

**MINUTES**  
**MAPLE SHADE PLANNING BOARD**  
**JULY 24, 2019**

The regular meeting of the Planning Board was called to order by Chairman Joseph Dugan.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

**Roll Call:**

Present: Justin Bennett  
Joseph Dugan, Chairman  
Charles Kauffman  
Teresa Porrini  
Heather Talarico  
Claire Volpe  
Robert Wilt

Frank Troso, Alt. 1

Absent: Angelo Spinelli

Also Present: Stephen J. Boraske, Esq., Solicitor  
John Cantwell, P.E., P.P., C.M.E., Engineer  
Kevin Rijs, Community Development Director

**New Business:**

**Maple Shade Board of Education: High School, parking lot improvements S. Clinton Ave. Conformance with the Master Plan in accordance with Capital Project Review, per N.J.S.A. 40:55D-31.**

Beth E. Kenderdine, PE, Edwards Engineering Group, Inc.; Richard Winter, Board of Education; Scott Weitz, New Road Construction Management, sworn in by Attorney Boraske.

Presentation by Ms. Kenderdine. Proposal is for a 40-stall parking lot (including two ADA parking spaces) on a rectangular piece of land next to an existing playground across from high school. Driveway lines up with existing parking lot at MSHS. Buffers are dictated by Ordinance, and a stormwater management basin will be installed in order to mitigate initial runoff from parking lot.

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Per Board Engineer, crosswalk initially proposed across South Clinton Avenue has been shifted to the intersection of Frederick & South Clinton Avenues. There has been good feedback from the neighbors. Proposed buffer of evergreen trees behind lot and lighting of the lot. Lights will be kept at 15' high so concentration is on the parking lot with very little spillage over property line. PSE&G is installing fixtures.

**Mr. Cantwell:** Planning Board has limited authority (since presentation is by Board of Education). Suggested shields on outside of lighting; however, PSE&G does not provide for shields. 0 – 0.2 foot-candles along property line. Glare may be a problem. Mr. Cantwell suggested that evergreens be 10' apart instead of the proposed 15'. Discussion of stormwater management. Will be a basin with no standing water. Overflow will go to existing storm drain system.

**Public:** None. Motion to Close Public Portion: Porrini/Talarico. All In Favor.

**Board:** Questions regarding ponding, existing trees, and traffic problems.

Motion to Approve: Kauffman/Volpe. Roll Call: All Approve.

**301 East Main Street – Block 55, Lot 20; Trevor Wing; P-19-8**

**Zone: Downtown Business (DB) Existing Use: Vacant barber/beauty shop**

**Proposed Use: Retail sales of handmade leather goods produced onsite**

**Application: Change of Use Site Plan Waiver**

Trevor Wing, Applicant; Lawrence Mesarick, General Partner, sworn in by Attorney Boraske.

Hand-made leather bags/wallets. Currently outgrowing space. Does limited sales through EBay, Etsy. Currently will use space as a workshop; future plan is to open a small section for retail and teaching classes. Leasing large, main room downstairs. Initially, no employees/inconsistent hours. Full-time job is with EMS (First Aid Squad).

**Board:** None.

**Mr. Cantwell review.** Square footage: 532'. All non-retail activity shall be effectively screened from sales display area.

**Public:** None. Motion to Close Public Portion: Volpe/Kauffman. All In Favor.

Motion to Approve: Volpe/Talarico. Roll Call: All Approve.

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**Old Business:**None.

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Motion to Approve: Porrini/Kauffman. All In Favor.

**Reports:**

**Solicitor: Resolutions**

**2019-PB-8: 461 Rt.38 W Suite E. – Block 144; Lot 18; Versi Vino, LLC**

Motion to Approve: Porrini/Troso. Roll Call: All Approve.

Eligible to Approve: Justin Bennett            Teresa Porrini  
   Joseph Dugan            Claire Volpe  
   Charles Kauffman       Frank Troso

**2019-PB-9: 103-119 W. Main St. – Block 64; Lots 1; 2; 3; 4; 5; & 8; Barrons Urban Renewal**

Motion to Approve: Troso/Second. Roll Call: All Approve.

Eligible to Approve: Justin Bennett            Teresa Porrini  
   Joseph Dugan            Claire Volpe  
   Charles Kauffman       Frank Troso

**2019-PB-10: 2081 Rt.73 South – Block 193; Lot 6; Tesla Inc.**

Motion to Approve: Volpe/Kauffman. Roll Call: All Approve.

Eligible to Approve: Justin Bennett            Teresa Porrini  
   Joseph Dugan            Claire Volpe  
   Charles Kauffman       Frank Troso

**Engineer:**None.

**Community Development:**None.

**Adjourn.**

Motion to Adjourn: Troso/Talarico. All In Favor.