

PLANNING BOARD  
REGULAR MEETING  
APRIL 12, 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. Maradonna, Mr. Minton, Mr. O'Connor, Ms. Woodington and Mr. Shallow.

Also Present: Mrs. Rucci, Board Secretary, Chuck Petrone, 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. GILLESPIE: Attorney for 1 Sea Box Drive, LLC. They are seeking Amended Preliminary and Final Site Plan approval along with a lot line adjustment to move about 51,228 square feet of a strip of land that is part of Lot 3.03 and it will become part of Lot 2.02.

MR. ANGELASTRO: He referred to his review letter of April 7, 2022. The Applicant is requesting three waivers. We can consider waiving these items. The Board can deem this Application complete.

MR. SNYDER: He recused himself from this Application.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Wooding to deem this Application complete based on Mr. Angelastro's review letter. ROLL CALL VOTE: ALL AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor.

MR. PETRONE: He swears in Robert Stout, Engineer for the Applicant, Nathan Mosely, Traffic Engineer for the Applicant and Vincent Carita, Engineering Supervisor for the Applicant.

MR. STOUT: He presented and described the Exhibits below:  
He referred to the lot line adjustment and the proposed changes.

Exhibit A-1 – Aerial Photograph. He referred to the plan and identified the lot line adjustment area. The area in blue is Lot 2.03. Lot 3.03 was subdivided out of the old Hoeganaes portion back in 2021 when we did the original Application. He referred to the green line. We are relocating that back. The area in yellow is the new lot line adjustment. It transfers 1.18 acres from Lot 3.03 to Lot 2.02. They are not creating any new lots. It is only a lot line adjustment.

Exhibit A-2 – Colorized Rendering of the Site Plan. There are not a lot of changes. The main point is the incorporation of Lot 2.02. He identified Lots 2.02 and Lot 2.03. There are no changes to the proposed building extension that was already approved. There are no changes to that. The parking field in front of that and the access is exactly the same. He referred to the bottom of the page. They are putting in an emergency access to Union Landing Road. The emergency access is going to be used during the construction process. Once construction has been done, that will only be used for emergency access. It will not be used for tractor trailer or any kind of access points. They expanded the storage yard in the front. Lot 2.03 is 7.25 acres. Everything that is being done today will not change. We are not changing any of the circulation or any of the patterns. The front area is being used for container storage. We created a standard stacking plan.

Exhibit A-3 – Container Stacking Plan. We are proposing to stack the storage containers along the access drive and Union Landing Road.

Exhibit A-4 - Container Stacking Plan - During Peak Storage. They are proposing to stack the storage containers along the access drive and Union Landing Road. We have 32 feet drive aisles. There are two basins. The basins are wet basins and they are fenced. There are also two underground basins. We worked with the Engineer to make sure our stormwater meets their requirements.

MR. GILLESPIE: He read page #8 of the original Redevelopment Plan regarding Stormwater. Mr. Stout, is it your testimony that this design satisfies those goals of the Redevelopment Plan?

MR. STOUT: It does. It actually exceeds those. The lighting meets the Township standards. He gave an overview of the landscaping. We worked with the Township Engineer's Landscape Architect. We have to supply ten percent of the parking areas with landscaping. Instead of putting the landscaping in the middle of the site where no one can see it and it is an Industrial area, we have taken the ten percent that is required or the 6,500 square feet and we are putting in approximate 30,000 square feet of additional landscaping along the front section. He identified the areas that are being landscaped. No changes from the original Application for the parking, building has not changed, there are no changes to the access, site circulation, everything basically remains the same. The biggest upgrades are the landscaping and the additional incorporation and the stormwater that was brought up to current standards.

He presented – Exhibit A-5 - 12 slides

Exhibit A-5 – Landscaping Plan. He showed a photograph of what the landscaping would look like initially and what it would look like in ten years.

MR. GILLESPIE: Except for the waivers that we requested, does the plan conform to the Redevelopment Plan?

MR. STOUT: Yes, it does. We are not requesting any variances. He has one waiver. There are some buffer requirements for front yard and side yard on the side. We meet all of them except for side yard. The side yard requirement in the Industrial Zones is 10 feet. He identified the surrounding uses. We don't have existing buffering on that. That is an Industrial Use to Industrial Use. We felt it was beneficial to put all of the buffering along Union Landing Road and the access.

MR. CARITA: He referred to the Typical Stacking Plan. This drawing represents what we anticipate the Facility will look like a majority of the year. He spoke about the POD containers. The Exhibit shows the anticipated typical storage during most of the year. He referred to the second stacking plan. This plan shows stacking during peak time. He identified additional storage area in rear. We like to keep our inventory manageable.

