

PLANNING BOARD
REGULAR MEETING
MARCH 22, 2022

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 16, 2022 and in the Courier Post on January 25, 2022. 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.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

Members Present: Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. O'Connor, Mr. Segrest and Ms. Woodington.

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 #2110 – 1 Sea Box Drive, LLC – Amended Preliminary and Final Site Plan – 1 Sea Box Drive, LLC, 1 Sea Box Drive, Block 610, Lot 2.02 and 2.03.

MR. HEINOLD: This Application is being carried again to the Planning Board Meeting on Tuesday, April 12, 2022 at 6:30 PM. The Applicant's notice will carry through so there is no additional notice. This is the Notice. The Engineers are working on this Application. The Applicant asked us to carry this Application and they will be scheduled for April 12, 2022 at 6:30 PM.

Case #2201 – 2605 Route 130, LLC – Preliminary and Final Minor Site Plan – 2605 Route 130, Block 702, Lot 22.

MR. BURNS: Attorney for 2605 Route 130, LLC. They are requesting Site Plan Waiver related to various site improvements to an existing office building. The improvements will consist of the construction of a new ADA compliant concrete ramp, construction of a trash enclosure, new concrete steps, the milling and overlaying, sealing and restriping sections of existing parking lot. We received a County Waiver. The property is located at 2605 Route 130, Block, 702 Lot 22. The Applicant is requesting two variances for preexisting nonconforming conditions. One is for the minimum lot area. The Applicant is proposing 29,332.62 square feet where 40,000 square feet is required and where

29,332.62 square feet is existing. We are not expanding the nonconforming. It is staying as it is. The other variance is for minimum lot width variance. The Applicant is proposing 199.95 feet where 200 feet is required and where 199.95 is existing. It is a preexisting condition. We are not changing or exasperating the conditions on site. We received your Engineer's review letter. We will comply with that review letter.

MR. ANGELASTRO: He deemed this Application complete.

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

MR. HEINOLD: He swears in Robert Stout, Tom Reilly and Russel Caputo.

MR. STOUT: He presented the following Exhibits to the Board:

Exhibit A-1 – 2019-2020 Colored Aerial Plan. Mr. Stout described the neighboring properties.

Exhibit A-2 – Colorized Rendering of the Site Plan

The site is an existing office building. They will continue to use it as an office building. Reilly Property Holdings will use part of the upstairs for their office and will rent out the other two office components. The entire first floor will be for one use to be determined. The second floor for use of proposed office. He described the parking spaces. They are doing building mounted lighting. The improvements we are doing are ADA compliance. He referred to the plan and gave the Board an overview of the improvements.

We have 26 parking spaces. Two parking spaces will be ADA. One is ADA van accessible and one is a standard space. He showed the area to be re-paved. We incorporated a trash dumpster along the back section. He identified the masonry enclosure, concrete pad and buffering. We will seal coat the entire lot then restripe. The signage is existing. There is a large sign up front. Then there is a secondary sign that is the identification sign. We will change the facing. No additional signage is proposed.

MR. BURNS: We do have two variances for preexisting non-conformities.

MR. STOUT: They are. Lot area and lot width. Both are existing conditions.

MR. BURNS: What exact approval are we seeking?

MR. STOUT: It is Site Plan Waiver as long as we meet the conditions outlined in the Planning Board Engineer's review letter. The parking requirement for the site is 23 parking spaces. We are providing 26 parking spaces.

MR. JONES: He asked if there was sidewalk.

MR. STOUT: There is. It is existing. He described the sidewalk. It is connected from Wawa to Union Landing Road.

MR. BURNS: We received the Remington and Vernick review letter dated March 7, 2022. Can we comply to this letter?

MR. STOUT: We can comply. The only open item is the lighting. I spoke to Mr. Angelastro and we agreed to that condition. Everything else has been testified to.

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: He welcomed Mr. Reilly. He asked about the anticipated tenants. How is he using the building function?

MR. REILLY: Reilly Properties Holdings, LLC will occupy the top floor. They have one client for the bottom floor for use as an office function for physical therapy.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to grant a Site Plan Waiver with the variances noted. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. Segrest, Ms. Woodington and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Capital Review Approval to Cinnaminson Board of Education for new above ground tanks at the High School. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. McGill, Mr. Segrest, Ms. Woodington and Mr. O'Connor Abstain Mr. Minton, no opposed motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to approve the Regular Meeting Minutes for March 8, 2022. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. McGill, Mr. Minton, Mr. Segrest, 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.

MR. O'CONNOR: He thanked Mr. Heinold, Mr. Angelastro, Mr. Minton, Mr. Schubiger and everyone who worked on the 1 Sea Box Drive, LLC. Application.

MR. MINTON: He gave an overview of upcoming Applications.

MR. MINTON: He thanked Mr. O'Connor for his leadership on the 1 Sea Box Drive, LLC. Application.

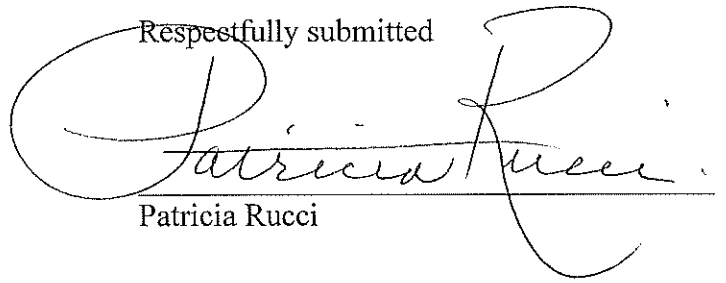
MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

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

A MOTION IS MADE BY MR. MINTON, seconded by Ms. Lamon to adjourn the meeting.
VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

April 12, 2022

Respectfully submitted

Patricia Rucci