case #2001 – Robin Hartman – Preliminary and Final Site Plan, 1505 Taylors Lane, Block 702, Lot 1.

MR. HEINOLD: He swore in Mr. Robin Hartman.

MR. ANGELASTRO: He referred to his November 30, 2020 Review Letter Page #2, Item #22 – Partial waiver requested for supplying area information from 200 to 500 feet beyond property. We have no issue with the Board accepting that waiver.

Page #3 –Item # 22, Section 330-227 and Section 330-228 - No exception is taken to these requests.

Section 330-229 Solid Waste/Recycling Report – Testimony is required to justify request.

Section 525-83.1 E (2) – We can discuss this after the application is deemed complete by the Board.

A MOTION IS MADE BY MR. MINTON seconded by Ms. O'Malley to deem the Application complete pursuant to the Remington and Vernick November 30, 2020 Review Letter and subject to confirmation during the Preliminary and Final Site Plan Application. If the Board needs one of the waivers, we can re-visit it later. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. O'Malley, Mr. Segrest and Mr. Maradonna, no opposed, motion passes.

MR. EASTERLY: He referred to the Google Earth Plan – Exhibit A-1. Mr. Hartman operates an excavation and pool removal business. He is seeking approval for a gravel parking area to store his construction equipment and materials for his business along with a proposed sign. The proposed use is permitted in the Industrial District. The site is 1.5 acres. He identified the surrounding uses. The Waste Management Site is zoned Inclusionary Residential for future low to moderate income housing. The property features a primary residence with three accessory framed garages. He identified the gravel driveway. He showed the proposed parking area. We are requesting a side and rear yard variance for the existing accessory garage in the rear. There is 14.7 feet to the rear and 25 is required and 22.4 feet to the side yard where 25 feet is required.

MR. HARTMAN: He has an in ground pool removal business and he does some water and sewer laterals for plumbers. I do the excavation for them. I am a one-man operation. His business is small. He has a single backhoe, a top soil pile toward the front of the property and a pile to the south side of the property. The piles are not large. He accesses the piles from the rear of the property. He would like to store the remainder of his equipment which consists of 2 dump trucks, 2 trailers, 2 back hoes and 2 excavators. He accesses the site from the driveway closest to Route 130. The northern driveway is used for his pickup truck. The house is a home away from home. The garage closest to the house has furniture. It is used for personal storage and a mud room. The middle garage is used for gardening equipment and the back garage has wood working materials. The home is not used for customers, employees or sub-contractors. He does not service equipment on the property. His business does not produce or handle hazardous materials. He may have one bag of trash a week. The property has public water and septic system. There is a stub that was furnished. He hasn't connected to the main. He spoke about the sewer line. He suspects that sewage is backing up into the line. He didn't want to hook up to the main because his basement is so much lower and doesn't want it to fill up with sewage. He did request as build information from the Township MUA.

MR. ANGELASTRO: Is the septic field shown the plan?

MR. EASTERLY: It is on the site plan. One of the design waivers needed is for the top soil in the front.

MR. HARTMAN: He stated that two thirds of his property is located in the front yard. He referred to the uses of neighboring properties and asked the Board for the same consideration as the neighboring properties. He agrees that if the neighboring property becomes a residential use he will plant a buffer.

MR. ANGELASTRO: He referred to his November 30, 2020 Review Letter. He spoke to Mr. Easterly and he essentially agreed to the comments in my report except for the top soil in the yard. We suggested some additional Evergreen Trees to try to screen the dirt pile.

Utilities – The Applicant did give testimony regarding the existing utilities on site. He believes the Applicant should be required to tie into the existing sanitary sewer provided that it doesn't create an adverse impact on his property. He believes that this needs to be looked into to see if there is existing sewerage in pipe.

Landscaping - If Lot #2 is developed as a residential project, the Applicant will have a landscape buffer acceptable to his office and the Township.

H. Signs – The Sign is within the Ordinance Requirements. He recommended that the sign be modified to indicate the house number, the name of the Company and the contact information. He requested that the services being provided be removed. It is a site identification sign.

