

PLANNING BOARD
REGULAR MEETING
September 13, 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, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Ms. Woodington, Mr. Shallow and Mr. O'Connor.

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 #2209 – Robert W. Giordano – Minor Subdivision – 386 Park Avenue, Block 3508, Lot 3.01.

MR. HEINOLD: He swears in Mr. Giordano.

MR. ANGELASTRO: All of the required submission items were submitted. 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. Maradonna, Mr. McGill, Mr. Minton, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. GIORDANO: He identified the previous lot line and the line they want to move to.

MR. BEDNAREK: You are returning the proper line back to where it was.

MR. GIORDANO: (Inaudible) He purchased the property from his Father.

Mr. Angelastro: All of the lots are conforming. There are no variances required.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to grant a Minor Subdivision for Case #2209. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. O'CONNOR Case #2111 – Omshanty, LLC – Preliminary and Final Site Plan – 904 Route 130, Block 2201, Lot 15.

MR. ANGELASTRO: The Applicant is requesting several waivers. We have no objection for the Board to consider waiving those requirements. The information on the plan is adequate enough to review those documents. We would recommend the application be deemed complete.

MR. MCANDREW: Attorney for the Applicant. The basis of the waiver is that it is an existing site. (inaudible)

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Jones to deem this Application complete. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Shallow and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in Carol Beaton, representative from Westfield Friends School and Mark Malinowski, Applicant's Engineer.

The new building will be part of the Westfield Friends Campus.

MS. BEATON: She gave an overview of Westfields Friends School. Everything that is in operation now would stay the same.

MR. O'CONNOR: He referred to the parking lot off of Route 130.

MS. BEATON: They have existing facilities so they don't intend on using the parking lot.

MR. MCANDREW: He asked if there were any conflicts with the Bank in terms of parking.

MS. BEATON: No. We don't use that parking lot at all.

MR. MCANDREW: He advised that there are three easements from 1960, 1961 and one from the mid 70's. Three easements allow for shared parking and access.

MR. MALINOWSKI: He presented the Exhibits below.

Exhibit A-1 – Aerial of the Site – He explained the Aerial of the Site. This Site fronts on NJ State Highway Route 130. He identified the surrounding properties. There is an easement for parking along (inaudible) frontage along Route 130. They are proposing to reconstruct the curbing and sidewalk and provide an ADA parking space. He gave the Board an overview of the proposed improvements.

MR. MALINOWSKI: He presented and explained Exhibit A-2 – Site Plan. There is a small building addition. There are some existing non-conforming conditions. Side yard setbacks of 35 feet. The Bayard's Signs are to be removed. They are no proposing any signage as part of this application. If the Fire Marshal requires signs, they will comply.

MR. ANGELASTRO: Mr. Malinowski agreed to all comments in the review letter. He is satisfied with the testimony provided by MR. Malinowski.

A MOTION IS MADE BY MR. MINTON, seconded by Ms. Lamon to grant Preliminary and Final Site Plan approval for Case #2111 – Omshanty, LLC — 904 Route 130, Block 2201, Lot 15. Pursuant to Mr. Angleastro’s review letter of April 29, 2022 modified on September 12, 2022 and the Fire Marshal’s letter and requirements and a variance for two 9’ x 18’ parking spaces. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Shallow and Mr. O’Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Kenny to approve the Regular Meeting Minutes for April 12, 2022. VOICE VOTE: ALL AYE, Abstain, Mr. McGill, no opposed, motion passes.

MR. MINTON: He gave the Board an update for future 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 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

December 13, 2022

Respectfully submitted

Patricia Rucci
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