

FEBRUARY 25TH, 2014
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 FEBRUARY 25TH, 2014 AT
5:00 PM, FOLLOWED BY THE SALUTE TO THE FLAG.*

ROLL CALL

MR. RIEBEL P
MR. ROWAN P
MR. CARLAMERE A
KELLEY MCCAULEY P
MAYOR MAGAZZU P
CH. SIMONE P
MR. DEPALMA A
MR. DEGEORGE P
V. CH. MCHENRY A
COUNCIL PRESIDENT
MORRIS P
MR. PANTANO P
MR. BALISKI ARRIVED AT 5:02
MR. SYKES P

PLANLAND

*CH. SIMONE ANNOUNCED THAT IF ANYONE IN THE PUBLIC WAS
PRESENT FOR THE PLANLAND APPLICATION, THE ATTORNEY FOR
PLANLAND SUBMITTED A LETTER THAT HIS CLIENT IS EXPLORING
ALTERNATE CONFIGURATIONS OF THE PLAN, HOWEVER, SUCH
REVISIONS HAVE NOT BEEN FINALIZED TO DATE AND, AS SUCH, MR.
BRIAN LOZUKE IS RESPECTFULLY REQUESTING AN ADJOURNMENT ON
BEHALF OF HIS CLIENT OF THE FEBRUARY 25TH, 2014 PLANNING AND
ZONING BOARD MEETING. NEW NOTICES TO THE PUBLIC AND THE TO
THE NEWSPAPER WILL BE PROVIDED ONCE THE PLANS HAVE BEEN
FINALIZED.*

GB COLLECTS

*GEORGE BRESLER
GB COLLECTS
145 BRADFORD DRIVE*

*MR. BRESLER CAME FORWARD ALONG WITH HIS ATTORNEY
AND ENGINEER AND ALL WERE SWORN IN BY DAVE ROWAN.*

*MR. PETERMAN STATED TO THE BOARD THAT THE APPLICANT IS
PROPOSING A 4 X 8 32 SQUARE FOOT 8 FOOT HIGH SIGN TO BE
LOCATED ON THE CORNER OF D ANGELO DRIVE AND BRADFORD
DRIVE. THERE IS CURRENTLY NO FREE STANDING SIGN AT THIS
LOCATION. THE APPLICANT IS NOT REQUESTING ANY VARIANCES OR
WAIVERS. THERE IS AN EXISTING WALL MOUNTED SIGN THAT FACES
ROUTE 73 AND THAT WILL REMAIN. THE APPLICANT WILL REMOVE
THE EXISTING LANDSCAPING THAT IS VERY OVERGROWN AND WILL
BE REPLACING WITH LOWER GROWING PLANTS.*

*OPEN AND CLOSE
TO THE PUBLIC*

*A MOTION TO OPEN THE MEETING TO THE PUBLIC WAS MADE BY
MAYOR MAGAZZU AND SECONDED BY MR. DEGEORGE.*

*THERE WAS NO ONE IN THE PUBLIC THAT CAME FORWARD, A MOTION
TO CLOSE THE MEETING TO THE PUBLIC WAS MADE BY MR.
DEGEORGE AND SECONDED BY MAYOR MAGAZZU.*

MOTION

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

*INFORMAL
BRUCE KARPf*

BRUCE KARPf 223 HADDON AVENUE.

*MR. KARPf CAME FORWARD REGARDING HIS PARKING AND HE HAD
STATED TO THE BOARD THAT HE STILL FEELS THAT HE HAS ENOUGH
PARKING, BUT, A NEIGHBORING BUSINESS OF HIS OVER THE PAST
TWO MONTHS HAS BEEN BUSY AND THE CUSTOMERS ARE PARKING ON
THE STREET AND MR. KARPfS CONCERN IS THAT HE HAD PROMISED
THE BOARD THAT HE WOULD NOT HAVE HIS CUSTOMERS PARKING ON
THE STREET. WHICH BRINGS HIM TO WHY HIS INFORMALLY BEFORE
THE BOARD THIS EVENING.*

*MR. KARPf HAS PRESENTED THE BOARD MEMBERS WITH A DRAWING
OF A NON-PAVED CUT OUT PARKING AREA ON THE OTHER SIDE
WHICH IS AN EMPTY LOT SHOULD THE NEED ARISE FOR OVERFLOW
PARKING.*