MR. EASTERLY: He presented a photo of the sign. He presented photographs of neighboring signs. They show advertising on their signs.

MR. HARTMAN: He was hoping to get promote business from his sign.

MR. ANGELASTRO: He asked Mr. Easterly why the Environmental Impact Study should be waived.

MR. EASTERLY: We had indicated that the Applicant doesn't handle or generate any type of hazardous waste. He doesn't service vehicles on the property. The Applicant only generates a residential type refuge from the property. We thought an Environmental Report would be an excessive requirement.

MR. ANGELASTRO: The only issues the Board needs to consider are the side yard and rear yard variances and stock pile removal in the front yard. He recommended proposed landscaping so the top soil pile isn't as noticeable from the roadway. We need to decide if services should be advertised on the site identification sign.

MR. O'CONNOR: He referred to the top soil in front of the property.

MR. HARTMAN: It is top soil I get from Housing Developments. The reason I get it from Housing Developments is because all of the Environmental Testing has been done. I know it is clean. I only bring in what I would need in a year's time.

MR. O'CONNOR: Does it have vegetation protecting it?

MR. HARTMAN: There is a natural vegetation on the back.

MR. O'CONNOR: Will the piles get any bigger?

MR. HARTMAN: No.

MR. O'CONNOR: Did you contact the Sewerage Engineer regarding the sewer connection pipe?

MR. HARTMAN: I have contacted them from the very start.

MR. HEINOLD: He suggested a condition that the Applicant comply with whatever the Sewer Authority requires.

MR. O'CONNOR: He asked the Board Members if they had any questions.

MR. MINTON: This Application was made December 30, 2019.

MR. EASTERLY: That is correct.

MR. MINTON: We had review letters from July 23, 2020, October 6, 2020 and November 30, 2020.

MR. EASTERLY: That is correct.

MR. MINTON: The general scope of this project is a pervious drive/cover.

MR. EASTERLY: That is correct.

MR. MINTON: You indicated that the property behind is zoned Residential. Is that an Overlay Zone?

MR. EASTERLY: Yes.

MR. MINTON: So it really isn't zoned Residential, it is zoned Industrial with a COAH overlay on top.

MR. EASTERLY: Okay. Right.

MR. MINTON: It is probably an important distinction as it relates to buffering and future buffering on that project.

MR. EASTERLY: Understood

MR. MINTON: What is the top elevation of the stock pile?

MR. HARTMAN: He thought it was eight feet high. He can't make the pile any higher, but he would agree to keep it at the height it is at now. I have no intention of doubling it in height.

MR. MINTON: He suggested that the Planning Board Engineer work with Applicant on defining what the existing quantification of the pile is so the pile doesn't grow beyond that.

HEINOLD: He suggested that it is estimated to be at eight feet and in no event will it be greater than 10 feet.

MR. HARTMAN: That is fine.

MR. MINTON: The sewer connection should be addressed with the Sewer Authority.

MS. O'MALLEY: She referred to the Sign. She had no problem with the Applicant advertising his business on the sign. There are no employees or subcontractors that come to the site. Is that correct?

MR. HARTMAN: Yes.

MR. JONES: He stated that the property is well kept.

A couple of the Board Members mentioned that they really didn't notice the top soil pile.

MR. O'CONNOR: He opened the public portion of the meeting.

MR. HEINOLD: He swears in Ben Young.

MR. YOUNG: He spoke about the installation of the sewer line.

MR. HARTMAN: If the main was to back up, it would back up into my basement.

