

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
June 22, 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 January 15, 2021 and in the Courier Post on January 16, 2021. 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, Mr. Minton, Mr. O'Connor, Mr. Segrest, Mr. Maradonna and Mr. Snyder.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Board Attorney, 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 #2107 – R.C. Car World, LLC - Preliminary and Final Site Plan – 2305 Garry Road, Block 802, Lot 2.

MR. ANGELASTRO: He recommended completeness.

MR. HEINOLD: He swears in Michael and Gia Sienczenski and Kyle Spohn, Engineer.

MR. SIENCZENSKI: He is Michael and Gia Sienczenski are the owners of RC Car World, LLC for 8 years. He wants to expand business. He is currently a tenant in the building. We sell to medium to high end radio control cars. The cars are mostly electric. They are like a model kit. Since Covid happened, this hobby has grown drastically. One of the questions I get, is where can I play with this?

MR. MCANDREW: These are miniature cars that are controlled by radio.

MR. SIENCZENSKI: Correct.

MR. MCANDREW: You are proposing an outdoor park using the outdoor portions of the site, in order to test drive and have events.

MR. SIENCZENSKI: Yes.

MR. SIENCZENSKI: Yes. The hours are from open to sun down. No outside lighting or seating. It is strictly a track. There is standing only.

MR. MCANDREW: What are your hours for the overall business?

MR. SIENCZENSKI: We are closed Mondays and Tuesdays. Wednesday, 10:00 AM to 5:00 PM Thursday through Saturday 10:00 AM to 9:00 PM and Sundays 10:00 AM to 6:00 PM.

MR. MCANDREW: Will you have special events?

MR. SIENCZENSKI: We are limited to parking. Due to parking, we can only have certain amount of people. It will be based on appointment. If we have an event, it will be scheduled. It will be limited to the amount of people we can handle. There is not so much noise. No seating, no stands. There is nowhere to sit and eat. Trashcans will be available. There will possibly be two more employees. Delivery of cars will

MR. O'CONNOR: Are there any spectators?

MR. SIENCZENSKI: Spectators are welcome as long as there is room. We could have crowds. The cars are approximately 15 inches long, 7 or 8 inches wide and 5 to 6 inches tall.

MR. ANGELASTRO: Do you feel the 29 parking spaces on site, will adequately accommodate your anticipated parking demand.

MR. SIENCZENSKI: Yes. No parking on the street. It will be a strict policy

MR. O'CONNOR: Will you be scheduling competitions?

MR. SIENCZENSKI: It will be scheduled. We have been trying to find a location in Cinnaminson for five or six years. We were trying to bring something new to the area. Their business is family oriented.

MR. SNYDER: Is there any noise from this?

MR. SIENCZENSKI: We weren't entertaining the use of gas powered vehicles for that reason. We want to respect our neighbors. We never host an event during the week.

MR. SPOHN: Engineer for the Applicant.

Exhibit A-1 – Site Plan – Most of what you see here is existing. The building and parking areas are existing. Everything proposed is to the side and back (He identified the area on the plan). Most of this area will remain open space. There are some Evergreens proposed in front. There is a fence proposed totally surrounding RC Park. It will surround the site. They are not proposing lighting. The existing lighting out front is sufficient.

The letter from the Fire Marshal states that the dumpsters be at least 15 feet from the building. The Applicant agrees to move the dumpster. He identified the location of the dumpster. In the Remington

and Verncik letter, there was a comment on the Accessible Parking Space. We do agree to do proper striping and signage at that space.

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

MR. SIMON: He is one of the owners for the property next door.

He has four tenants whose offices face the fence being installed and the proposed park. If it is electric, I don't believe we will have an issue.

He expressed concern about noise, lighting, trash and garbage. If the cars are electric, the noise shouldn't be an issue. If there is no lighting that is not an issue.

He doesn't want people parking on his property.

He asked for the Applicant to install some buffering.

MR. MCANDREW: We can control parking because the events are scheduled. The buffering area will stay mostly grass. We didn't see a high need for buffering. He suggested slats.

MR. ANGELASTRO: We didn't call out for buffering in our letter because we are in the industrial zone. We didn't find that buffering was a requirement on this site.

MR. SIMON: He asked for inexpensive buffering.

MR. SIENCZENSKI: We can add slatting in the fence. He will maintain the slatting.

MR. SIMON: You are only proposing for electric.

MR SIENCZENSKI: Yes.

MR. ANGELASTRO: The Applicant is required to be in compliance with the Township Noise Ordinance as well as the State Statute.

MR. SIMON: The garbage cans are located in the parking area. Is that correct?

MR. SIENCZENSKI: Yes. No drinks or food of any kind in that area.

MR. SIMON: He referred to his June 21, 2021 letter from his Attorney.

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

MR. O'CONNOR: Mr. Sienczenski, it is your sworn testimony that you are going to do slats to Satisfy Mr. Simon's request.

MR SIENCZENSKI: Yes.

MR. MCANDREW: That is along the adjoining property owned by Mr. Simon not the whole fence.

MR. O'CONNOR: Yes.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Snyder to grant Preliminary and Final Site Plan approval for case #2107 consistent with the Planning Board Engineer letter of June 16, 2021 revised June 22, 2021, consistent with the testimony given here today, consistent with a condition of approval to have a fence on the adjoining property be screened to the satisfaction of the Planning Board Engineer and those details to be worked out between the Professionals. All the variances contained set forth in Mr. Angelastro's letters to be hereby granted as part of this motion. ROLL CALL VOTE: AYE, Mr. Jones, Mr. Minton, Mr. Segrest, Mr. Maradonna, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

MR. O'CONNOR: Discussion and Review – County of Burlington Community Development Block Grant Program Historic Review.

MR. MINTON: This action came before us because the Township doesn't have a Historical Preservation Board. The County will allow the Planning Board to be a substitute approval agency. This is our annual community development block grant application that the Township is submitting to the County for handicap ramps and handicap improvements in the streets identified. It is an Administrative Matter.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Jones to endorse the Application and for the Planning Board to Act as the approving Body for the Community Development Block Grant Program for 2021 and 2022. ROLL CALL VOTE: AYE, Mr. Jones, Mr. Minton, Mr. Segrest, Mr. Maradonna, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Jones to approve the Resolution for Case #2105 – Resolution of the Planning Board of the Township of Cinnaminson Granting Amended Preliminary and Final Site Plan Approval with Bulk Variances to McDonald's USA, LLC, 100 US Route 130 North, Block 2102, Lot 46.01. ROLL CALL VOTE: AYE, Mr. Jones, Mr. Minton, Mr. Segrest, Mr. Maradonna, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. SNYDER seconded by Mr. Jones to approve the Regular Meeting Minutes for May 25, 2021. Mr. Minton had a comment regarding the Minutes. Mrs. Rucci will note his comment in the Minutes. VOICE VOTE: ALL AYE, Abstain, Mr. Segrest. no opposed, motion passes.

MR. MINTON: He gave the Board an update on future Applications.

MR. SEGREST: He thanked Ms. O'Malley for her years of service on the Planning Board.

The Board discussed the Planning Board Meeting time.

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 MR. SNYDER, seconded by Mr. Snyder to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci