

DECEMBER 11TH, 2012
REGULAR SCHEDULED MEETING
OF THE
PLANNING AND ZONING BOARD

**LET THE RECORD REFLECT THAT THE MEETING
WAS HELD AT 135 ROUTE 73 SOUTH.**

CHAIRMAN

**CH. SIMONE OPENED THE MEETING WITH THE OPEN
PUBLIC MEETINGS STATEMENT DECEMBER 11TH, 2012 AT
6:30PM, FOLLOWED BY THE SALUTE TO THE FLAG.**

ROLL CALL

<u>MR. RIEBEL</u>	<u>P</u>
<u>MR. ROWAN</u>	<u>P</u>
<u>Mr. CARLAMERE</u>	<u>A</u>
<u>KELLEY MCCAULEY</u>	<u>P</u>
<u>MAYOR MAGAZZU</u>	<u>P</u>
<u>CH. SIMONE</u>	<u>P</u>
<u>MR. DEPALMA</u>	<u>A</u>
<u>MR. DEGEORGE</u>	<u>P</u>
<u>V. CH. MCHENRY</u>	<u>P</u>
<u>COUNCIL PRESIDENT</u>	
<u>MORRIS</u>	<u>P</u>
<u>MR. PANTANO</u>	<u>P</u>
<u>MR. BALISKI</u>	<u>P</u>

HARMONSON STAIRS

**SITE PLAN APPLICATION
BLOCK 2602, LOT 3
301-321 PINEDGE DRIVE**

**MR. BARRY LAZUKE IS THE ATTORNEY FOR THE APPLICANT
HARMONSON STAIRS.**

**THIS PROPERTY IS LOCATED ON THE CORNER OF COMMERCE LANE
AND PINEDGE DRIVE. THIS SITE CONTAINS AN EXISTING 29866
SQUARE FOOT BUILDING, WHICH IS PARTITIONED FOR FOUR
TENANTS. THREE TENANT SPACES ARE OCCUPIED BY ULTRA RAD
CORPORATION, SOUTH JERSEY AUTO SUPPLY COMPANY AND
ATLANTIC IRRIGATION. THIS APPLICANT HARMONSON STAIRS WILL BE
TENANT NUMBER 4 AND WILL BE IN THE UNIT CLOSEST TO
COMMERCE LANE.**

**THE APPLICANT MANUFACTURES AND FABRICATES CUSTOM
STAIRCASES AND ASSOCIATED WOOD MANUFACTURING.**

**THIS PROPERTY IS BORDERED BY NON-RESIDENTIAL ZONING, AND
THIS SITE IS CONSIDERED TO BE WITHIN THE C2-1, THE PROPOSED
USE IS PERMITTED WITHIN THIS ZONING DISTRICT.**

**MR. WILLIAM TOREZ CAME FORWARD A STATED TO THE BOARD THAT
HE IS THE OPERATIONS MANAGER FOR HARMONSON STAIRS. HE HAS
BEEN WITH THEM FOR 27 YEARS.**

MR. TOREZ PROVIDED TESTIMONY REGARDING THE NOISE OF THE VACUUM WHICH HE STATED IS SIMILAR TO NOISE OF A LEAF MACHINE AND THE NOISE WILL RUN FROM 7:30 TO 4:00 THE HOURS OF OPERATION. THERE ARE 15 EMPLOYEES AND THERE WILL NOT BE ANY OUTSIDE STORAGE.

MR. ROWAN GAVE AN OVERVIEW OF WHAT IS BEING REQUESTED BY THE APPLICANT FOR THE PROPOSED APPLICATION.

