

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
December 10, 2019

MR. BEDNAREK: 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 bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 15, 2019, and in the Courier Post on January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau, Mr. Segrest and Mr. McGill.

Also Present: Mrs. Rucci, Secretary, Douglas Heinold, Board Attorney and Paul LaPierre, Board Engineer.

MR. BEDNAREK: Request for Extension of Approval – Richard Greco – Hilton Road, Block 1713, Lots 1 and 1.01.

MR. EHRHARDT: Attorney for the Applicant. We were coming up to the December 18th deadline to record Mr. Greco's subdivision. He reached out to John Marshall to see if the Planning Board would consider extending the approvals. He submitted a letter to identify what happened.

The stage they are at is County approval. The County contacted Mr. Ehrhardt and advised that their next meeting is 1/14/20. This application has been here before. He is asking for a 120 day extension.

Mr. Marshall does not see any issues. It is a well founded request.

A MOTION IS MADE BY MR. MARSHALL seconded by Mr. Rau to extend the deadline for 120 days beyond December 18, 2019. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. BEDNAREK: Master Plan Hearing.

MR. TOM STANUIKYNAS: Regional Planning Manager, Burlington County EDRP.

MR. DAN LEVIN: Senior Planner – CGP&H. We are back tonight to present the changes from the last Planning Board Meeting on November 26, 2019. We presented the initial Master Plan Reexamination Report. We received comments from the Planning Board and some requested edits. Mr. Levin reviewed the edits.

The Planning Board, Mr. Heinold, Mr. Stanuikynas and Mr. Levin discussed the Master Plan Reexamination Report.

MR. BEDNAREK: He opened the public portion of the meeting regarding the Master Plan review. No one came forward.

MR. BEDNAREK: He closed the Master Plan Application to the Public.

A MOTION IS MADE BY MR. RAU seconded by Mr. Marshall to approve the Master Plan Reexamination as presented with the changes. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

Mr. Heinold will prepare a Resolution for the Planning Board Meeting in January, 2020.

MR. BEDNAREK: Case #1911 – Air Gas Specialty Gases, Inc., - Preliminary and Final Site Plan – 600 Union Landing Road, Block 610, Lot 2.01

MR. GURK: Attorney for the Applicant. They are seeking Preliminary and Final Site Plan approval. The property is a little over six acres in size. They are seeking a variance for the number of parking spaces as well as an affirmation of the pre-existing side and rear yard setbacks.

MR. HEINOLD: He swears in Sam Agresta, Engineer from Stout and Caldwell, Josh LeClaire Project Manager for this Project, Sean (Inaudible) Project Engineer and Joe Mehan, Operations Manager at the Facility.

MR. GURK: Airgas is a cylinder package gas facility. It is a refill station for helium and hydrogen products. Airgas has been in Cinnaminson for Fifty Years. We are seeking to upgrade the present facility in regard to modernizing, new equipment, and replacing existing refill station and loading dock area. As part of the work, there is a need to do some concrete work. The results will be significant. There will be a significant reduction of refill tanks. Lighting and landscaping - there will be updates. This is merely an update of system that are already existing.

MR. LAPIERRE: The landscape plan is very minimal. We are suggesting additional landscaping. Floor Plans were presented. Variance – Parking Pre-existing non-conforming variances on side and rear yards and impervious coverage.

He would like to see more onsite drainage.

MR. AGRESTA: They will supply an as built.

MR. LAPIERRE: Item #23 – He is okay with the waiver.

Item #26 – No issue with drainage calculation waiver.

Item #27 - of existing utilities on the plan – No new Utilities.

Item #30 – No new roadways.

Item # 33 – Landscaping – He recommended that additional landscaping be provided – The applicant will work with the Planning Board Engineer and the Township.

Item 34 – Solid Waste Management – Mr. Agresta stated that there are two dumpsters on site. The dumpsters are emptied weekly. The dumpsters are in the fenced in compound.

Item 39 - Architectural Flor Plans – He has plans that will be submitted as part of Resolution compliance.

MR. MARSHALL: He would like the Fire and Emergency Personnel to know where things are in the building.

MR. AGREST: Absolutely.

MR. LAPIERRE: Item #41 - Buffer Areas – No new buffers proposed. We are asking for some additional landscaping.

Environmental Impact Statement - When it is a developed site, we ask for waiver. The Board was agreeable to this waiver.

A MOTION IS MADE BY MR. RAU seconded by Mr. Jones to deem the Airgas Specialty Gases, Inc. application complete. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

MR. AGRESTA: Engineer for the Applicant – Exhibit A-1 – Aerial Photograph of Existing site.

