

CINNAMINSON ZONING BOARD
March 2, 2022

The Regular Meeting of the Zoning Board being held March 2, 2022 is scheduled for 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ. Chairman makes the public statement.

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act by advertising this Regular Meeting in the Burlington County Times on January 10, 2022 and by advertising this Regular Meeting in the Courier Post on January 11, 2022.

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.

ROLL CALL:

Members Present – Mr. Bednarek, Mr. Devlin, Mrs. Galosi, Mr. Sell, Mr. O'Donnell, Ms. Woodman and Mr. Neely.

Also Present: Richard Strobel, Board Attorney and Patricia Rucci, Secretary.

The Board's policy is not to commence hearing a matter after 10:00 p.m., but instead to adjourn the matter to the next regularly scheduled meeting. Any matters still being heard at 10:00 p.m. may be completed that evening or may be adjourned to the next regularly scheduled meeting, at the Board's discretion.

MR. BEDNAREK: Case # 22-2-1 – Enterprise Metals, Inc. – Use Variance – 1000 Union Landing Road, Block 610, Lot 1.

MR. O'BRIEN: Attorney for the Applicant Enterprise Metals/Enterprise Recycling. The property is located at 1000 Union Landing Road, Block 702, lot 37. We re-noticed with the corrected Block and Lot. The Applicant proposes to lease the existing 28, 000 square foot warehouse building on the property for recycling of plastic and metals from Industrial products. It is a specialized recycling use. It is not a Public recycling use. They don't take cans and bottles. They don't let people come in and drop off recycling materials. It is a dedicated use to Industrial products. The property is 3.37 acres located in an Industrial Zoning District. The character of the use is somewhat Industrial in nature. It is not specifically permitted in the Industrial Zoning District by Ordinance. We are asking for D Variance /Use Variance approval for the proposed use. It is an existing building. It is not new construction. No new development proposed.

MR. STROBEL: He swears in the Applicant, Derek Dicavallucci, President of Enterprise Metals, Inc. and the Engineer and Planner – Sam Agresta from Stout and Caldwell.

Exhibit A-1 – Three Photographs of existing location. One Photograph showing the proposed Facility

MR. DICAVALLUCCI: He has been in business for over 25 years. He gave the Zoning Board an overview of his recycling process. He described the photographs to the Board. He showed the Board an Exhibit of the current location of his business.

MR. O'BRIEN: There is no manufacturing or processing that goes on inside the building.

MR. DICAVALLUCCI: No. No machinery. Everything is indoors. There is nothing outside. It is all Industrial. No dumping. There are five employees. The hours are 7:00 AM to 5:00 PM, Monday to Friday. Sometimes there are Saturday hours. They have two trucks and five to six trailers. Sometime three or four deliveries per day. They don't accept anything from the Public. The property is landlocked. There will be three or four trailers at the location. The trailers are 48 foot. Everything gets recycled. He doesn't do any trash. His existing facility is 12,000 square feet. The new location will be (inaudible) square feet. There are no chemicals and no hazardous waste. The current facility is located in Philadelphia. The only civilians will be his employees.

MR. SELL: He asked how far the building is from Union Landing Road.

MR. O'BRIEN: Mr. Agresta will let us know.

MR. DICAVALLUCCI: Everything he does is indoors. Nothing is outside.

MR. BEDNAREK: Do you use compressors, cutting, torching or compaction?

MR. DICAVALLUCCI: No.

MR. BEDNAREK: So there is no heavy machinery when you operate.

DICAVALLUCCI: We have two forklifts. They use wrenches, hammers and maybe an electric grinder. He described the tools they use.

MR. AGRESTA: Exhibit A-2 – Aerial View of the Site.

Members from the Public viewed the Exhibit.

MR. AGRESTA: He identified the site. He identified the proposed building, residential area roads and surrounding areas.

He identified the roadways to the Public. The underlying zoning is the Industrial Zone. There is a wide variety of uses. We are a much less intense use than some of the other uses approved in this zone. He identified the surrounding uses. The building already exists. It is a 28,000 square foot structure. It is an adaptive reuse of an existing facility. No construction. Minimum impact of traffic. The property is landlocked. We sit approximately 600 feet back from the nearest

residential. That is a good buffer. We are consistent with the surrounding uses and the zoning. No impact to neighbors or adjacent businesses that are next to us.

