



SOMERDALE BOROUGH LANDUSE BOARD

January 29, 2025 - 7:00 PM

~~AGENDA~~
MINUTES

CALL TO ORDER @7:01PM

SALUTE TO THE FLAG

SUNSHINE STATEMENT:

In compliance with the Open Public Meetings Act, notice of this meeting was given by way of mailing to the Courier Post & Retrospect Newspaper and posted in the Borough Hall on February 20, 2024.

ROLL CALL: 2 ABSENT

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Christian Annese-**ABSENT**
Phil Miller
Wayne Neville
Thomas Leakan
Francis McGowan -**ABSENT**
Solicitor David Carlamere
Planner Robert Scott Smith PLS, PP
Zoning Officer Karen Wharton

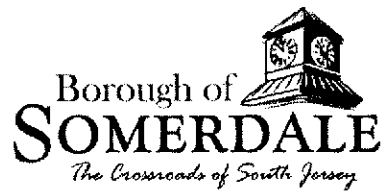
MINUTES:

Board to approve the minutes of November 20th, 2024 meeting.

O'Leary	Approve minuets from the November 20 th ?
First	Badey
Second	Wharton
Opposed	None
All in Favor	Aye

NEW BUSINESS:

ADVANCE STORES COMPANY, INC.
1200 South White Horse Pike, Unit 1
Block 111 Lot 4 & 4.01
Reason: Change of Use



Matt Madden, legal representative for Advance Auto, site plan and sign location 1200 South White Horse Pike, block 111 & lot 4/4.01. 3 streets surrounding property, White Horse Pike, White Horse Road and Berlin. Somerdale Square is already existing 7500 sf. No exterior alterations, only interior alterations in unit 1 old Jefferson medical. Parking originally total 135 with only 2 ADA- purposed total 133 with 5 ADA parking spots. Requesting a variance on the sign for 91.57sf.

Testimony and sworn in; Aston Quinn, Advance Auto Construction Project Manager, Ryan Turner, Somerdale Equities property owner representative, Matthew Sharo, P.E. & P.P. Dynamic Engineering Consultant for project, and Mary Kelly, MRC Signs Project Manager.

Quinn Project manager for Advance Auto from Maine to Central Jersey. Will work with the professionals with any and all requirements of the project. 30+ stores business plan; each store is run with 12-15 employees, 3-4 employees per shift, open 7 days a week; M-Sat. 7:30AM-9PM & Sun 9AM-8PM. Deliveries of product and merchandise from Pennsylvania, overnight deliveries with lot size will be delivered by specific truck size. The deliveries will be on pallets and swap pallets, drivers will have a key and alarm code to insert product into the warehouse, grab the empty pallets then re-lock up and leave. Advance Auto offers all vehicle items, and the customer service offers changing wipers, and battery check and swap if customer requests. Trash concerns; is mostly cardboard, restroom/breakroom. Pickup is determined by local.

Carlamere How is trash being picked up?

Madden Property owner will be in touch with options. Quinn, can you touch base on how the battery cores will be transported and stocked?

Quinn Battery safety is measured and included by store and enforced by management. Team members will stock on pallets by 3 layers, each layer divided by cardboard barrier. Truck picks up will be during deliveries. Safety and cleaning will be handled by store & team mate, oil pickup and storing following guidelines provided by Advance Auto.

Miller Pallets and battery storage inside building at all times?

Quinn Yes.

O'Leary Nothing will be left outside?

Quinn Correct.

Badey Overnight deliveries? Concerned about the noise and the neighbors. Is the delivery vehicle will be a W50?

Quinn Yes, overnight, hours between 12-2AM. 2 people for both delivery and pickups, 30 minutes for the time frame.

Badey Any chance to move deliveries to day time for the residents?

Madden Agreed no overnight deliveries.

Quinn Agreed.

Madden brings Ryan Turner up to discuss the site issues from Scott's letter.

Turner Rear tree buffer, will remove dead trees and plan to plant new landscape in spring. The hanging electrical wire is being fixed with construction permit. Paving the lot is going to be the last item completed, after all construction. We have a bid and signed a dumpster contract. We are consolidating enclosures on both sides of the property to remove the loose dumpsters. The gallon drums have been removed 1/27/25. Storm water issues will be addressed when bid and contracted signed with landscaper, along with basin cleaned and masonry onsite repair by overflow.

