

PLANNING BOARD
REGULAR MEETING
June 14, 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.

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, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. Woodington and Mr. Shallow.

Also Present: Ms. Passione, 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 #2203 – Backstreets Management, LLC – Preliminary and Final Site Plan – 1503, 2101 and 2105 Wallace Boulevard, Block 803, Lots 22, 23 and 24.

MR. PETRONE: He swears in K.C. Isdaner Managing Member of Backstreets Mangement, Matthew Walsh, Engineer and Larry Sechleer, Architect.

MR. ANGELASTRO: He deemed the application complete. He referred to his review letter of May 10, 2022.

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

MR. BURNS: Attorney for Backstreets Management, LLC. They are here for Preliminary and Final Site Plan approval for a 41,600 square foot warehouse facility with a future 11, 200 square foot addition and associated site improvements. The property is located at 1503, 2101 and 2105 Wallace Boulevard, Block 803, Lots 22, 23 and 24. There are a few variances being requested. The proposed tenant is PGW Auto Glass. We did review your Engineer's review letter. We can address all comments contained in the review letter.

MR. ISDANER: Managing Member of Backstreets Management. He gave an overview of the Project. The hours of operation are 6:00 a.m. to 6:00 p.m., five days a week. There will be two shifts.

The following Exhibits were presented and explained by Mr. Isdaner:

Exhibit A-1 – Site Plan
Exhibit A-2 – Aerial Photo

MR. ISDANER: He can comply with the Engineer's review letter for May 10, 2022.

MR. WALSH: Applicant's Engineer. The building is 41,600 square feet with the potential for an 11,200 square foot building in the future. They are providing 33 parking spaces and the option for an additional 15. They are proposing two stormwater basins. He spoke to the Fire Official. There are two loading docks on the left side of the building and two more loading docks on the right side. We are providing a masonry trash enclosure. He described the location of the masonry trash enclosure. He spoke about the lighting and landscaping. No outside storage proposed. No signage proposed right now.

MR. BURNS: He referred to the variances. He referred to the size of parking spaces.

MR. WALSH: 9' x 18' is standard.

MR. BURNS: We will provide ample parking based on our need. (Inaudible)

MR. WALSH: If the site was fully occupied and both shifts were on site, we would have 15 additional spaces.

MR. BURNS: The other variances are related to the loading area being in front of the building. Is it fair to say, the loading spaces provided really are a direct result of existing topography? (Inaudible)

MR. WALSH: (Inaudible) He spoke about the loading docks.

MR. MINTON: He referred to the trash enclosure that the Applicant is relocating. Does the Applicant agree that they will coordinate that relocation with the Planning Board Engineer?

(Inaudible) Yes.

MR. MINTON: It was your representation that as a condition of approval, there will be no outside storage.

Inaudible

MR. O'CONNOR: He referred to the building that will be built now and the addition that could be built in the future.

MR. PETRONE: At the time of construction of any addition, the applicant would be required to comply with all then current standards. This may mean that they need to come back to the Board for further review, if stormwater regulations change that impacts the stormwater management design.

MR. BURNS: The design should meet the standards of 2022. If the standards change in the future, (inaudible). Your professionals will do their review and determine whether or not we need to come back.

MR. SECHLEER – Applicant’s Architect. Mr. Sechleer described Exhibit A-3.

Exhibit A-3 – Architectural Elevations

MR. SECHLEER: He gave an overview of Exhibit A-3.

MR. ANGELASTRO: He referred to the proposed addition. We don’t expect that to exceed 45 feet in height.

MR. SECHLEER: No.

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 Mr. Shallow to grant Preliminary and Final Site Plan approval distinguishing both Phase 1 and Phase 2 for Case #2203 – Backstreets Management, LLC – 1503, 2101 and 2105 Wallace Boulevard, Block 803, Lots 22, 23 and 24. Pursuant to Dr. Angelastro’s letter of May10, 2022 as modified on June 13, 2022. Based upon the representation made on the record and the testimony given here. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O’Connor, no opposed, motion passes.

Mr. O’Connor and Mr. Minton thanked and welcomed Mr. Stevens back to Cinnaminson.

A MOTION IS MADE BY MR. SHALLOW seconded by Mr. Jones to approve the Resolution for Case #2206 - 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 CFA Cinnaminson, LLC (Chick-Fil-A) – 299-307 NJSH Route 130, Block 1403, Lots 25, 26, 27 and 28. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Mr. Maradonna, Mr. McGill, Mr. Minton, Ms. Woodington, Mr. Shallow 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 MR. MINTON, seconded by Mr. Shallow to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

November 7, 2022

Respectfully submitted

Patricia Rucci
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