

NOVEMBER 29TH, 2016
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. DEGEORGE OPENED THE MEETING WITH THE OPEN PUBLIC MEETINGS STATEMENT NOVEMBER 29TH, 2016 AT 5:30 PM, FOLLOWED BY THE SALUTE TO THE FLAG.

ROLL CALL

MR. RIEBEL P
MR. ROWAN A
MR. CARLAMERE P
KELLEY SHENDOCK P
MAYOR MAGAZZU P
MR. DEPALMA P
MR. DEGEORGE P
V. CH. MCHENRY A
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI P
MR. SYKES P
MRS. SIMPSON P

CHICK FIL A

SITEPLAN AND USE VARIANCE APPLICATION
CHICK FIL A
240 ROUTE 73 NORTH
BLOCK 703, LOT 11

THE ATTORNEY DUNCAN PRIME CAME FORWARD TO PRESENT THE APPLICATION. THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING, SELF-SERVE WING OF THE CAR WASH BUILDING AND DEVELOP A 4575 SQUARE FOOT, 120 SEAT CHICK FIL A RESTAURANT, BETWEEN MINCK AVENUE AND CAR WASH BUILDING.

THE OWNERS OF THE CAR WASH INTEND TO CONVERT THE "SPRINT" CELLULAR PHONE STORE, TO A DOG WASHING FACILITY. THEY STILL INTEND TO ADD A THREE BAY, SELF SERVE CAR WASH BUILDING.

CHICK FILA INTENDS TO LEASE THE PORTION OF THE LOT, WHICH THEY INTEND TO OCCUPY, FROM THE OWNER.

THE PARCEL IS LOCATED IN THE C-1 ZONE. THE PROPOSED CHICK-FIL-A IS A PERMITTED USE WITHIN THIS ZONING DISTRICT A USE VARIANCE WAS GRANTED IN THE PAST FOR THE DOG WASH. THE DESIGN ENGINEER HAS STATED THAT THE APPLICANT HAS APPLIED FOR THE USE VARIANCE DUE TO THE RECONFIGURATION OF THE CAR WASH USE ON A SMALLER PORTION OF THE LOT WITH THE REMAINDER BEING USED BY ANOTHER USER.

MR. CARLAMERE STATED THAT THEY WILL ADDRESS THE USE VARIANCE FIRST AND THEN CONTINUE WITH THE APPLICATION.

OPEN AND CLOSE TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES.

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

MOTION

A MOTION TO APPROVE THE USE VARIANCE PORTION OF THE APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL. LET THE RECORD REFLECT MAYOR MAGAZZU AND COUNCIL PRESIDENT MORRIS CANNOT VOTE ON A USE VARIANCE.

CHICK-FIL-A SUBMITTED A USE AND OPERATIONS STATEMENT

DELIVERIES:

*2-3 TRACTOR TRAILER DELIVERIES PER WEEK.
DAILY DELIVERIES OF FRESH FRUIT AND BREAD.
DELIVERIES OCCUR IN THE REAR OF THE RESTAURANT WHEN THE RESTAURANT IS CLOSED OR DURING NON-PEAK HOURS.*

SOLID WASTE:

*TRASH ENCLOSURE HAS SEPARATE GARBAGE AND RECYCLING DUMPSTERS, WITH 8 FOOT HIGH WALLS.
PICK UP IS APPROXIMATELY 3 TIMES PER WEEK.
TRASH RECEPTACLES OUT SIDE THE RESTAURANT ARE EMPTIED EVERY SHIFT TO CONTROL LITTER.*

EMPLOYEES:

*TOTAL NUMBER OF EMPLOYEES (INCLUDING PART TIME)
APPROX. 75-80.
TYPICAL NUMBER OF EMPLOYEES ON ANY GIVEN SHIFT: 12 TO 15 WITH UP TO 20 DURING PEAK HOURS.*

HOURS OF OPERATION:

*RESTAURANT AND DRIVE THRU TYPICALLY OPENS AT 6:30 AM AND CLOSES AT 10:00 PM, MONDAY THROUGH SATURDAY.
RESTAURANT IS CLOSED ON SUNDAY.*

OPEN AND CLOSE TO THE PUBLIC

A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY MR. PANTANO AND SECONDED BY MR. DEPALMA.

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

MOTION

A MOTION TO APPROVE THIS APPLICATION WAS MADE BY MR. PANTANO AND SECONDED BY MAYOR MAGAZZU. THE MOTION WAS CARRIED OUT BY ROLL CALL.

MASTER PLAN

MASTERPLAN REEXAMINATION REPORT

MATTHEW ZOCHOWSKI THE ASSISTANT PLANNER OF CAMDEN COUNTY CAME FORWARD AND STATED THAT HE HAD DROPPED OFF DRAFT COPY'S OF THE MASTERPLAN REPORT FOR THE BOARD MEMBERS TO REVIEW.

MR. ZOCHOWSKI EXPLAINED A MASTER PLAN REEXAMINATION REPORT IS A REPORT THAT REEXAMINES THE MASTERPLAN AND DEVELOPMENT REGULATIONS OF A COMMUNITY, WHICH IS REQUIRED TO BE COMPLETED AT LEAST EVERY TEN YEARS FROM THE PREVIOUS REEXAMINATION.

HE ALSO STATED THAT THE PURPOSE OF A REEXAMINATION REPORT IS TO REVIEW AND EVALUATE THE MASTER PLAN AND MUNICIPAL DEVELOPMENT REGULATIONS ON A REGULAR BASIS IN ORDER TO DETERMINE THE NEED FOR UPDATES AND REVISIONS. THIS REEXAMINATION REPORT REVIEWS THE PROGRESS OF THE MUNICIPALITY IN ACHIEVING ITS PLANNING OBJECTIVES, IDENTIFIES ANY MAJOR PROBLEMS OR SIGNIFICANT CHANGES AND CONSIDERS THE NEED FOR CHANGES IN ORDER TO ENSURE THAT THE MUNICIPAL PLAN IS CURRENT AND MEETS THE NEEDS OF THE MUNICIPALITY.

MR. ZOCHOWSKI EXPLAINED TO THE BOARD MEMBERS THAT HE BROKE UP ALL FIVE REQUIREMENTS OF THE MUNICIPAL LAND USE LAW AND TURNED THOSE REQUIREMENTS INTO CHAPTERS AND GAVE A BRIEF DESCRIPTION OF EACH CHAPTER OF EACH SECTION THAT IS REQUIRED BY THE MUNICIPAL LAND USE LAW.

- 1. PREFACE**
- 2. INTRODUCTION**
- 3. STATUTORY REQUIREMENTS**
- 4. PAST PROBLEMS AND OBJECTIVES**
- 5. EXTENT PAST PROBLEMS AND OBJECTIVES HAVE BEEN INCREASED OR BEEN REDUCED**
- 6. CHANGES IN ASSUMPTION, POLICIES AND OBJECTIVES**
- 7. MASTERPLAN AND DEVELOPMENT REGULATION RECOMMENDATIONS**
- 8. REDEVELOPMENT PLANS RECOMMENDATIONS**

MOTION

A MOTION TO ADOPT THE REEXAMINATION REPORT WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. SYKES. THE MOTION WAS CARRIED OUT BY ROLL CALL.

PUBLIC PORTION

N/A

RESOLUTIONS

N/A

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY MAYOR MAGAZZU AND SECONDED BY MR. SYKES THE MEETING ADJOURNED AT 8:05PM.