No negative impact to the public good or any of our neighbors. We are 100 percent consistent with the Zoning Ordinance and Plan. He stated that they have no noise, no odors and minimal traffic.

MR. SELL: He referred to the map that was part of the Application package. He thought the building was 1,000 feet from Union Landing Road.

MR. AGRESTA: He agreed that the building is about 1,000 feet from Union Landing Road.

MR. AGRESTA: He confirmed that the building is in excess of 1,000 feet from Union Landing Road.

MR. STROBEL: Over a 1,000 feet from the building where the activity will be taking place indoors, to the closest residential neighbor.

MR. AGRESTA: That is correct.

MR. BEDNAREK: He asked Mr. Agresta if he felt this facility is suited for this type of work.

MR. AGRESTA: He said that considering the information that was provided he does.

MR. BEDNAREK: He referred to the access road. He asked if the access road is adequate to handle semi tractors in the quantity we discussed tonight.

MR. AGRESTA: There is a 30-foot access easement. There is adequate room there for any turning maneuvers that need to take place.

MR. BEDNAREK: This facility is twice as large as the current one. Is there enough to handle double the number we discussed tonight?

MR. AGRESTA: Based on square footage, I would say yes. That would be a question for the Applicant.

MR. BEDNAREK: We heard testimony about four or five tractor trailers a day. Could this handle ten tractor trailers?

MR. AGRESTA: I would say there is plenty room for growth and additional vehicles in excess of what was explained tonight.

MR. BEDNAREK: He asked about tractor trailers on Union Landing Road.

MR. AGRESTA: We have an excess of 800 feet of driveway. You can stack tractor trailers in the driveway.

MR. STROBEL: He swears in Leslie Graber.

LESLIE GRABER – She is the property owner. It is owned in an LLC - Colonial Land Enterprises, LLC. She is the sole shareholder. 1,000 Union landing Road, Cinnaminson, NJ. She purchased the property in May, 2019. Enterprise Metals will be her first tenant. She spoke about the previous use of the property.

MR. BEDNAREK: He opened the public portion of the meeting.

MR. STROBEL: He swears in Gerry Hines.

MS. HINES: She thanked John Marshall. She appreciates the thorough presentation.

MR. STROBEL: He swears in Mona Washington.

MS. WASHINGTON: She asked the Applicant questions about his business. She spoke about the traffic. Ms. Washington and the Applicant spoke about the hours of operation.

MR. STROBEL: He swears in Kenneth Davis.

MR. DAVIS: He asked the Applicant questions about his business.

MR. BEDNAREK: He spoke about if a variance is granted, we can put terms and conditions.

MR. DAVIS: He spoke about the driveway.

MRS. GRABER: She spoke about her driveway and the neighboring driveway.

MR. STROBEL: He swears in Jarmilla Sheppard.

MS. SHEPPARD: She wanted to know if the Applicant jointly owned the business with someone else.

MR. DICAVALLUCCI: He owns 100 percent of his Company.

MR. STROBEL: He swears in John Marshall, Zoning Officer.

MR. MARSHALL: He went to the Applicant's Facility. He took photographs. He saw no signs of trash. He spoke about his visit to the Facility.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. SELL seconded by Mrs. Galosi to approve the variance to have a recycling facility limited to metals and plastics as stated in their notice and their testimony with no use of solvents, degreasers or other chemical products, no plastics with liquid residues, no

(inaudible) residue, no food residues, no industrial degreasers, no solvents, not for general recycling of cans or bottles. It does not have access to the public. Individuals can't drive up and drop off things. No paint recycling, no electronic equipment recycling, no computers, no digital and no battery recycling. Standard conditions. The hours are 7:00 AM to 5:00 PM and some Saturday hours. ROLL CALL VOTE: Mr. Devlin, Mrs. Galosi, Mr. Sell, Mr. O'Donnell, Ms. Woodman, Mr. Neely and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. WOODMAN seconded by Mrs. Galosi to approve the February 2, 2022 Regular Meeting Minutes. VOICE VOTE: ALL AYE, Abstain Mr. Sell, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the voucher for Pennoni Associates noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MRS. GALOSI seconded by Mr. Neely to approve the voucher for Richard C. Strobel noted on the Agenda. VOICE VOTE: ALL AYE, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. O'DONNELL seconded by Mr. Neely to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and adopted

April 6, 2022

Respectfully submitted,

Patricia Rucci
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