

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
June 8, 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, Mrs. Kravil, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. O'Malley, 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 #2105 – McDonald's USA, LLC – Preliminary and Final Major Site Plan Approval and Conditional Use Approval – 100 U.S. Route 130 North, Block 2102, Lot 46.01.

MR. WENT: Attorney for McDonald's USA. They are here for Amended Preliminary and Final Major Site Plan Approval and Conditional Use Approval and any other relief that may be necessary in order to install a two point order system in our drive-through. The goal is to create more efficiency to alleviate stacking and alleviate any traffic that comes through the property. There was a question raised as to whether a variance is required. We don't believe there is a required variance.

MR. HEINOLD: Mr. Angelastro and I were contacted as to whether a variance is required for the signage that directs people where to order and also the Menu Boards. We saw this site in June, 2019. The Remington and Vernick letter treated the order here sign as a directional sign. The Menu Board was referenced, but not treated as signage. That is consistent with what we have done on applications on fast food restaurants. Historically, we would not have treated those as signage. I think to be consistent with our past practice as well as the site specific considerations, no variances are required for those elements.

MR. O'CONNOR: Is there anything this Board has to do as it relates to the menu board or directional sign as it relates to the menu board?

MR. HEINOLD: I think consistency wise and in terms of how we dealt with our Ordinance previously, these are not (inaudible) variance triggers. Our Ordinance doesn't treat menu boards as a sign. Mr. Angelastro's review letter did not call for a variance.

He reviewed the previous application and site plans. The menu board doesn't appear to be treated as a sign. The order here sign was treated as a directional sign. I do feel the menu board is not a sign and no variance is required.

MR. ANGELASTRO: He referred to his review letter of May 17, 2021. He reviewed the following waivers requested:

Item # 2 – Owner's Certification - The Applicant will revise the plans.

Items #23 – Grading plan – The Applicant is requesting a waiver.

Item #25 – No changes to the storm water system proposed.

Item #27 – Waiver not to show existing utilities. They are really not making any improvements to the site.

Item #32 – Waiver is requested from providing Landscaping Plan - no site improvements proposed.

Item #33 – Lighting Plan is not necessary.

He has no objections to the Board considering waiving these items and we can deem this application complete.

A MOTION IS MADE BY MR. MINTON seconded by Ms. O'Malley pursuant to Mr. Angelastro's review letter of May 17, 2021 updated on June 7, 2021 to deem the application complete. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in Michael Jeitner - Engineer for McDonald's USA and Eileen Seeburger – Representative McDonald's Corporation

MR. JEITNER:

Exhibit A-1 – Site Plan Sheet C-2 – January 20, 2021.

Currently today there is a single menu board at the rear of the property. He described where the customers will pick up food.

They are proposing a second menu board location noted on the Site Plan Sheet C-2. The second menu board will be approximately 22 feet back from where the first menu board is located. This will allow McDonald's to provide for two orders at the same time and to improve the efficiency of the drive-through. During the lunch time peak hour, they are servicing 60 to 65 cars through the drive through at the single menu board location. If we look at a tandem operation McDonald's can service 80 to 90 vehicles in the same peak time. With the second menu board location, we are anticipating that this will help improve the efficiency of the drive-through and obviously make it safer condition for the circulation on the site by having the second menu board location.

MR. O'CONNOR: If Board One becomes a difficult order, how would this help any traffic that would back up on Route 130?

MR. JEITNER: He referred to Photographs of a McDonald's Restaurant. McDonald's has equipped their drive through operation with Digital Menu Boards. We feel two order points will improve the efficiency.

MR. O'CONNOR: He asked about the current rate on queuing out to Route 130 during a typical lunchtime.

MR. JEITNER: In the current condition, I am not aware of the actual queue length during the lunchtime period. I know more cars can get through the drive-through with the two menu boards.

Exhibit A-2 – Photograph of Digital Menu Board

MR. JEITNER: More cars can get through drive through with two menu boards.

MR. O'CONNOR: He asked about putting a second lane in.

MR. JEITNER: They felt it wasn't applicable at this location.

MR. WENT: The goal of the business is to be as efficient as possible.

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. ANGELASTRO: Based on Mr. Jeitner's testimony, a 30 percent increase in the efficiency I would have to think that the potential for queuing on Route 130 is greatly reduced. Who starts procedure to move car from lane to parking space?

MR. JEITNER: A Manager.

MR. ANGELASTRO: Based on testimony, this would reduce the queuing and queuing potential on Route 130.

MR. O'CONNOR: What will be the Manager's trigger to start pulling the cars out of the lane into stalls?

MR. JEITNER: It would be when cars start to stack in the (inaudible) lane. It is not going to be cars stacked on Route 130.

MR. HEINOLD: He asked for a complete package of Exhibits to be sent to the Board Secretary.

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. Jones to approve the application for Case #2105 – McDonald's USA, LLC – Preliminary and Final Major Site Plan Approval and Conditional Use Approval – 100 U.S. Route 130 North, Block 2102, Lot 46.01.

ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Maradonna, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. O'Malley to approve the Resolution for Case #2106 – Resolution of the Planning Board of the Township of Cinnaminson Granting Minor Subdivision Approval and Preliminary and Final Site Plan Approval with Bulk Variances to CSW AS VI Cinnaminson Urban Renewal, L.P. (Westrum) – 605 NJSH Route 130, Block 1304, Lot 18 (Creating Lots 18.01 and 18.02) ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Maradonna, Mr. Snyder and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR MINTON seconded by Ms. O'Malley to approve the Regular Meeting Minutes for May 11, 2021. VOICE VOTE: ALL AYE, no opposed, motion passes.

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

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