

Meeting: Zoning Board of Adjustment
Date: August 14, 201, 7:30 P.M.

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act
- IV. Roll Call

Member	Present	Absent
Angie Santori	X	
John Zaradnick	X	
Karen Radie	X	
Lu Valentino	X	
Steve Schmidt		X
Michael Bimmer, Vice Chair		X
John Gee, Jr., Chair	X	
Richard Borden, Alt 1	X	
Dawn Sadlowski, Alt 2	X	

V. New Business:

1. **120 West Main Street** – Block 117.01, Lot 9; Liat Mendelby; P-19-9
Zone: Downtown Business (DB) Existing Use: Dry Cleaner
Proposed Use: Laundromat cafe
Application: Interpretation and if determined necessary use variance. Change of Use Site Plan Waiver.

Applicant Liat Mendelby sworn in by Mr. Kingsbury.

Applicant handout to board – floor plan and site photos.

Mr. Gee – there is an interpretation that a dry cleaner is a Laundromat. Mr. Rijs discussion that there are other zones in town that permit dry cleaners and/or Laundromats and that the application was originally processed as a planning board application but moved to the Zoning Board after initial review by the Board Planner Mr. Cantwell – the applicant has advertised for an interpretation and use variance if determined necessary. John Cantwell – This zone permits only dry cleaners but does not list Laundromats. Since Council took the time to allow both in other zones but not this zone, it can be interpreted that a use variance is needed for this zone as council did not add Laundromats specifically as a permitted use – Mr. Kingsbury and Mr. Gee if it is not permitted than it is not allowed and a use variance would be needed and since a Laundromat is listed elsewhere in the ordinance in other zones it is not specifically allowed in the Downtown Business zone. Dry cleaning customers tend to drop off items whereas Laundromat customers tend to stick around so parking is an issue/difference between the uses.

Applicant presentation: Liat M., the former use for the property was a dry cleaning business that cleaned clothes both on and offsite and used more regulated strong chemicals that require oversight for disposal – whereas a Laundromat uses more friendly chemicals that do not require the same oversight – seven electric washing machines are proposed (ref. handout) no overload of parking demand – back of the building provides spaces for up to 5-cars – main street at least 2 spaces and there is the municipal lot further down (where she will park her car). Access to the parking at the rear of the applicant building is from an municipal alley. Mr. Gee: All Main

Street businesses have access to use Main Street parking and the municipal lot – if you were to count and propose to use the parking behind your building it may need to be improved which would be a cost (lighting etc.), but you may want to not designate that area for parking as you are entitled to use Main Street and the municipal lot.

Board discussion: Mr. Zaradnick discusses the existing coin operated Laundromat on Main Street – has been there 10-15 years. Did that Laundromat get a variance? Ms. Radie: May be at the time there was a different master plan or zoning ordinance. Mr Gee: Kevin are you aware of changes to ordinance with regard to Laundromats on Main St? Kevin: No not specifically to Laundromats but since my time working with Maple Shade I am aware that on at least 2 occasions the Downtown Business zone regulations have been freshened up. Mr Zaradnick: We just don't know if that other Laundromat needed a variance – if they didn't then this application should not needed one either – Mr. Gee – but we don't know that for sure. Mr Borden: Liat you provided testimony that the prior use onsite was a dry cleaner. Liat: Yes. Mr. Gee: Even if the prior owner did some Laundromat business there without a permit that doesn't mean it can continue – you can continue dry cleaning but not Laundromat. Liat: They did do cleaning onsite, those chemicals were in use onsite and that a Laundromat is a better use. Mr Gee: But if we were looking at your application in terms of chemicals that may be applicable – but we are looking at the difference between the old use and proposed use – but the question has to do more with parking than anything else. Parking is available on street and off site. Mr Cantwell: Prior to voting numbers and special reasons and positive and negative criteria – 7 members present. Mr.Kingsbury: You don't need 5 votes for the interpretation – just the majority vote. Mr. Gee: But if the interpretation says that a use variance is needed then 5 of 7 votes will be needed to approve a use variance. Mr. Kingsbury: That is correct. Mr. Zaradnick: I don't believe the Laundromat that is existing on Main Street right now is a Laundromat cafe Mr.Gee: It is not. Mr Zaradnick: Are we saying interpreting Laundromat or Laundromat cafe? Mr. Gee: Laundromat. Mr Gee: And if we get past that, then we will have Mr. Cantwell present his review his letter regarding the Laundromat cafe. Mr. Gee: Anymore questions from the board if not then I will be looking for a motion. Mrs. Radie: Motion that a use variance is needed. Mr. Gee: This is a majority vote.