MR. O'CONNOR: He believes this is something to be worked out with the Sewer Authority and the Applicant's Engineer.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. MINTON, seconded by Ms. O'Malley to grant Preliminary and Final Site Plan approval for Case #2001 and consistent with the Remington and Vernick letter of November 30, 2020 subject to granting the waivers and variances and subject to all secondary approvals, such as the Soil Conservation District, but most notably the Sewerage Authority to resolve any of the required connections. There are two variances for the existing rear and side yards that were addressed. They are existing conditions. They were not newly created. The applicant will work with the Engineer's office to resolve landscaping out front. They will resolve the sewer connection issue with Sewer Authority. If the property adjacent to them is constructed for residential, they will agree to add their buffering at that time in accordance with code requirements. The top soil pile is estimated to be approximately 8 feet, and in no event will it be greater than 10 feet. ROLL CALL VOTE: Mr. Jones, Mrs. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. O'Malley, Mr. Segrest and Mr. Maradonna, no opposed, motion passes.

MR. O'CONNOR: Case #2009 – 1001 Taylors Lane, LLC - Major Subdivision, 1 Sea Box Drive, Block 610, Lots 3.01, 3.02 and 3.03.

MR. GILLESPIE: Attorney for the Applicant. Under the Township Ordinance, we are seeking a Major Subdivision, but this is for a lot line realignment. We appeared before the Board in 2020 for some minor adjustments. As a result, it makes this a Major Subdivision. This is the second stage of the implementation of the Redevelopment Plan that the Planning Board reviewed last Spring. On June 1, 2020, The Township Committee adopted Ordinance 2020-4 – Authorizing the Box Park Redevelopment Plan. Both applications this evening relate to that. The first

Application is the Subdivision for 1001 Taylors Lane, LLC to subdivide three parcels. If the Board grants the Subdivision, there becomes a 72.46 Acre piece (Box Park Site), a 10.92 Acre parcel (Hoeganaes), 12.31 Acre parcel that would be the site for the PODs Development. The second part is unrelated to these three lots. That would be the Sea Box expansion. In addition to the Redevelopment Plan dated June 1, 2020, the Township Committee authorized a Redevelopment Agreement dated July 20, 2020. Under that Agreement, we agreed that the first building to go up would be the Sea Box expansion. That will be the second Application this evening. The Engineer is Sam Agresta.

MR. HEINOLD: He swears in Mr. Agresta – Engineer from Stout and Caldwell.

Mr. Jones and Mr. Snyder recused themselves from this Application.

MR. AGRESTA: He referred to the Site Plan – We have been through several subdivisions for this Box Park Redevelopment Plan. He identified Lot 39. Lot 39 has about a half of an acre left from the previous subdivision. There is Lot 3.01 – 82.15 Acres, Lot 3.03 – 13 Acres. We are going to extinguish Lot 39 and then create three new lots that are going to be the Box Park Subdivision. Lot 3.01 - Box Park Facility, Lot 3.02 – Hoeganaes Site and the remaining piece is Lot 3.03 approximately 12 Acres.

We are seeking one Variance – Lots 3.02 and 3.03 are now landlocked. There will be an access easement. He referred to the light gray shaded area off of Taylors Lane allowing both lots to have access to the road. One variance for the access. He identified the railroad tracks.

MR. GILLESPIE: The access easement that runs off of Taylors Lane and runs parallel to Broad Street that is why we are doing that because we don't have access off of Broad Street across the Railroad tracks.

MR. AGRESTA: That is correct.

MR. ANGELASTRO: He referred to his Review Letter of December 21, 2020. There are a number of submission requirements and are identified in our report. Because of the nature of project, we have no objection for the Board considering waiving these submission items. He referred to minor comments on page #5, #6 He spoke to the Applicants Professionals and they agreed to revise the plan.

The Board Members did not have any questions.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem this Application complete pursuant to Mr. Angelastro's comments and review letter. ROLL CALL VOTE: AYE, ROLL CALL VOTE: Mrs. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Segrest, Mr. Maradonna and Mr. O'Connor, Abstain Mr. Jones, no opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. O'MALLEY seconded by Mr. McGill to grant Major Subdivision Approval. ROLL CALL VOTE: AYE, ROLL CALL VOTE: Ms. Kravil, Ms.

Lamon, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Segrest and Mr. O'Connor, Abstain Mr. Jones, no opposed, motion passes.