MR. GILLESPIE: It does not benefit Sea Box to have containers sitting out there.

MR. CARITA: That is correct.

MR. GILLESPIE: Is there a secondary storage area in the rear of the property?

MR. CARITA: There is storage at the backside where we have containers stored. Most of that is not visible from any of the roadways.

MR. STOUT: The site is not finished. We are making the site environmentally friendly.

MR. MINTON: He asked if the Applicant would be agreeable to create some type of regular façade on the first couple stacks of containers.

MR. CARITA: We manufacture different types of containers. The inventory changes based on a number of factors. We will try to be a good neighbor with that.

MR. MINTON: He referred to Exhibit A-2. Is there access from Sea Box through Box Park? More egress than access. Is there that ability?

MR. STOUT: He referred to Exhibit A-1. He identified the access drive.

MR. MINTON: He referred to an off site improvement, a traffic calming devise, a speed sign on Union Landing Road. He thought Sea Box had agreed to support that. Is that part of your proposal?

MR. GILLESPIE: It is. Sea Box agreed that they will pay for it. I think the Township wanted to control it.

MR. O'CONNOR: He asked for the timeline for the Project.

MR. CARITA: We anticipate the warehouse portion up and running by the end of the year. Some additional internal and electrical work that will continue on for a portion of next year.

MR. O'CONNOR: What is the timeline of the green screening?

MR. CARITA: We just have to get it and install it. Most of work completed by the Fall Season.

MR. O'CONNOR: There are two types of containers on your site, the PODS and what you are building for Sea Box. Are these the containers you are moving in the storage area?

MR. CARITA: Yes.

Mr. MINTON: Are the basins fenced?

MR. STOUT: Yes. They will be fenced. He referred to the plan. They will be maintained.

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

MS. HINES: She expressed the concerns of her Community. Also, she expressed the positive changes to the site.

MS. SHEPPARD: She asked about the parking spaces.

MR. STOUT: The parking is based on the square footage of the building. The parking is driven by the square footage and size of the building.

MS. SHEPPARD: She asked about the stacking of the PODS.

MR. CARITA: He spoke about the stacking of the PODS and shipping containers. He referred to the stacking plans.

MS. SHEPPARD: Could we see multiple colors?

MR. CARITA: We will make an effort to put monochromatic colors along the exterior as possible.

MS. SHEPPARD: Could there be speed bumps?

MR. O'CONNOR: That is Public Safety.

MS. SHEPPARD: Who would use 384 parking spaces plus 33 parking spaces?

MR. MINTON: Based upon the new addition, how many employees will be hired? Is Sea Box the only tenant on this property?

MR. GILLESPIE: It is a Sea Box Expansion.

MR. CARITA: That is correct. This 208,000 square foot addition to our manufacturing facility will include automated production for containers. It is conceivable that we will be hiring additional employees. Those 384 parking spaces will not likely be used. They are required as per the Township requirements. This may accommodate some additional employees.

MR. MINTON: The Box Park employee vehicular traffic and truck traffic post construction must be serviced through Taylors Lane.

MR. GOINS: He asked about the stacking.

MR. O'CONNOR: There is a Redevelopment Agreement for the site. He spoke about the stacking for the trailers.

MR. GILLESPIE: He read sections of page 6 and page 8 of the Redevelopment Plan.

Inaudible: Member from the Public presented photos. She suggested planting Leyland Cypress Trees. She expressed her concerns.

MR. SEVERINO: He asked about the emergency access.

Mr. GILLESPIE: It will be emergency access after construction.

MR. CARITA: The Fire Department will have access to the gate. It won't be opened for use post construction.

MR. SEVERNO: He asked about the containers.

MR. STOUT: He referred to the stacking plan. He spoke about the landscaping.

MR. SEVERINO: He asked if the land was prepared for the area where the PODS will be stored.

MR. STOUT: The area the PODS are currently in is only about fifty percent of what is shown on the rendering. The second half still has to be repaired.

MS. HINES: She spoke about truck traffic and air quality studies.

MR. GILLESPIE: He hasn't seen an applicant required to do that.

MS. HINES: They spoke about the screening being higher.

MR. STOUT: The fence that is currently there is 6 foot. We are proposing to 6 foot.

MR. CARITA: We hope to wrap up the drainage and landscaping by early Fall.

MS. HINES: She asked if the shipping PODS could be recessed back.

MS. HINES: She asked about access to Taylors Lane for traffic.

MR. O'CONNOR: That was testified to by the Applicant. They will have an access road from the Sea Box Site to Taylors Lane.

