



SOMERDALE BOROUGH PLANNING & ZONING BOARD
March 27, 2024 - 7:00 PM
Minutes

CALL TO ORDER @ 7pm

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 and Retrospect Newspaper and posted in the Borough Hall on February 20, 2024.

ROLL CALL: ALL PRESENT

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

O'Leary First on agenda is applicant of old business

OLD BUSINESS:

Floss Groomers
527 N. White Horse Pike
Somerdale NJ 08083
Block 11 Lot 2

Reason: Site Plan

Floss Waiting for Attorney to arrive

O'Leary We will move on with agenda until attorney arrives.

O'Leary Next item on agenda

NEW BUSINESS:

Kennedy Blvd Real Estate Assoc. LLC
800 Kennedy Blvd
Somerdale NJ 08083
Block 33 Lot 1

Reason: Site Plan Waiver Request for Change of Use

Representative: Michael Floyd, Archer & Greiner. Property

800 Kennedy Blvd, block 33 lot 1 has 2 business operating onsite, testifying there is enough property to hold both companies and their employees. Will be entering 3 exhibits; A1- ariel, A2 -close up ariel, A3- property survey. 3 witnesses, 1. Scott Mertz - property owner, 2. Salvatore Dani - owner 1st Transportation, 3. Marielena Salazar - permitting lead, Shell Tap Up.

Carlamere We will swear all 3 witnesses at one time

First to testify is Salvatore Dani with First Transportation Group

Dani President/Owner. School bus transportation for Camden/ Gloucester/ Burlington County education, for special needs. Hours of operation 5:30AM- 4:30PM, peak time 6AM-9AM & 1PM-4PM. Employed 26 personnel with 21 pieces of equipment. No major repairs to buses done onsite, out sourced. Minor maintenance repair; windshield wipers, lights. No fueling done onsite. Employee parking separate from bus parking, no issues with parking.

Second to testify Marielena Salazar with Shell Tap Up.

Salazar Representative for Shell fuel. Permitted to store vehicles onsite. Business fuels tank vehicles offsite to deliver to customers. No dispensing done on location. Refer to colleague Geoffry Green, Area Manager, to discuss hours of operation and employees.

Carlamere Geoffry Green sworn in, 4th witness

Green Area Manager for Shell gas. Oversees 9 employees, hours of operation from 6PM-3AM. No conflict with parking of the school bus company. No fueling done onsite. Drive to terminal to fill up the tanks. Truck return to parking lot empty. No major maintenance done on vehicles.

McGowan Do trucks have lock up valve?

Green No tampering able to be done

Miller How many trucks? What do you haul?

Green 7-8 trucks. 2 are diesel, rest are gasoline.

Last to testify is Scott Mertz, owner of property.

Mertz Will use the Board's professional report for repairs on the property.

Badey Question regarding the gate being open and closed. Is there a way to keep it closed once employees leave? The elementary school across the street, we do not want anyone getting onsite with the gates being opened.

Dani During Monday - Friday it would be problematic to keep opening/closing from 6AM-4:30PM

- Floyd We can agree to keep gate closed during off peak hours.
- Leakan Question with the addition addendum from the Fire Marshal Department?
- Floyd 5 added comments of the following;
1. Knox box
 - a. Yes, will install the knox "key" box
 2. Security cameras
 - a. Yes, there are cameras onsite
 3. Fuel Spill Kit onsite
 4. Site unpaved
 5. Concerns proximity to Cooper River.
- #3, #4, & # 5, we will provide the State and Federal regulation compliance
- Smith Regarding the fence repair, the loose stone and the lighting.
- Floyd Agrees to address concerns from the professional review report. Mertz will comply with submission of site plan regarding fence.
- O'Leary opens to the public @7:28PM
- John O'Leary, Fire Official & David Marx, Deputy Fire Marshal both stating the concern of any fuel leaking into ground and Cooper River. Will review the State and Federal Compliance letter once the office receives.
- Wharton Site Plan will fence provisions have wheel stops or bumpers to ensure vehicles to not hit the fence?
- Floyd We will address all concerns for the fence.
- O'Leary Any other questions? None
- Motion Wharton to approve with minor site plan submission with condition for the fence barrier and site lights.
- Second Sefchick
- Opposed? None
- All in Favor: Aye
- Carlamere Summary reference Resolution #2024-13

Roll Call

Kathy O'Leary
George Baley
Larry Sefchick
Brian Usher
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan



Christian Annese

O'Leary Next item Floss Groomers @7:34PM

Representative: Darryl Rhone, attorney.
Follow up for the use variance with the need of a site plan.

Carlamere Stating that publication and certified mailings are satisfied. Swearing in Florance/Leo Gerst owners of Floss Groomers, and William Gilmore from Site Civil Engineer.

