

PLANNING BOARD
REGULAR MEETING
June 25, 2024

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 28, 2024 and in the Courier Post on January 30, 2024. 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. Lamon, Mr. Minton, Mr. O'Connor, Mr. Shallow and Mr. Roadside.

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

MR. HEINOLD: Oath of Allegiance – Kevin Shallow.

MR. O'CONNOR: Case #2004B – Bajwa Enterprises, LLC – Amended Site Plan and Sign Variance Approval – 2601 US Route 130, Block 702, Lots 23 and 24.

MR. BURNS: The Applicant is requesting Site Plan Waiver and Sign Variance Approval related to minor modifications. The property is located at 2601 Route 130, Block 702, Lots 23 and 24. We need sign variances. We are proposing some interior modifications to the property. There was a previously approved 32 seat Subway Restaurant. That will be eliminated. There will be no interior seating. They are proposing three separate counter service restaurants. A Jimmy John's, Nanu's Hot Chicken and Spice Indian Cuisine. It will be all counter service. We have to modify signage to allow for identity of three restaurants. We are eliminating the sign for the Subway Restaurant. He reviewed the signage and variances with the Board.

They received the Planning Board Engineer's review letter. They can comply with the terms and conditions of the Planning Board Engineer's review letter.

MR. HEINOLD: He swore in Dil Bajwa and Dmitry Kipervas.

DMITRY KIPERVAS: All State Sign Representative.

MR. BURNS: The statements I made were true to the best of your knowledge.

MR. KIPERVAS: Yes.

MR. BURNS: We reviewed the Engineers review letter dated June 7, 2024 tonight before the hearing.

MR. KIPERVAS: Yes.

Mr. Burns and Mr. Kipervas: They discussed the signs.

MR. O'CONNOR: You are doing this for visibility from the roadway and aesthetics.

MR. BAJWA: Yes.

MR. O'CONNOR: He referred to Sign #2.

MR. BURNS: The Pilot sign has been eliminated.

The Board and the Applicant reviewed the signage.

MR. MINTON: He asked Mr. Bajwa if there was no sign between the car wash and the building.

MR. BAJWA: No.

MR. BAJWA: We have two different counters. Jimmy John's has a separate counter and Spice Indian Cuisine and Nanu's Hot Chicken they have a separate counter.

MR. MINTON: Will Jimmy Johns still have the drive through?

MR. BAJWA: Only for Jimmy Johns.

MR. BAJWA: S Corporate offices on second floor

MR. BARBADORO: He requested that the plans get modified to show the 10 foot (inaudible).

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 Site Plan Approval and Sign Variance as set forth in Mr. Barbadoro's letter and Report to the Board as well the representations made here on the record this evening and that such actions shall be granted and granting the variances contained therein. ROLL CALL VOTE: Ms. Lamon, Mr. Minton, Mr. Shallow, Mr. Roadside and Mr. O'Connor, no opposed, motion passes.

MR. MINTON: He gave the Board an overview for 299-307 US Route 130, Block 1403, Lots 25-28 – Revisions to Minor Subdivision and administrative field changes as required by the New Jersey Department of Transportation.

A MOTION IS MADE BY MR. ROADSIDE seconded by Ms. Lamon to approve Regular Meeting Minutes for April 9, 2024. ROLL CALL VOTE: AYE, Ms. Lamon, Mr. Minton, Mr. Shallow and Mr. Roadside, Abstain, 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.

MR. MINTON: He updated the Board on future matters for the Planning Board Meetings.

A MOTION IS MADE BY MS. Lamon seconded by Mr. Shallow to adjourn the meeting.

VOICE VOTE: ALL AYE, none opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

July 23, 2024

Patricia Rucci
Patricia Rucci