Vote on interpretation that a Laundromat cafe needs a use variance.

Member	Motion	Second	YES	NO	Absent
Santori			X		
Zaradnick				X	
Radie	X		X		
Valentino		X	X		
Schmidt					X
Bimmer, Vice Chair					X
Chairman Gee			X		
Richard Borden, Alt 1				X	
Dawn Sadlowski, Alt 2				X	

Move to use variance presentation by applicant. Applicant advertised for a use variance.

Use variance presentation by applicant Liat: Floor plan presented by the applicant. The top is main entrance – around either side as you walk in is the lounge – the very back wall are the washing machines – the left wall are the dryers, there are 3 smaller ones that are double stacked and one big one (7 total). There are 6 regular washers and 1 big one as everyone likes to wash their comforters in the big one (7 total).

Mr. Gee: Would you like to tell us about the cafe? Liat: We will have cappuccino, lattes, coffee – coffee area will be separated with a wall to reduced noise from washers. All electric machines – the County health department Susan wanted the sink that is shown – if you look at the prep room Susan from the County Health

Department wanted the 3 x compartment sink. In the coffee section a fridge is shown for brought in cakes and muffins sold by the slice or unit. There will be no cooking onsite. There will be no food prep onsite everything will be bought in – the only thing made onsite will be the coffee.

Chairman Gee: Prior to going to Johns review letter doe the board have any questions? Board Member: Will you sell coffee to the public if they are not using the machines? Yes – but I expect that if they buy coffee they will not stick around. Mr. Gee: They might if the seats are comfy. Board Member: So it really is like two businesses a cafe and a Laundromat. Board Member: Will you have wifi. Liat: Yes. Board Member: Then they will be staying. Liat: hen they better be buying, I do expect to have 3-5 customers at one time. I only expect customers to be onsite for 2 hours – 1hr for wash and 1hr for dry. Mr. Gee: Do you think there is enough business in the area to support 2 Laundromats? Liat: Yes, there are lots of apartments in Maple Shade and that is one of the reasons I chose this town – I will be targeting them. Mr Gee: What are your hours of operation? Liat: 8AM-8PM. Board Member: 7 days a week? Liat: Yes. Mr Gee: Any questions from the Board? Mr Kingsbury: coin or card operated? Liat: Coin. Brief discussion on coin versus card machines. Mr. Zaradnick: Is just one restroom proposed and is that enough and will it be ADA compliant? Mr. Cantwell: I don't think there are any restrictions for bathroom in this the code – the construction code official will have to determine. The code official will have to make the decision. Ms Radie: Trash management, how will it be handled? Liat: i will remove the trash off premises. Ms Radie: There is a 2nd level apartment correct? Liat: Yes that is correct. Ms Valentino: Will you be on the premises 12hrs a day or will there be an employee onsite? Liat: No employee – just me. Mr. Gee: Kevin, when I am walking along Main Street on trash collection days – many of the businesses are placing overflowing containers out on Main Street for collection - is there any restriction from a business using our pickup from our trash pickup? Kevin: Commercial entities should be having their own haulers picking up their own trash. Ms Radie: One of the businesses has what appears to be a dumpster in the back. General board discussion. Liat: 7 and 7 washers and dryers. Board: You may need more dryers. Ms Radie: Orth has its own dumpster. Kevin: The restaurant has its own dumpsters and recycling.

Mr. Kingsbury: How many employees does the coffee shop have? Liat: Just me, one.

Chairman Gee: Mr. Cantwell: Review letter July 30, 2019.

Mr. Cantwell: Use variance 2 prong proofs – 1st prong special reason positive criteria testimony needed. How will this carry out the purpose of zoning and improve the community. Is it proving more services, is it providing benefits for diversity retail services if not the other testimony would be for a hardship. Liat: The new business does provide new retail diversity to the township and in NJ there is no Laundromat cafes, the Laundromats that I have visited in the area aren't as nice as I am providing and do not provide as many comfortable amenities, I am providing a unique coffee and muffin experience to residents of the many apartments. John Cantwell: The negative proofs needed to be addressed – I expect the may issue will be parking that will need to be addressed. Liat: The lady who lives upstairs parks in the driveway between the art building and her building. Mr. Gee and Mr Cantwell: general discussion on parking dimensions. 3-4 parking spaces available onsite. The parking that may be provided behind the building is not being used to accommodate onsite parking as it may need to be improved. There is parking on Main St. and in the municipal lot the if the board finds adequate that should be sufficient. Mr. Cantwell: The applicant should be aware that the Barrons building is coming in across the street at some point. Mr. Cantwell: Positive is strait forward the negative is up to the board. Mr. Cantwell: Review letter July 30, 2019. The floor plan has been provided and done quite well - restatement of hours and customer numbers; and highlighting available area parking. The ordinance requires one off-street parking space for each machine. 7 people is the max Mr.Cantwell can see onsite at one time – 7 parking spaces may be needed or a variance if the board is not satisfied that offsite parking is adequately available. Will there be deliveries to the site? Liat: No. A small truck may do occasional deliveries. Ms. Radie: Question on building access. Liat: There is access for the apartment from Main St. as is the access to the Laundromat cafe. Mr. Cantwell: All food is being brought in and not made onsite so we don't need to worry about grease traps. I have no idea how much water use will be – you should contact water and