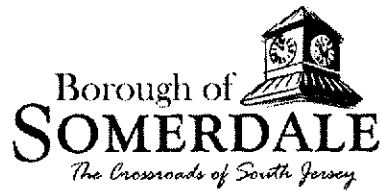
O'Leary Scott Smith, any further questions and concerns?

Smith They have covered all concerns and addressed all issues. The sign variance is only necessary only due to the size on the façade. Having the C1 & C2 variance is only for the building itself, but it is a good size for the buildings and businesses. Sign does meet criteria, considering it is large but it is standard for Advance, it also won't be in public.

Sharo 20years as engineer and have been in front of multiple boards including Somerdale. I have prepared the site plan for this project and I have visited the site in both day and night for observation. Here is the overview; with this property having 3 road ways surrounding it makes it an odd layout of the lot. Trash enclosures will be cleaned up on the east side and a new one installed on west side. Access for frontload or rear loading truck. Yes, mayor it will be a W50 used for the side building delivery. Parking with ADA 2 existing on east side and 2 on west, the signage is MIS and will be replaced. ADA will be brought up to code including the sidewalks and curbing, striping, lighting and adding total of 5 ADA parking. Will comply with further documentation. Lighting on property has been changed and others lighting will follow to be same. Soil disturbance shouldn't be required, because everything is already established. If the board wants it, we will comply.

Smith County is not required for soils.

Sharo Submitting in exhibit A1 of ariel view & and A2 of the oversight of property.



Last to testify is Mary Kelly with MRC signs.

Kelly Coordinator for the sign permitting department. 4-sided sign is LED, on 2 sides of building. Monument will be refaced.

Sefchick Where is the location of the monument sign?

Turner Modifying the face of Advance and the other tenants.

Miller Clarify; the 4-sided sign; 2 are Advance Auto and 2 are the other business tenants?

Madden Yes.

O'Leary Open to the public @7:35PM- no one addresses. Closed 7:35PM

First Sefchick

Second Badey

Opposed? None

All in Favor? Aye

Carlamere Summary Resolution 2025-01

O'Leary Motion to approve both tenant occupancy and sign variance?

First Wharton

Second Sefchick

Roll Call:

Chairperson Kathy O'Leary
Vice Chairman Michael Wharton
Mayor George Badey
Councilman Larry Sefchick
Lieutenant Brian Usher
Phil Miller
Wayne Neville
Thomas Leakan

RESOLUTIONS:

#2024-23

Nova Trampoline Adventure Park LLC

711 Evesham Ave

Unit 1

Block 1 Lot 7.01

Reason: Change of Use

O'Leary Motion to waive reading?

First Wharton

Second Badey

Opposed? None

All in Favor? Aye

O'Leary Motion to adopt?

First Badey

Second Wharton

Roll Call:

Chairperson Kathy O'Leary

Vice Chairman Michael Wharton

Mayor George Badey

Councilman Larry Sefchick

Lieutenant Brian Usher

Phil Miller- Abstain

Wayne Neville

Thomas Leakan

#2024-24

JVS Somerdale LLC

301 W. Somerdale Rd

Somerdale NJ 08083

Block 127 Lot 1

Reason: Subdivision and Variance

O'Leary Motion to waive reading?

First Badey

Second Wharton

Opposed? None

All in Favor? Aye

O'Leary Motion to adopt?

First Badey

Second Wharton

Roll Call:

Chairperson Kathy O'Leary

Vice Chairman Michael Wharton

Mayor George Badey

Councilman Larry Sefchick

Lieutenant Brian Usher

Phil Miller- Abstain

Wayne Neville

Thomas Leakan

**Borough of
SOMERDALE**
The Crossroads of South Jersey

CORRESPONDENCE: N/A

GOOD OF ORDER: N/A

GOOD & WELFARE: N/A

ADJOURNMENT: @7:40PM

First Badey
Second Wharton
All in Favor? Aye

Respectfully Submitted,



Meegan Wadleigh
Recording Secretary