

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
July 27, 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, Ms. Lamon, Mr. Minton, Mr. O'Connor and Mr. Maradonna.

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 #2108 – Hoeganaes Corporation – Preliminary and Final Site Plan and Bulk Variance – 1001 Taylors Lane, Block 610, Lot 3.02.

MR. ANGELASTRO: We reviewed the submitted information. The Applicant has provided or has agreed to provide the necessary information. They are requesting a few waivers.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem the Application complete. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Ms. Lamon, Mr. Minton and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in Russ Mitchell – Engineering Site Manager for Hoeganaes Corporation and Mark Malinowski Site Plan Engineer from Stout and Caldwell.

MR. BARONOWSKI: Attorney for Hoeganaes Corporation. Hoeganaes Corporation is requesting Site Plan approval in order to construct improvements to the site that would include a gate, fencing, a guard house, a new monument sign, some parking lot improvements and some storm water improvements including a new basin on our site. We are proposing to install those improvements in Phases. Phase 1 would be the Guard House, the fencing, the gate, sign and curbing. Phase 2 would be the storm sewer system and storm water basin on our site including some curbing and pavement associated with that.

Phase 3 would be the milling and overlay of the existing paved areas on our site and restriping the parking areas. The property is on the corner of Taylors Lane and River Road (Broad Street). The Planning Board recently approved the Sea Box Warehouse Building Application/The Sea Box Park. We will be surrounded by Sea Box. In 2019, we subdivided and sold about 82 acres of land to Sea Box and we kept about 11 acres which is now the subject of the Application before you. We currently have an access easement from our property out to Taylors Lane. That will switch over to the River Road/Broad Street side when Sea Box reconfigures the site. As part of this Application, we are requesting approval to put a new sign at that entrance, once we move to there. That is the only variance we have. That sign is not technically on our property. It is now on the Sea Box property.

MR. MARADONNA: He joined the meeting and he can participate at the time of vote.

MR. BARONOWSKI: The current application is really to gate ourselves in and provide for a new secure entrance to reconfigure our parking area and to make some storm water improvements. We are eventually going to switch over discharging into that long existing basin that is along River Road for which we have an easement over to our own basin. Sea Box and Hoeganaes are both using for Site Plan Design and Engineering Stout and Caldwell.

MR. O'CONNOR: We have marked up Report dated July 27, 2021 from Mr. Angelastro.

MR. MALINOWSKI: He reviewed the Site Plan with the Planning Board. The Hoeganaes property, Block 610, Lot 3.02 is area outlined in red. They highlighted the areas of improvement. The entire industrial area is fenced in with a chain link fence and barbed wire.

He reviewed Tax Map Sheet #6.

They are proposing a six foot high fence with barbed wire top. The guard house is being proposed at the entrance to the property.

He identified the proposed guard house. They are eliminating some of the pavement on both sides of the guard house. They are maintaining three parking spaces for the guard's use. They are proposing curbing. They are installing a fence along the entire perimeter of the property. That is Phase 1 of the Project.

Phase 2 pertains to storm water control facility.

He identified Lot 3.01 – Box Park Site and Lot 3.03 – POD Site

We are keeping the existing storm sewer system in the rear of property. We are redirecting it towards the proposed basin. He identified the area on the plan.

Parking Spaces

Phase #1 – Securing the facility.

Phase 2 - Pertains to storm water control facility.

Phase 3 – There are 84 parking spaces on the site. We are reducing the parking spaces to 64. The facility doesn't need that many parking spaces. It doesn't need the 84 parking spaces. It does comply with the Township Code as far as the amount of parking spaces required.

MR. MINTON: He asked Mr. Malinowski to identify Taylors Lane, Union Landing and River Road.

MR. MALINOWSKI: He presented Tax Map Sheet #6.

MR. MINTON: Is it Mr. Malinowski's testimony that these improvements are all internal to what the Redevelopment Plan refers to as the Box Park approved Redevelopment Plan?

MR. MALINOWSKI: The proposed improvements are all on the Hoeganaes Site. Shown in yellow on the plan.

MR. MINTON: These are internal improvements that really don't affect the general public or the operation of public. We would normally look unfavorably upon an internal fence, a fence on the property line, but this doesn't generate that concern.

MR. MALINOWSKI: That is correct. He identified the storm sewers on the plan. We are redirecting the storm water that goes into the facilities on the Hoeganaes site and we are redirecting them to the basin in this area. He identified the basin area on the plan.

MR. MINTON: You are going to take the existing condition now which really moves the storm water off the premises and retain it on site for the longest period possible and then discharge it in accordance with the approved Box Park Redevelopment Plan.

MR. MALINOWSKI: That is correct.

MR. MINTON: So we are going to lessen the existing storm water condition by this plan.

MR. MALINOWSKI: That is correct.

MR. O'CONNOR: Are you working with Box Park so we will see enhancements of the storm water from the whole complex when it is all done?

MR. MALINOWSKI: Yes. That is correct. He was also involved with the Box Park storm water design.

MR. BARONOWSKI: If anyone has operational questions, Russ Mitchel can answer them. We do have a request to put the secure fencing around the property.

MR. HEINOLD: He asked about the variance.

MR. MALINOWSKI: He identified the signage. The variance we are seeking is that the sign needs to be 15 feet from property line. We are 3 feet away. We are seeking a variance for the location of the sign.

MR. MINTON: Does Mr. Malinowski agree that this entire project is part of a larger Redevelopment Plan approved by the Governing Body and endorsed by the Planning Board so the signage itself is really internal and really doesn't really impact the external elements of the plan?

MR. MALINOWSKI: That is correct.

MR. ANGELASTRO: He spoke to Mr. Malinowski. They are not proposing any new site lighting at this facility.

MR. MITCHELL: We are in in good shape with lighting. We are pretty well illuminated. Our hours 5:00 am to 5:00 pm Monday to Friday.

MR. MALINOWSKI: The guard house will have lighting on both sides.

MR. MITCHELL: There is an existing street light right at the entrance. It is currently inoperable, but it is going to be repaired as part of the renovations.

MR. ANGELASTRO: Mr. Malinowski agreed to work with our office on my comments of my July 20, 2021 letter updated on July 27, 2021.

Item D-2 – We requested some landscaping around the freestanding sign. After talking to Mr. Malinowski, the sign is very low and any landscaping could potentially obstruct the signage and obscure the view of it. He withdrew comment.

The applicant is requesting a waiver for Section 330-230J4 – 1 tree for every 10 parking spaces. It is internal. He has no objection.

Section 330-230J – The site is internal. He has no objection to the waiver.

MR. JONES: Will the site have same type of business it had over the years?

MR. MITCHELL: That is correct.

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. MINTON: How long has Hoeganaes been a corporate citizen in Cinnaminson?

MR. MITCHELL: Since 1958.

MR. MINTON: He thanked Mr. Mitchell for staying in Cinnaminson.

MR. YOUNG: They are good Corporate Citizens. He thanked Hoeganaes for staying in Cinnaminson.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Jones to grant Preliminary and Final Site Plan approval for Application #2108 the Hoeganaes Corporation improvements at 1001 Taylors Lane pursuant to Mr. Angelastro's review letter dated July 20, 2021 and amended July 27, 2021 and all the testimony given and granting the variances requested. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Ms. Lamon, Mr. Minton, Mr. Maradonna and Mr. O'Connor 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. Lamon, seconded by Mr. Jones 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