

PLANNING BOARD
REGULAR MEETING
July 25, 2023

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 15, 2023 and in the Courier Post on January 15, 2023. 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. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. O'Connor, Mr. Segrest, Mr. Snyder, Ms. Woodington and Mr. Roadside.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Attorney and Joseph Barbadoro, Township Engineer.

MR. O'CONNOR: Case #2302 – Cinnaminson Steakburgers, LLC – Amended Preliminary and Final Major Site Plan – 1107 Route 130 South, Block 1004, Lot 13.04.

MS. WERNER: The property is located at 1107 Route 130 South, Block 1004, Lot 13.04. She gave the Board the history of the property. We are proposing Amended Preliminary and Final Major Site Plan approval to develop an approximately 2,788 square foot quick service restaurant with drive through use, to be used as a Freddy's Steakburgers. The stormwater, parking and utilities all was designed at the same time for the overall site. There are currently reciprocal easement agreements in place including a shared parking agreement. We are in receipt of your Board Engineer's review letter the initial date being June 15 2023 as revised on July 18, 2023. Aside from the single variance we are requesting with relation to number of wall signs, we can comply with all comments in the letter

MR. HEINOLD: He swears in Mr. Atkins.

MR. ATKINS: Applicant's Engineer and Planner.

MR. BARBADORO: He deemed the Application complete.

A MOTION IS MADE BY MR. SNYDER seconded by Ms. Lamon to deem the application complete. ROLL CALL VOTE: Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Segrest, Mr. Snyder, Ms. Woodington, Mr. Roadside and Mr. O'Connor, no opposed, motion passes.

MR. ATKINS: He presented the following Exhibits:

Exhibit A-1 – Aerial of Site

Exhibit A-2 – Site Plan dated July 24, 2023

Exhibit A-3 – Elevation of the Freddy’s Restaurant dated March 30, 2023

MR. ATKINS: He explained the Exhibits to the Board. They are proposing a 2,788 square foot Freddy’s Steakburgers Restaurant. He advised that there are ninety seats total. Sixteen seats are outdoor on the front patio. There is a drive through lane. The bypass lane will be signed and striped as necessary to act like a fire lane as well. He reviewed the parking and paving.

MR. O’CONNOR: He asked if there was outdoor dining.

MR. ATKINS: In the front of the restaurant, there is a 16 seat patio.

MR. O’CONNOR: He asked if there were going to be bollards.

MS. WERNER: We have an architectural rendering. If you are not satisfied with what is there, we will work as a condition of any approval with the Board’s Professional.

MS. WERNER: We are seeking one variance tonight in relation to the sign. Can you confirm that this application doesn’t trigger the need for any variances?

MR. ATKINS: The Redevelopment Plan allows for up to three wall mounted signs in the Redevelopment Zone. Freddy’s Steakburgers has a total of six. He described the signs and the location of the signs to the Board.

MS. WERNER: She referred to the handling and storage of used cooking oils and the grease.

MR. ATKINS: Grease and oil (inaudible) are stored inside the building. They have a service that refills clean oil and pumps out the used. There are no outside containers.

MS. WERNER: She asked Mr. Atkins to confirm that there are no design waivers as part of this application.

MR. ATKINS: That is correct.

MS. WERNER: She referred to the Planning Board Engineer’s review letter. Are you in agreement with my statement that we can comply with all of the comments contained in the letter?

MR. ATKINS: That is correct.

MR. HEINOLD: He swears in Mr. Bowman.

MR. BOMAN: He is the Contract Purchaser of the property. He thought Freddy’s Steakburgers would be a great fit for the Community. He spoke about their food products and hours of operation.

MR. MINTON: Since this is part of a Redevelopment Plan, the architectural review goes to the Governing Body.

MS. WERNER: The original Redevelopment Agreement was with the owner of the property. The Redevelopment Agreement as it relates to this property has been assigned to Cinnaminson

Steakburgers. They are the named Redeveloper of this property and they are party to the Redevelopment Agreement inclusive of all amendments thereto specifically relating to this property.

MR. HEINOLD: He asked about the lighting.

MR. ATKNS: He referred to Exhibit A-2. He gave an overview of the lighting.

MR. BARBADORO: He asked about the mechanical equipment.

MR. ATKNS: The mechanical equipment is on the roof. The trash enclosure is identified in the rear. He spoke about the trash pickup.

MR. BOMAN: He spoke about the trash pickup.

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

A member of the public asked to see the rendering of front.

MS. WERNER: She showed the rendering to the member of the public.

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

The Board wants the Planning Board Engineer and the Applicant's Engineer to work together regarding the patio area.

MS. WERNER: We will pay the non-residential development fee.

A MOTION IS MADE BY MR. ROADSIDE seconded by Ms. Lamon to approve Case #2302 with Cinnaminson Steakburgers for Amended Preliminary and Final Major Site Plan – 1107 Route 130 South, compliance with the Planning Board Engineer's review letter as noted on the record, resolution of the bollards or other safety mechanisms relative to the outdoor seating area, resolution of the plantings with the Board Engineer Architect, architectural plans will be submitted to the Governing Body for approval and compliance with the COAH Fee for State Statute. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. Minton, Mr. Segrest, Mr. Snyder, Ms. Woodington, Mr. Roadside and Mr. O'Connor, none opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Woodington to approve the Resolution for Case #1803 - Resolution of the Planning Board of the Township of Cinnaminson Granting Final Subdivision Approval to Harold and Judith Zimmerman – 217 North Forklanding Road, Block 2003, Lot 19.06. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. Minton, Ms. Woodington, Mr. Roadside and Mr. O'Connor, Abstain, Mr. Segrest and Mr. Snyder, none 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 MS. LAMON seconded by Mr. Roadside to approve the Regular Meeting Minutes for June 13, 2023. VOICE VOTE: ALL AYE, no opposed, motion passes.

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, none opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

August 22, 2023

Respectfully submitted

Patricia Rucci
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