MR. STOUT: There is a secondary access. Everything still has to access in through the Union Landing Site. A portion of the traffic will go through Taylors Lane.

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

MR. MINTON: It came out in testimony that we may be overbuilding the additional parking lot because of a requirement in the Ordinance. When the building becomes fully operational and we realize we didn't need all the parking, would Sea Box consider using some of the space for additional storage to lessen the impact in the proposed storage area?

MR. STOUT: I don't think the parking is over parked for the size of the building. Everything has been designed for this full build out. The parking requirement is not really significantly over parking.

MR. O'CONNOR: Will the asphalt be able to support the weight of the PODS or trailers?

MR. STOUT: Yes. It is heavy duty pavement along the end. The access roads have been designed as heavy duty.

A MOTION IS MADE BY MS. WOODMAN seconded by Mr. Minton to approve the lot line adjustment approval to 1 Sea Box Drive, LLC, 1 Sea Box Drive, Block 610, Lots 2.02 and 2.03. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. ANGELASTRO: He identified the waivers outlined in his review letter.

MR. MINTON: The testimony was that Sea Box will make a good faith effort to have a monolithic colored panel along the preliminary first row of stacks along Union Landing Road. They will continue to work with the Township to provide the speed warning illumination sign that has been in discussions. They will continue the good faith effort to assist in procuring that and the Township will install it. The last three months as we define this plan we have made great progress.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Woodington to grant Amended Preliminary and Final Site Plan approval for Case #2110 – 1 Sea Box Drive, LLC - 1 Sea Box Drive, Block 610, Lot 2.02 and 2.03. The Stormwater Maintenance Plan will be required as well as the recording of the Declaration. Stormwater Management Maintenance declaration that would require the lot owner, the user to maintain the Stormwater Management Facilities and giving the option to the Township to enter the property if the Stormwater Management Facilities are not being maintained by the Applicant. Continued compliance with the Developer's Redevelopment Agreement. Any of the existing plantings that have deceased since being planted would be replaced in kind. That is not to be represented as credit towards the number of plantings that were testified by Mr. Stout. All other approvals that are required. The Applicant will post all performance and maintenance guarantees and inspection fees that are required under the Municipal Land Use Law. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. MINTON: He gave an overview of the following Ordinances:  
Ordinance 2022-3 – An Ordinance of the Township of Cinnaminson Amending, Revising and Supplementing Chapter 330, Article II of the General Code of the Township of Cinnaminson entitled “Site Plans”.  
Ordinance 2022-4 – An Ordinance of the Township of Cinnaminson Amending, Revising and Supplementing Chapter 525 of the General Code of the Township of Cinnaminson Entitled “Zoning”.  
Ordinance 2022-5 – An Ordinance of the Township of Cinnaminson Amending, Revising and Supplementing Chapter 525 of the General Code of the Township of Cinnaminson Entitled “Zoning”.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Woodington to deem Ordinance 2022-3 consistent with the Master Plan following a review by the Planning Board. The Planning Board had determined that Ordinance 2022-3 to be consistent with the Master Plan. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow, Mr. Snyder and Mr. O’Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Mr. Snyder to deem Ordinance 2022-4 consistent with the Master Plan following a review by the Planning Board. The Planning Board had determined that Ordinance 2022-4 to be consistent with the Master Plan. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow, Mr. Snyder and Mr. O’Connor, no opposed, motion passes.

A MOTION A MOTION IS MADE BY MS. WOODINGTON seconded by Mr. Snyder to deem Ordinance 2022-5 consistent with the Master Plan following a review by the Planning Board. The Planning Board had determined that Ordinance 2022-5 to be consistent with the Master Plan. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow, Mr. Snyder and Mr. O’Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. WOODINGTON seconded by Mr. Snyder to approve the Regular Meeting Minutes for March 22, 2022. ROLL CALL VOTE: AYE, Mr. Minton, Mr. Snyder, Ms. Woodington, Mr. O’Connor, Abstain, Mr. Maradonna and Mr. Shallow, no opposed motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Woodington to approve the Resolution of the Planning Board of the Township of Cinnaminson granting lot line adjustment approval to 1 Sea Box Drive, LLC, 1 Sea Box Drive, Block 610, Lots 2.02 and 2.03. ROLL CALL VOTE: AYE, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O’Connor, no opposed, motion passes.

MR. MINTON: He thanked this colleges, the Community and Seabox for participating with the Application process.

MR. O’CONNOR: He thanked everyone and appreciates their efforts.

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

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 Ms. Woodington to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

September 13, 2022

Respectfully submitted

Patricia Rucci  
Patricia Rucci