MR. O'CONNOR: Case #2006 – 1 Sea Box Drive, LLC – Preliminary and Final Site Plan, 1 Sea Box Drive, Block 610, Lot 2.02.

MR. GILLESPIE: This Application is pursuant to the Redevelopment Plan and the Redevelopment Agreement. The entire site is 50.95 Acres. Sea Box proposes an expansion of 208,659 square feet and 4,100 square feet for a Cafeteria. A bulk of it is for manufacturing, warehouse and office purposes. There are a number of waivers we asked for.

MR. ANGELASTRO: He referred to his letter of December 11, 2020

Page #3 - Items 1(p) – This was provided.

Item # 8 – This was provided.

Item #10 – We can support that waiver.

Item #16 – This application doesn't propose any new streets.

Item #20 – There is no phasing. It will be developed in one phase.

Item #22 – Not applicable

Item 30 and 31 – There are no new streets. We support waiver.

Item 36 - Site Triangle – They will provide site triangles.

Item 39 – The Architectural Floor Plan and Elevations were provided.

Item 1(i) - He is in support of this waiver

Item 1(j) – Not Applicable

Item 1(k) - The Applicant's Engineer advised the plans will be revised.

Item 1(m) – Plans do indicate the information

Item 11 – There are no wetlands. We can support this waiver.

MR. ANGELASTRO: Based on my testimony and the Board granting these waivers, he would deem the Application complete.

MR. O'CONNOR: He referred to the Fire Marshall letter. Are there any other outside Agency that we need to deem this complete?

MR. ANGELASTRO: No.

A MOTION IS MADE BY MR. MINTON seconded by Mr. McGill to deem the Application complete with the right to reconsider. ROLL CALL VOTE: AYE, Ms. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Segrest and Mr. Maradonna and Mr. Maradonna and Mr. O'Connor, Abstain Mr. Jones, no opposed, motion passes.

MR. GILLESPIE: He asked if Mr. Agresta reviewed the Fire Marshal Report.

MR. AGRESTA: He advised that he reviewed the Report and they will comply with the Report from the Fire Marshal. The plans will be revised accordingly.

MR. HEINOLD: He swears in Jim Brennan and Nathan Mosely.

MR. BRENNAN: Mr. Brennan and his wife are the Manager and Member of 1 Sea Box Drive LLC. He is the CEO of Sea Box. Mr. Brennan and his wife own Sea Box. The expansion of the Sea Box manufacturing building will allow us to serve our US Military Customers. Sea Box is planning to double their production of one line. This new production line will allow us to serve the Military. He gave an overview of their business. This new addition will have ample space to assemble the containers inside. The hours of operation are 7:00 AM to 3:30 PM for the warehouse and the office hours are 8:30 AM to 5:00 PM. He believes 10 new employees will benefit from this expansion and it should grow to be 30 new employees.

MR. AGRESTA: He referred to Page #5.

Item #1- He referred to the Variance. Drive Aisles shall be 25 feet, where 24 feet is proposed.

MR. GILLESPIE: The 24-foot drive is already out there, and is compatible with the existing spaces at the existing facility.

MR. AGRESTA: That is correct. We are matching what is already out there.

MR. ANGELASTRO: He spoke to the Applicant's Engineer. He referred to his December 11, 2020 letter.

Item # 1 – He referred to the 24-foot drive aisle. He has no objection to the Board considering this variance.

Item #4 – Curbed Islands be provided on both ends of the row of the proposed ADA accessible spaces. The Applicant will revise the plans as required.

Item #6 – Stone Storage Yard/Layout Area - The applicant will revise the plans.

Item #B-1 - There is no sidewalk.

C. Stormwater Management – The applicant's Engineer advised they can resolve these comments. The Report and plans have been revised. They weren't submitted yet. We can work through all of these Stormwater comments.

MR. O'CONNOR: He asked if this is an overall site plan/stormwater management for this whole location and if it is in compliance with what is planned for the site.

MR. AGRESTA: That is correct.

MR. ANGELASTRO: He referred to the comments on Page #9 – The Applicant's Engineer will revise the plans.