ADA up to code

Exhibit A-2 -Proposed site plan rendering

Site will be greatly cleaned up.

Exhibit A-3 - Architectural drawing of Compressor shed 22'x36'. We want everything to match.

Refill building 33'x22'.

Parking stalls - 21 or 22 spaces currently. 47 are required. They are proposing 41 spaces. We are asking for variance for 6 spaces short. Each Shift - 15 to 20 employees. Mainly employee traffic on site.

Stormwater Management – The flow of stormwater was described.

Lighting - existing lighting on site. We will reuse everything that is there. We are proposing lighting upgrades. We want the area to be well lit. The lighting plan will be updated.

Landscaping - He described the landscaping they are proposing. We will work with your Engineer and Township.

Operation Items: 15 to 20 employees. Daily trucks 11. This is a maintenance cleanup project. No increase in traffic. No proposed changes in the drainage.

MR. LAPIERRE: Parking – He questioned if he had enough space.

MR. AGRESTA: We do have the 24 foot width. It does meet requirement for aisle.

MR. LAPIERRE: Bollards – Mr. Agresta advised that they are proposing bollards. Mr. LeClaire said they are proposing guide rail.

MR. LECLAIRE: Elevated platform – There will be a truck parked on it at elevation.

MR. LAPIERRE: He reviews his letter.

General Information

Item #1 – Storage of Materials – It will be maximizing your space in storage or minimizing (inaudible).

MR. AGRESTA: Absolutely.

MR. LAPIERRE:

Item #2 – Rodent Control Plan – MR. Agresta – It is on the cover sheet. He asaid to revise to current conditions.

MR. AGRESTA: Okay

MR. LAPIERRE:

Item # B1 - You discussed truck access.

Item # B2 – There is not a need for customer/visitor parking so we are probably sufficient with the 41 spaces.

Item # B3 - Parking and Loading Area coverage. He asked for testimony

Item #B4 - Truck circulation – Mr. Agresta – He identified how the trucks will travel within site.

Item # B5 - We discussed parking along main entrance.

Item #C - Grading - They discussed.

Item # D - Storm Drainage. They discussed.

Item #E - Utilities – They discussed. No new utilities being proposed.

Item #F - Landscape Design – They are providing landscaping.

Item # G - Lighting Plan – I didn't see it as impact to neighborhood.

Item #H - Signs - No signs proposed. Mr. Agresta stated that no signs are proposed.

Item #I - Construction Details – Need to address on plans.

MR. AGRESTA: Absolutely.

MR. LAPIERRE:

Item #J - Architecture Plans are being provided.

Item #K - Environmental Impact Report Waiver. We discussed.

Item #L - Traffic Impact Statement waiver is recommended. Traffic is staying the same.

MR. AGRESTA: Correct

Item #M - Solid Waste/Recycling Report – We discussed.

Item #N - Site Safety – Added to the Plan.

MR. BEDNAREK: He referred to the loading and unloading area – I assume all the appropriate safety precautions are in place.

MR. AGRESTA: Absolutely. I spoke with Airgas. They adhere to all OSHA and Building Standards Fire Official will take a look at the plan.

MR. BEDNAREK: We do have a letter from the Fire Marshal. He is okay.

MR. LECLAIRE: A lot of bulk product comes in in liquid form. We pump that through (inaudible) vaporizers. It is a cylinder refill site. We are reducing the number of cylinders drastically.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting,

A MOTION IS MADE BY MR. MCGILL seconded by Mr. Segrest to approve the Preliminary and Final Site Plan Application, as built drainage, parking space with variance, pre-existing waiver variances, post submissions to satisfy the engineer, lighting landscaping drainage. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. McGill and Chairman Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to approve the Resolution granting Preliminary and Final Site Plan approval with Bulk Variances to Merve Realty, LLC (Ali Turker), 1503 Taylors Lane, Block 702, Lot 40. ROLL CALL VOTE: AYE, Mr. Jones, Ms. Lamon, Mr. Marshall, Mr. Segrest, Mr. McGill and Chairman Bednarek, Abstain, Mr. Rau, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Mr. Segrest to approve the Regular Meeting Minutes from November 26, 2019. VOICE VOTE, ALL AYE, Abstain Chairman Bednarek and Mr. Raul, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

Mr. Rau advised that his term will be expire at the end of the year.

The Board Members spoke about terms expiring at the end of the year.

The Board spoke about the Master Plan and the sub-committee meetings regarding the Master Plan.

The Board discussed the status of development of prior Planning and Zoning Board Applications.

A MOTION IS MADE BY MR. Marshall, seconded by Ms. Lamon to adjourn the meeting.
VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci