

**Planning Board
May 26, 2021
Draft**

Meeting: Planning Board

Date: May 26, 2021, 2021 Re-Organization

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

Member	Present	Absent
Justin Bennett	X	
Maryanne Constantine	X	
Thomas Mastrangelo	X	
Robert Wilt	X	
Susan Danson, Twp Mgr	X	
Deputy Mayor Nunes	X	
Mayor Nelson Wiest	X	
Vice Chairman Teresa Porrini		X
Chairman Joseph Dugan	X	
Fred Turek, Alt #1		X
Rob Wells, Alt #2	X	

V. New Business: 2941 Route 73 South-Block 150; Lot 19.06;
Ammas Food Creations, LLC; P-21-02
Zone: Downtown Business (BD)
Existing Use: Currently Vacant. Most recent use was retail space.
Proposed Use: Restaurant
Application: Change of Use.

Attorney Dale T. Taylor presented the Application:

Managing Member Sathish Varadhan was sworn in by Twp. Solicitor Boraske.

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Attorney Taylor is seeking relief from Code 205.33. He testified that the Applicant met with the Site Plan Committee. The Sub Committee's suggestion was to apply for the parking Variance.

There are currently 63 parking spaces for the entire Complex that has 5 Stores. 2 of which are currently occupied.

Ammas Food Creations currently has a lease agreement with the owners of the property.

They currently operate two other restaurants, one in Philadelphia and one in Voorhees.

The vacant healthcare front is where Ammas had leased to rent. They plan on using the door on the far right for their entrance. There is a vestibule there for waiting time.

They plan on adding a 30'x10' walk-in cooler to the rear of the building. This would be designed to look like the existing building.

The owners of the property are in discussions for a possible hair salon.

Attorney Taylor is looking for Feedback on an Outdoor Dining Area. Board Members felt that was a discussion for another time.

Construction of the interior was happening until the Parking Issue Came up.

Chairman Dugan asked several questions that were answered by Sathish Varadhan.

1. Number of Employees- 8
2. Number of Tables- 35
3. Capacity Limit- 110
4. Hours of Operation: 10 am to 10 pm 7 days a week.

Chairman Dugan asked Board Engineer McNulty to go over his Review Letter.

Board Engineer McNulty stated that 43 spaces are needed based on 7 employees.

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This would be 63% of the available parking for just the restaurant. The result is 12 parking spaces short of Code.

The Walk-in Box should Blend in with the rest of the façade.
Accessibility to Walk-in would be from the outside. Engineer suggests an awning over the walkway.

ADA Capability is very easy to accommodate. No ramps are needed. Easy transition from asphalt to doors.

Trash and Truck Deliveries: The Dumpster area is recessed into hillside. The Dumpsters sit on Gravel and are not gated. It is the recommendation of Engineer that an aerial photograph showing the accessibility of Waste Removal, Fire Trucks and Delivery Trucks.

Sign Package? Attorney Taylor stated that Ammas would conform to all sign ordinances.

Maintenance of Grease Trap and Inspections: Must conform with Health Dept. Deputy Mayor Nunes asked if Approvals had been gotten from the Health Dept.? This was not marked on the Application?

Chairman Dugan asked Board Members for questions.

Mayor Wiest: Trash Dumpsters need to be fenced in and on pavement, not gravel. Why are there no plans for this?. Attorney Taylor said because of the hill surrounding the Dumpster, they felt this was better than gates. Attorney Taylor said he would ask the property owner about paving the Dumpster Area.

Mayor Wiest would also like to know what type of Trucks would be delivering Food Supplies to the Restaurant? Mr. Varahdan stated only small delivery trucks and a lot would be picked up by employees.

Chairman Dugan opened the meeting to the General Public. No comments
A Motion to Close Public Portion was made by Deputy Mayor Nunes, second by Ms. Constantine, All Approve

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Board Attorney Boraske explained the Motion: It would be for a Site-Plan Waiver, Parking Space Variance (12 Short), and Change of Use.

Mayor Wiest would like something stating that this parking Variance would impact future Tenants of the Complex.

Board Engineer asked for the record; will there be additional seating in the Buffet Room? Attorney Taylor stated, not at this time.

Chairman Dugan remarked on the Outside Dining Area. He is not comfortable with this and it really isn't feasible at this location.

Board Attorney stated a Condition of Approval would include compliance with the Board Engineer's Review letter and an aerial photo or equivalent of.

Board Secretary Glenn Carter also added stipulations:

1. Refrigerator Box to match Façade.
2. Box Location must conform with Accessibility of Fire trucks, and Waste Removal Vehicles.
3. The Trash Enclosure must adhere to Code and must include an Asphalt Base.
4. The Grease Trap must comply with Municipal Code.
5. The Sign Package must conform with Municipal Code.

Attorney Taylor asked if construction could reconvene?

Board Secretary Carter stated that no CO, CA or CCA would be granted until conditions are met.

A Motion to Grant Approval was made by Deputy Mayor Nunes, second by Mr. Bennet, All Approve

VI. Old Business:

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a. Resolution:

P-21-01 Block 127 Lot 9 Change of Use

A Motion to Accept was made by Mayor Wiest, second by Deputy Mayor Nunes, All Approve.

VII. Minutes: April 28, 2021

A Motion was made to accept by Mr. Mastrangelo, second by Deputy Mayor Nunes, All Approve

VIII. Adjourn:

A Motion to adjourn was made by Ms. Constantine, second by Mayor Wiest, All Approve