OFFICIAL MINUTES REGULAR MEETING

BELLMAWR PLANNING BOARD

APRIL 4, 2016

Flag Salute

Opening:
Meeting called to order:

"Meeting is recorded on tape and is in accordance with the Annual Schedule of Regular Monthly Meetings adopted by the Bellmawr Planning Board and duly advertised as set forth in the Open Law".

Roll Call:

Members Present

Carl Klese, Chairman
Frank Bisconti, Vice Chairman
Ray Staszak, Secretary
Jay Garagozzo
Eric Beck
Frank Aquilante
Councilman Hagerty

Members Absent

Ed Chinchillo
Mayor Filipek

In Attendance

Tom Cundey, Engineer
Michael McKenna, Esq.

Approval of Minutes:

The minutes of the previous meeting (January) were approved.
Motion Frank Bisconti, Seconded Frank Aquilante

ROLL CALL: VOTES YES: 7
VOTES NO: 0

New Business:

Site Plan Review, 100 Essex Avenue LLC, 100 Essex Avenue, Block 55, Lots 1 & 2

Donald Nogowksi, Esq., stated the applicant is going to improve 100 Essex Avenue as an office building for his own practice. He is going to occupy the second floor and the first floor will be a rental unit.

Sam Renauro, SR3 Engineers/Owner, stated he also purchased the adjacent lot to use for parking. The existing parking lot is unsafe for entering and exiting onto Essex Avenue. They are proposing to share the parking lot with the property at 100 Essex Avenue and the batting cages. Lot 3 is presently owned by the DOT and when they are finished their work they will dedicate it to the Borough of Bellmawr. Mr. Renauro stated that we cannot do any work to the parking lot until the DOT dedicates the land back to the Borough.

Micheal McKenna, Esq., stated he will need to submit the cross easement to him and Tom Cundey for approval.

Mr. Renauro stated the structure is currently a two story building. The first floor will be a rental unit and they will occupy the second floor. Both units will only be for office use. The hours of operation will be Monday-Friday until 5:00 PM and no weekend hours. Each floor is 5,000 sq. ft. The parking on the site will be for 22 parking spaces and lot 3 has 18 parking spaces. The new parking spaces will meet the borough ordinance. There will be a sign identifying the property which will conform to the borough ordinance. They will also be closing off the existing parking lot.

Mr. McKenna stated that they cannot do anything with the parking lot until the borough owns lot 3. He also stated that if the sign is going to be on the borough property they will need to put the information on the cross easement.

Tom Cundey, Engineer, reviewed the comments in the engineer's letter with the applicant.

Mr. McKenna stated that if the use for the first floor is not used for office they will need to come back to the Planning Board for approval.

Mr. Renauro stated that he spoke to the VFW and he is willing to work with them about using their parking lot during construction.

Carl Klese opened the meeting to the public and no one from the public had any comments.

Motion to approve Site Plan granting preliminary and final approval.
Motion Frank Aquilante, Seconded Jay Garagozzo.

ROLL CALL: VOTES YES: 7
VOTES NO: 0

Old Business

No Other Business

Motion to Adjourn: Frank Aquilante, Seconded Frank Bisconti

ROLL CALL: VOTES YES: 7
VOTES NO: 0