

**WINSLOW TOWNSHIP
PLANNING BOARD MINUTES**

JANUARY 17, 2019

The Regular Meeting of the Winslow Township Planning Board was called to order Thursday, January 17, 2019 at 7:00 P.M., Planning Board Chairperson Tim Mead presided.

PLEDGE OF ALLEGIANCE:

All present pledged their allegiance to the flag.

ROLL CALL:

MAYOR BARRY WRIGHT	ABSENT
TERRANCE MITCHELL	PRESENT
COMMITTEEMAN CHARLES FLAMINI	PRESENT
TIMOTHY MEAD, CHAIRPERSON	PRESENT
MICHAEL PASSARELLA	ABSENT
JOHN HOLROYD, VICE CHAIRPERSON	PRESENT
FELIX ACEVEDO	ABSENT
FATMATA KABIA	PRESENT
LAVONYIA MITCHELL	PRESENT
MARIA PARZANESE	PRESENT
JOANN WATERS (ALTERNATE #1)	ABSENT
JOANN GARVEY (ALTERNATE #2)	ABSENT

OTHERS PRESENT:

DEBORAH WELLS	SECRETARY	PRESENT
BARBARA HOUSEHOLDER	RECORDER	PRESENT
SHIRLEY GRASSO	SOLICITOR	PRESENT
BOB VETTESE	ENGINEER	PRESENT
JIM WINSKOWSKI	TRAFFIC ENGINEER	PRESENT

VOTE ON ATTENDANCE IN ACCORDANCE WITH CITIZENS SERVICE ACT

A **Motion** was made by John Householder and seconded by Committeeman Flamini to excuse Planning Board Members All in Favor, none opposed.

ANNOUNCEMENTS:

This meeting is being conducted in full compliance with the "Open Public Meetings Law" and notices were sent to the Courier Post, Central Record and the Inquirer. In addition, due notice was provided on the Official Bulletin Board. In accordance with the Land Use Act of New Jersey this meeting is being electronically recorded.

In accordance with Planning Board Resolution PR2019-11, all Planning Board Meetings are to begin at 7:00 PM and no new application will be started after 11:00 PM, unless extended by majority vote of the Planning Board during said meeting.

EMERGENCY EXITS:

Please be aware in the event of an Emergency, all persons in the Courtroom should exit the courtroom quickly and orderly, using the two main doors in the courtroom and then locate the nearest

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exit to safety. In addition, all cell phones shall be turned off or placed on vibrate during the Planning Board Meeting.

PUBLIC PARTICIPATION:

Each application will be open for public participation. All citizens will be sworn in and allowed five minutes to be heard unless extended by the Board.

MINUTES:

A **Motion** was made by Committeeman Flamini and seconded by and Mr. Holroyd to approve the minutes of the December 20, 2018 Regular as submitted and dispense with reading of same. A Voice Vote indicated all present in favor, no one opposed

APPLICATIONS:

COMPLETENESS AMENDED FINAL MAJOR SITE PLAN

CAROLLO, INC

ZONE: C

100 BERLIN-CROSS KEYS ROAD

BLOCK 101 LOT 1.01

Mr. Cohen the attorney for the applicant appeared along with Mr. Bruce McKenna applicant's engineer and the applicant Mr. Carollo.

Mrs. Grasso sworn in all professionals and the applicant.

Mr. Carollo described to the Planning Board all the improvements he is planning to do to the building. He is planning to put a new roof, new brick façade and new windows. He will be using the end unit as a pizzeria / restaurant. Mr. Carollo states he owns 26 places in Winslow Township, Washington Township, Main Street Moorestown, Franklinville and various other locations.

Mr. Cohen explained that the application is to add 22 parking spots and to change the circulation pattern around the building.

Mr. Vettese reviewed his completeness letter dated January 9, 2019. Mr. Vettese would like a tentative lighting plan. Mr. Vettese stated that he feels there is sufficient information to deem the application complete. Mr. Winckowski has no objection to not requiring a traffic impact statement.

Mrs. Grasso a motion would be in order to deem the application complete for block 101 lot 1.01 and waive checklist items 49, 68, 85, 86, 87, and 57, 72, 74 & 77 with the exception that if the Winslow Township Planning Board may need some additional elevations if the basin is expanded and additionally a tentative lighting plan will be submitted to the Planning Board Engineering and subject to his review and approval.

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Also, the applicant agrees to comply with all the terms and conditions of the ARH completeness review letter dated 01-09-2019.

A Motion to deem the application complete as summarized by Mrs. Grasso was made by Committeeman Flamini and seconded by Mr. Holroyd. A Roll Call Vote indicated the following: Committeeman Flamini, yes; Mr. Holroyd; yes, Mrs. Mitchell, yes; Mrs. Parzanese, yes; Ms. Kabia, yes; Mr. Mitchell, yes; and Mr. Mead, yes.

**AMENDED FINAL MAJOR SITE PLAN
CAROLLO, INC
100 BERLIN-CROSS KEYS ROAD**

**ZONE: C
BLOCK 101 LOT 1.01**

Mrs. Grasso stated all witnesses are all still sworn in.

Mr. Cohen called on the design consultant, Bruce R. McKenna, Engineer.