*IF THE PARKING AREA IS NOT NEEDED THEN MR. KARPf STATED HE
WILL COVER IT BACK UP AND IF HE FINDS THAT IT IS INDEED
NEEDED THEN HE WILL TAKE THE PROPER STEPS AT THAT TIME TO
MAKE AN APPLICATION AND AMEND HIS SITEPLAN BEFORE THE
BOARD. HE IS HERE TO ASK THE BOARD IF HE CAN CREATE THE
PARKING AREA JUST IN CASE THE PARKING IS NEEDED.*

*DAVE ROWAN STATED TO THE BOARD MEMBERS THAT SINCE THIS
APPLICANT IS BEFORE THIS BOARD INFORMALLY THIS BOARD CAN
NOT GIVE MR. KARPf PERMISSION FOR TEMPORARY PARKING.*

*DAVE ROWAN STATED THAT MR. KARPf WOULD HAVE TO MAKE A
FORMAL APPLICATION FOR AN AMEMDED SITE PLAN AND BRING
THAT BEFORE THE THIS BOARD. THEN THE BOARD HAS THE
AUTHORITY TO APPROVE OR DENY THE APPLICATION.*

*INFORMAL
ANYTIME FITNESS*

*RYAN MURPHY
OWNER OF ANYTIME FITNESS
200 ROUTE 73 NORTH*

*MR. MURPHY CAME FORWARD AND EXPLAINED TO THE BOARD THAT
HE IS PART OF THE ANYTIME FITNESS FRANCHISE, THERE ARE 2300
CLUBS AND HE PERSONALLY OWNS 2 OF THEM AND ALSO OWNS AN
INDEPENDENT CLUB IN PHILADELPHIA.*

ANYTIME FITNESS IS A COMMUNITY GYM AND TAKES PRIDE IN PERSONAL CONNECTION WITH EACH MEMBER. IT ALSO IS GREAT FOR THOSE WITH BUSY SCHEDULES LIKE DOCTORS, NURSES, FIRE FIGHTERS, EMS, POLICE.

MR. MURPHY INFORMED THE BOARD MEMBERS THAT THIS GYM HAS A TOP NOTCH SECURITY SYSTEM AND AMERICAN CONTINENTAL PROPERTIES HAS AGREED TO KEEP THE LIGHT IN THE PARKING AREA FOR ANYTIME FITNESS ON 24 HRS AND THIS IS STATED IN THERE LEASE. THERE WAS DISCUSSION WITH THE LOCATION OF THE CAMARAS AND HOW THE SYSTEM WORKS AND IT WAS STATED THAT ANY TIME THE ALARM IS TRIGGERED IT GOES TO A CENTRAL MONITORING STATION WHICH INTURN DISPATCHES THE LOCAL POLICE.

DAVE ROWAN ASKED WHAT ZONE THIS PROPERTY IS LOCATED IN AND IT WAS STATED THAT IT IS A C1 ZONE, THIS USE IS PERMITTED IN THIS ZONE AND IT DOESN'T LOOK LIKE WE HAVE ANY PROHIBITIONS IN OUR ORDINANCE THAT PROHIITS 24 HOUR OPERATION.

CH. SIMONE STATED THAT IN HIS OPINION THAT IF THE SHOPPING CENTER IS APPROVED FOR 24 HOURS THEN WE CAN NOT PREVENT A BUSINESS FROM OPERATING 24HRS. HE WOULD LIKE TO SEE THE ZONING OFFICER AND THE CHIEF OF POLICE VISIT THIS LOCATION. CH. SIMONE FEELS THIS IS A SAFE SHOPPING CENTER WITH THE LIGHTING AND IS GLAD THE SQUARE FOOTAGE FILLED UP.

ZONING OFFICER: *MR. SHELLENBERGER CAME FORWARD TO INFORM THE BOARD MEMBERS THAT A ZONING PERMIT HAS BEEN ISSUED FOR DIGGER LAND AMUSEMENT PARK.*

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

RESOLUTIONS: *N/A*

ADJOURNMENT *A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. DEGEORGE AND SECONDED BY MR. SYKES THE MEETING ADJOURNED AT 6:00 PM.*