

PLANNING BOARD
REGULAR MEETING
October 11, 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: Ms. Kenny, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Snyder, Ms. Woodington, Mr. Shallow and Mr. O'Connor.

Also Present: Mr. Heinold, Board Attorney, Mr. Barbadoro, Board Engineer and Mrs. Rucci, Board Secretary.

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 # Case #2004A – Bajwa Enterprises, LLC – Amended Preliminary and Final Site Plan Approval – 2601 US Route 130, Block 702, Lots 23 and 24.

MR. BARBADORO: He referred to the review letter of September 21, 2022. The Applicant is requesting waivers. The Applicant previously submitted all of this information on their original application so we have no objection to granting the waivers and deeming the application complete.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem the application complete and the appropriate waivers be granted pursuant to Mr. Barbadoro's representation and review letter dated September 21, 2022 amended on October 11, 2022. ROLL CALL VOTE: Aye, Mr. Jones, Ms. Kenny, Mr. Maradonna, Mr. Minton, Mr. Snyder, Ms. Woodington, Mr. Shallow and Mr. O'Connor, no opposed motion passes.

MR. BURNS: They are here for amended Preliminary and Final Site Plan Approval associated with a proposed 1,564 square foot second floor office addition and proposed signage change for property located at 2601 US Route 130, Block 702, Lots 23 and 24. He reviewed the sign variances. The Applicant is moving their offices here. We can comply with the review letter and Fire Marshal letter.

MR. HEINOLD: He swears in Dill Bajwa, Applicant and Managing Member of Bajwa Enterprises, LLC and Mark Malinowski, Applicant's Engineer.

Mr. Burns and Mr. Bajwa: They reviewed the signage.

The following Exhibits were presented to the Board:

- Exhibit A-1 – Before and After Sign Package
- Exhibit A-2 – Elevations for Proposed Building
- Exhibit A-3 – Side Elevations
- Exhibit A-4 – Floor Plan of Second Floor – Proposed Office Space for Corporate Office
- Exhibit A-5 – Colored Rendering of Site Plan

MR. BAJWA: The addition will be for offices.

MR. BURNS: He referred to Exhibit A-4 – Floor Plan of Second Floor. That shows two offices, three cubicles and a half bathroom for employees, some storage and the stairwell. There will be no residential component to this at all.

MR. BAJWA Absolutely not.

MR. BURNS: You are not proposing any showers.

MR. BAJWA: No

MR. BURNS: You are not proposing any kitchen.

MR. BAJWA: No.

MR. BURNS: There will be no overnight stays.

MR. BAJWA: None of that.

MR. O'CONNOR: He referred to Exhibit A-3.

MR. MINTON: He referred to the first floor area. Was that subject to your original site plan approval?

MR. BURNS: That was previously approved by the Board in 2020.

MR. MINTON: The first floor has already been approved. We are talking about the addition above it.

MR. BURNS: Correct.

MR. O'CONNOR: The second floor is office use only.

MR. BURNS: Yes. Only office use.

MR. SNYDER: It is not expanding the footprint at all.

MR. BAJWA: No.

MR. MINTON: What is the dimension?

MR. MALINOWSKI: 18 foot 8 inches in width and 78 feet 7 inches in length.

MR. BURNS: This is just for the proposed second floor addition. We don't have a tenant yet for the lower portion. The convenience store will remain.

MR. MALINOWSKI: He referred to Exhibit A-4 – Colored Rendering of Site Plan. The building is going to stay within its own footprint. The building is a beige color. We are asking for a variance for the second floor. We are within the height requirement. There is nothing else changing on the site as far as circulation, all the parking is the same. He referred to the signage package. He gave an overview of the signage.

MR. MINTON: Is the masonry base of the sign remaining?

MR. BURNS: If it is a requirement of the Board, we will put a masonry base.

MR. MINTON: We need to try to replicate as much as in place today.

MR. BURNS: That is an acceptable condition.

The Board and The Applicant's Engineer continued to discuss the signage.

MR. O'CONNOR: He asked if there would be a stop sign where they cross.

MR. BURNS: We can make that as part of the approval.

MR. MALINOWSKI: If it is not on the plan, we will put it on the plan.

MR. O'CONNOR: All of this has to go back to the Township Committee because it is in the Redevelopment Zone.

MR. MINTON: Just the architectural elements.

MR. BURNS: We will work with the Town.

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 grant Amended Preliminary and Final site Plan approval for Case #2004A, consistent with the representation presented here tonight as well as Mr. Barbadoro's letter of September 21, 2022 amended October 11, 2022. Containing a series of variances, particularly sign variances. Some of the variances are existing approved variances. The building height is 28.5'. The building height is permitted to be 30'. ROLL CALL VOTE: Aye, Mr. Jones, Ms. Kenny, Mr. Maradonna, Mr. Minton, Mr. Snyder, Ms. Woodington, Mr. Shallow and Mr. O'Connor, no opposed motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Snyder to approve the Regular Meeting Minutes for May 24, 2022. ROLL CALL VOTE: Aye, Mr. Jones, Ms. Kenny, Mr. Minton, Mr. Snyder, Ms. Woodington, Mr. Shallow and Mr. O'Connor, Abstain, Mr. Maradonna and Mr. Shallow, no opposed motion passes.

MR. HEINOLD: The Riverton Country Club will appear before the Board for an Amended Preliminary and Final Site Plan.

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

Duly passed and Adopted

Respectfully submitted

January 10, 2023

Patricia Rucci
Patricia Rucci