Mr. McKenna describe the plan to the Board. Mr. McKenna informed the board that Mr. Carrollo wants to renovate the building, he wants to increase the parking as well as change the traffic flow. The entrance on Berlin Cross keys Road will be right in right out only and will have the traffic circulation go around the building and accommodate access onto Watsontown New Freedom Road. Mr. McKenna has had discussions with the Camden County they are in in favor of the relocation of the driveway entrance on Cross Keys road along with the adjusting the curb taper to accommodate the deceleration lane. We will increase parking spaces from 30 spaces to 52 spaces and allow for complete circulation around the building. This property is connected to the sewer line, and the intention of the applicant is to incorporate a grease trap into that line as part of the restaurant improvements. Also, the trash enclosure will be reconstructed to allow for better access. The increase in paving requires the applicant to address the additional stormwater runoff into the basin. The basin currently functioning and the soil testing produced an excellent infiltration rate of 20 inches per hour.

Mr. Vettese reviewed his letter dated January 9, 2019. Mr. Vettese identified the waivers being requested and also asked the applicant to provide testimony on the types of deliveries and what type of commercial establishments will be in the building. The uses will help determine how many parking spots are required. The waiver on the sidewalks along the county roads will also need county approval. Also, a request for the hours of operations and number of employees. Mr. Vettese asked the applicant to provide a tentative light plan to demonstrate that all additional parking spaces proposed will have adequate lighting.

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Mr. Winckowski asked the applicant to define the restaurant component. In addition Mr. Winckowski stated that plans like when an applicant is upgrading a site, this is when we would recommend sidewalk be installed, not on Cross Keys Road but on Watson town Road, there is an adjoining property with sidewalk that ends at this adjoining property.

Mr. Carollo stated he wants to have 65 seats at the restaurant. The current tenants will remain the same. The hours of the restaurant will be 10:00 AM to 10:00 PM Monday thru Thursday, Friday through Sunday 10:00 AM to 11:00 PM. There will be 8 employees who will park in the rear. Deliveries will occur in the rear of the building.

Mrs. Grasso stated that the applicant needs to provide an overall parking calculation to ensure there is adequate parking for the new proposed restaurant and the remaining existing uses. The plans will not be signed until this information is provided on the plan. CME is asking for a circulation plan to be submitted with the signage.

Mr. Mckenna advised the board that if he needs a variance for the sign he will come back to the board. Mr. Carollo plans to use the existing pole that is out there and just changing the base and erect a new sign that is compliant.

Mrs. Grasso a motion would be in order for an Amended Major Site Plan Final Approval with waivers granted for the site; relief to reduce the parking spaces to 19 x 18 feet in lieu of the required 10 x 20 feet. Additionally, the applicant would be granted relief from providing the required off street loading as it is an existing sight. Additionally, with regards to the sidewalks, a waiver for sidewalks would be granted however the applicant has agreed to supply sidewalks along Watson town Road only, they will work with our engineer to provide a meandering sidewalk which will satisfy the conditions of the engineer. The applicant will comply with the recommendations of the Fire department, Police department and will provide the Mayor and Committeeman Title 39 for on-site traffic enforcement and will provide onsite stop signs. The applicant shall install bollards along the rear of the building in accordance with the CME report of 1-15-2019. Additionally, the applicant shall comply with all the terms and conditions of the ARH letter of January 9, 2019. The applicant will be required to enter into a Developer's agreement with the Township of Winslow. The applicant will comply with the existing ordinances for the sign or the applicant will come back for a variance. The lightening plan will be submitted to ARH and subject to their review and approval. The stormwater maintenance plan has to be recorded with the deeds for the property.

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A **Motion** to deem the application complete as summarized by Mrs. Grasso was made by Mr. Holroyd and seconded by Mrs. Mitchell. A Roll Call Vote indicated the following: Mr. Holroyd; yes, Mrs. Mitchell, yes; Committeeman Flamini, yes; Mrs. Parzanese, yes; Ms. Kabia, yes; Mr. Mitchell, yes; and Mr. Mead, yes.

RESOLUTIONS:

PR2018-034 RESOLUTION APPROVING EXTENSION REQUEST FOR PRELIMINARY MAJOR SITE PLAN FOR CCU COMMUNITY DEVELOPMENT CORP. WINSLOW CROSS CREEK PHASE III & IV FOR Block 2903 Lot 10, P/O 12, & 13.03 E-851

A motion to approve the aforementioned resolution was made by Committeeman Flamini and seconded by Mrs. Mitchell. A roll call vote indicated the following; Committeeman Flamini, yes; Mrs. Mitchell, yes; Mr. Holroyd, yes; and Mr. Mead, yes.

PR2018-035 RESOLUTION APPROVING AMENDED PRELIMINARY & FINAL SITE PLAN TUTOR PERINI CORP, BLOCK 4402 LOT 3 E-697

A motion to approve the aforementioned resolution was made by Committeeman Flamini and seconded by Mr. Holroyd . A roll call vote indicated the following; Committeeman Flamini, yes; Mr. Holroyd, yes; Mrs. Mitchell, yes; and Mr. Mead, yes.

MOTION TO ADJOURN

A **Motion** was made by Mr. Holroyd and seconded by Mr. Mitchell to adjourn the meeting. A Voice Vote indicated all present in favor.

APPROVED BY:

Deborah Wells
Planning Board Secretary
Township of Winslow

A tape of this meeting is on file in the Planning Board Office for 1 year. The minutes are intended to reflect the basic of comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.