Page #10 – The plans will be revised as requested.



The Applicant provided a Traffic Impact Study. Based on the Study, the Applicant's Traffic Engineer anticipates 74 new AM peak hour trips to be generated at this site and 44 PM peak hour trips to be generated at this site. The AM Peak hours are from 7:00 AM to 9:00 AM and the PM Peak hours are from 4:00 PM to 6:00 PM.

We don't expect this site to have an adverse impact on the surrounding intersections and roadways. THE NJDOT has a standard that requires any site that contributes a 100 (100 in AM and 100 in PM) or less trips to an intersection doesn't need to be studied. We don't suspect a significant traffic impact as a result of this application.

The Applicant advised that they would address the comments on page #11.

The Applicant should provide testimony regarding Affordable Housing.

The only variance is the drive aisle width of 24 where 25 is required.

MR. MOSLEY: Traffic Engineer – He referred to September 24, 2020 Report. He reviewed his Report with the Board. We have an existing operation that is being expanded. We did traffic counts in January, 2020 and in August, 2020. We reviewed some Historical Data. As far as our trip generation, we are probably conservative in our numbers. We project around 75 trips in the AM hours and 45 in the PM hours. I think we have been conservative with how we analyze the trip generation. We did do some factors to adjust the existing volumes that we collected to account for the Non-COVID times. The site really doesn't generate an increase in traffic. I believe everything will operate safely. The driveway will still operate safely. There is no need for any additional improvement or changes to the existing driveway to accommodate any additional traffic. The ability to safely get in and out of the driveway will still be able to be maintained in the future, and even with some additional growth and traffic volume on the site.

MR. MINTON: He advised that Mr. Mosely is familiar with the area. He believes that Sea Box is well served with having Mr. Mosley represent them as their Traffic Engineer.

MR. O'CONNOR: He asked about the traffic count.

MR. MOSELY: When we did our count, we did count all of the trucks during the peak hours as well.

The Board Members had no questions.

MR. GILLESPIE: Page #11, Item K3 – Affordable Housing – They will comply.

MR. AGRESTA: He presented and explained the following Exhibits to the Board:

Exhibit A-1- Existing Condition of Site

Exhibit A-2 – Site Plan Rendering

Exhibit A-3 – Plan showing the new structure.

He spoke about the landscaping improvements. A bulk of the landscaping improvements are to the front.

Lighting – That is in conformance with the current standard.

Storm Water – He identified and spoke about the basins on the plans.

The Board Members did not have any questions.

MR. O’CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O’CONNOR: He closed the public portion of the meeting.

MR. O’CONNOR: What is your projected timeline for this project?

MR. BRENNAN: We are ready to start very soon. The project may take one year or a little longer.

A MOTION IS MADE BY MR. MCGILL seconded by Ms. O’Malley to grant Preliminary and Final Site Plan Approval subject all the outside Agency requirements. ROLL CALL VOTE: AYE, Ms. Kravil, Ms. Lamon, Mr. McGill, Mr. Minton, Ms. O’Malley, Mr. Segrest and Mr. Maradonna and Mr. Maradonna and Mr. O’Connor, Abstain Mr. Jones, no opposed, motion passes.

Mr. Minton: He referred to the November 24, 2020 Meeting Minutes. He advised that there is supplemental information that needs to be shared with the Board. He asked if the Minutes can be deferred until the Board has the opportunity to read the information.

A MOTION IS MADE BY MS. O’Malley seconded by Mr. Jones to approve the December 8, 2020 Meeting Minutes. VOICE VOTE, ALL AYE, Abstain Mrs. Kravil, Mr. McGill, Mr. Minton, Mr. Snyder and Mr. O’Connor, no opposed, motion passes.

MR. O’CONNOR: He opened the public portion of the meeting.

MR. YOUNG: He was happy to see the Redevelopment area move forward. He thanked the Board.

MR. MINTON: He updated the Board on the Economic Development matters.

A MOTION IS MADE BY MS. LAMON, seconded by Ms. O’Malley 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