sewer department. Liat: I have spoken to James Reilly and he said no additional connection fees and that it is not going to be a burden. I got the ok from him. Mr Cantwell: Waste should be removed. Is signage proposed? Liat: We will replace the old sign and there will be no other improvements to the exterior. Mr. Cantwell: Will the back of the site be cleaned up? Liat: The rear has already been cleaned up – there might be some more tidying needed though. Mr. Cantwell: That’s my report board decisions on the negative and on site plan waiver which I don’t have an objection to if you decide there is sufficient parking. Mr Gee: Restates. Mr. Kingsbury: When you are voting on the use variance you are voting on the combination of the 2 uses. Mr. Gee: The motion if it were so moved would waive the site plan and the ordinance for parking, if determined by the board no additional onsite parking is needed (as Main Street and municipal lot parking is available). Mr. Cantwell: Recommendation regarding a limit on the number of machines. Mr Gee: Befroe we limit the business before it gets started – let’s ask the owner how she sees her future – Liat do you see needing more machines? Liat: I don’t. Mr Gee: If the board placed a limit it would be based on the number of machines presenting. Do you want to project for the future that you would grow no more than 20% of what you now are? If a motion is made, it may include waiver of the site plan and that parking can be met offsite, and up to 20% growth.

Open to the public for comments. No Comments. Public comments closed.

Vote to approve use variance.

Member	Motion	Second	YES	NO	Absent
Santori			X		
Zaradnick			X		
Radie				X	
Valentino			X		
Schmidt					X
Bimmer, Vice Chair					X
Chairman Gee			X		
Richard Borden, Alt 1	X		X		
Dawn Sadlowski, Alt 2		X	X		

Chairman Gee, application is approved, there is 45-day right of appeal and you have 6-months to act on the application. Ms. Radie loves the idea of a cafe – but believes a Laundromat would be better suited to a side street.

VI. Minutes

1. July 10, 2019

Motion to Approve: Gee/Zaradnick. All In Favor.

Miscellaneous:

1. Reports:

a. Solicitor:

b. Resolutions:

2019-ZB-13: 325 W. Mill Rd. – Block 137; Lot 2; The Palace Associates LLC, Solar

Member	Motion	Second	YES	NO	Absent
Santori			X		
Zaradnick					
Radie	X		X		
Valentino		X	X		
Schmidt					X
Bimmer, Vice Chair					X
Chairman Gee			X		
Richard Borden, Alt 1			X		
Dawn Sadlowski, Alt 2					

2019-ZB-14: 128 High St. – Block 4; Lot 5; James Moyer

Member	Motion	Second	YES	NO	Absent
Santori			X		
Zaradnick		X	X		
Radie			X		
Valentino					
Schmidt					X
Bimmer, Vice Chair					X
Chairman Gee			X		
Richard Borden, Alt 1	X		X		
Dawn Sadlowski, Alt 2			X		

2019-ZB-15: Fox Meadow Apartments - Block 172; Lots 1, 1.01, 1.02, 1.04; Recreation Improvements
 Attorney Kingsbury to make revision to require the installation of 2 x basketball courts instead of the option to install. Mr. Kingsbury will pass revision to Kevin.

Member	Motion	Second	YES	NO	Absent
Santori		X	X		
Zaradnick	X		X		
Radie			X		
Valentino					
Schmidt					X
Bimmer, Vice Chair					X
Chairman Gee			X		
Richard Borden, Alt 1			X		
Dawn Sadlowski, Alt 2			X		

Once around: Ms Radie mentions the public at the back of the room are having trouble hearing what the board members are saying during the meeting. Please speak into the microphones. Ms. Dawn – when watching the meetings at home on TV you cannot hear the meeting. Mr. Gee will bring sound volume on TV up to Council, but this is an old problem. Mr. Borden – cameras and sound system need to be addressed.

c. Engineer

d. Community Development

2. Adjourn.

Motion to Adjourn: Gee/Santori. All In Favor.