- 1. A BULK VARIANCE FOR AN ENCROACHMENT OF A PRE-EXISTING CONDITION.*
- 2. APPLICANT HAS GIVEN TESTIMONY AND REVIEWED THE ENGINEERS LETTER DATED DECEMBER 6, 2012 AND HAS AGREED TO SOME OF THE RECOMMENDATIONS OF THE LETTER.*
- 3. APPLICANT IS AGREEING TO INSTALL A TEMPORARY TRASH ENCLOSURE, TO HOUSE ALL THE TRASH FOR ALL FOUR (4) TENANTS. APPLICANT WILL INSTALL A FENCE TO SCREEN THE ENCLOSURE.*
- 4. APPLICANT IS AGREEING TO REPAIR ANY FAILURES INTO THE EXISTING PAVED AREAS.*
- 5. APPLICANT IS AGREEING TO MAKE ALL OUTSIDE LIGHTING FUNCTIONABLE.*
- 6. APPLICANT AGREES TO TOPCOAT PAVING ALONG FRONT AND SIDE OF THE BUILDING.*
- 7. APPLICANT AGREES ANY AND ALL SOUND LEVELS WILL COMPLY WITH THE STATE OF NEW JERSEY NOISE LEVELS.*
- 8. APPLICANT IS REQUESTING WAIVERS FROM CONSTRUCTION SIDEWALKS ALONG COMMERCE LANE AND PINEDGE DRIVE.*
- 9. APPLICANT AGREES WITH THE COMMENTS OF THE FIRE OFFICIALS LETTER.*
- 10. APPLICANT AGREES THAT NO OUTSIDE STORAGE IS PERMITTED.*
- 11. A USE VARIANCE IS NOT REQUIRED DO TO THE USE IS PERMITTED FOR THE ZONE.*
- 12. THE APPLICANT AGREES THAT THERE IS NO SIGN APPLICATION AT THIS TIME.*

OPEN TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY V. CH. MCHENRY AND SECONDED BY MR. DEGEORGE.

JOE CORNFORTH CAME FORWARD ASKED ABOUT THE MANUFACTURERS SPECIFICATION REGARDING THE VACUUM SYSTEM AND INQUIRED IF THE OUTSIDE TRAILER WAS SPRINKLERED AND HOW FAR AWAY FROM THE BUILDING WILL IT BE LOCATED.

*CLOSE TO THE
PUBLIC*

*A MOTION TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR.
DEGEORGE AND SECONDED BY MR. SYKES.*

MOTION

*A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR.
DEGEORGE AND SECONDED BY MR SYKES. THE MOTION WAS
CARRIED OUT BY ROLL CALL.*

IP SINGH

*152 HADDON AVENUE
WEST BERLIN
BLOCK 625, LOT 8.01*

*ATTORNEY CRAIG LARSEN CAME FORWARD ON AN INFORMAL BASIS
ALONG WITH JACK GRAVLIN WHO WILL BE THE ENGINEER ON THIS
PROJECT AND IP SINGH WHO IS THE CURRENT OWNER OF THIS
PROPERTY.*

*MR. LARSEN EXPLAINED TO THE BOARD MEMBERS THAT HIS CLIENT IS
LOOKING TO REOPEN THE GAS STATION WITH A SMALL STORE AND HE
WILL BE DOING AWAY WITH THE AUTO BODY REPAIR PORTION.*

*MR. GRAVLIN EXPLAINED THE MAKEOVER WILL BE FUNCTIONAL AND
ATTRACTIVE. APPLICANT WILL BE ADDRESSING THE FOLLOWING:*

*REPAVE THE ENTIRE SITE
PARKING
INSTALL CANOPIES FOR THE GAS PUMPS
THE EXISTING BUILDING WILL BE COMPLETELY REDONE.
REMOVAL OF THE GARAGE DOORS
SITE LIGHTING
ONE WAY PATTERN AROUND THE BUILDING.
SHED ALONG THE BACK OF THE BUILDING WILL BE REMOVED*

MASTERPLAN

*MR. RIEBEL TALKED ABOUT CHANGES TO THE PINELANDS AREA TO
REGIONAL GROWTH. STATED TO ALL BOARD MEMBERS THAT IF ANY
MEMBER S HAVE ANY COMMENTS OR SUGGESTIONS PLEASE SUBMIT
THEM. MR.RIEBEL STATED THAT AT THE NEXT MEETING HE WILL
HAVE A REPORT FOR ALL BOARD MEMBERS.*

ZONING OFFICER

N/A

PUBLIC PORTION

*A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY V.
CH. MCHENRY AND SECONDED BY COUNCIL PRESIDENT MORRIS.*

*THERE WAS NO ONE IN THE PUBLIC TO COME FORWARD. A MOTION
TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY V. CH.
MCHENRY AND SECONDED BY MR. SYKES.*

RESOLUTIONS:

N/A

ADJOURNMENT

*A MOTION TO ADJOURN THE MEETING WAS MADE BY MR.
DEGEORGEAND SECONDED BY MR. PANTANO. THE MEETING
ADJOURNED AT 8:50 PM.*