Gilmore Site Civil Engineer, providing an ariel overview of the property 527 N. White horse Pike, showing the details of the area that were needed to show improvements. Will work off of the planner's report, handicap will meet ADA requirements, having the parking lot fixed, install curb stops and new parking spot lines painted. 2-way flow into parking lot, will be taking out a small section of ground on entrance side and paint lines to have some spacing from the back parking spots. Remove all old lights, install new parking lot light, install wall mount lights-pointed down to avoid it going into neighboring houses. Install 6ft vinyl fence on west side to house the trash cans. Pick up trash on site rather than on active roads. Sump pump extended to curb so no ice on sidewalk.

Wharton Contact Public Works Department first to see if they will pick up onsite

Gilmore Will contact Public Works to see if they will be able to have trash pickup onsite rather than on active roads.

Sefchick Signage on Pike for "Do Not Enter"

Gilmore Yes.

McGowan The sump pump, is that going into the street?

Smith No, sump pump is an indirect flow, from an emitter disk.

Sefchick Are there going to be out door pens?

Usher Is this like a pet hotel?

Florance No, only grooming. No pets left over night. Only there during business hours.

O'Leary Open to the public @7:45PM- None. Motion to Approve?

Motion: Sefchick

Second: Badey

Opposed? No

All in Favor: Aye

Carlamere Summary reference Resolution # 2024-11

Roll Call
Kathy O'Leary

George Badey
Larry Sefchick
Brian Usher
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan
Christian Annese

O'Leary Final Application

NEW BUSINESS:

Proctor Properties IV LLC
726 W. Preston Ave
Somerdale NJ 08083
Block 149 Lot 9

Reason: Minor Subdivision and Variance

Representative: Tara Vargo, LAW OFFICE OF TARA L. VARGO.

Providing 2 witnesses; Joseph Mancini, Tristate Engineers and Ephraim Cook, professional planner and architect. Property 726 W. Preston Ave is a double wide lot with vacant space for a subdivide. Turning project review over to Joe Mancini.

Mancini Licensed since 2005/2007 working with Tristate Engineering. Presented to multiple boards in South Jersey, including this one last month for another project. Here we are going to look at exhibit A1 ariel of the lot showing the minor subdivision. R2 zone allows twin & duplexes, lot totaling .43 acres, will be similar to the other surrounding homes. There are 2 aprons for driveways, 1 will remain, the other will be removed having the 2 houses share the use of the one that will remain. Exhibit A2 zoom out ariel of property showing the breakdown of the subdivision. Both single family dwellings will meet some criteria, property can accommodate both homes, not having any detrimental to property or neighbors.

Vargo Informed the board she received a phone call asking if this property was the one on the corner of Terrance and Preston, she informed the caller that wasn't the property.

Smith Removing the second apron is appropriate because it partly on the neighbor's property. Fence removal on lot 8 agrees to takeaway issues and setback an easement on purposed lot 9.01 to provide access for lot 9.

@7:56PM Usher left room

McGowan Does lot 10 go all the way through to the other street?

Smith Yes.

@8PM Usher returned

O'Leary Any other questions? None. Open to the public @8PM.



William McGinnis Resident of 734 West Preston, neighbor next to the purposed subdivision lot.
How will this affect my yard?

Mancini Visually showing Mr. McGinnis the property lines on exhibit A1 and the lay out of the
subdivision showing it wouldn't affect his property. 8 feet from the property line of lot
10. The single-family dwelling sizes are unknown at this time.

O'Leary Any question? None.

Motion: Wharton approval with condition of easement

Second: Badey

All in Favor Aye

Calamere Summary reference Resolution # 2024-12

Roll Call

- Kathy O'Leary
- George Badey
- Larry Sefchick
- Brian Usher
- Phil Miller
- Michael Wharton
- Wayne Neville
- Thomas Leakan
- Francis McGowan
- Christian Annese

NEW BUSINESS: ADJOURNMENT FOR APRIL 24, 2024 MEETING

Rise Home Buyers LLC
210 S. Warwick Road
Somerdale NJ 08083
Block 145 Lot 3.03

Reason: Use Variance d(1)

RESOLUTIONS:

#2024-10
Phoenix Son Enterprise LLC
134 Somerdale Road
Block 126 Lot 17
Reason: Use Variance d(1)

O'Leary Entertain motion to read resolution 2024-10

Motion Sefchick to waive reading

Second Wharton to waive reading

O'Leary Motion to approve resolution 2024-10

Motion: Wharton
Second: Sefchick
Opposed? None
All in Favor: Aye

Roll Call

Kathy O'Leary
George Badey
Larry Sefchick
Brian Usher
Phil Miller
Michael Wharton
Wayne Neville
Thomas Leakan
Francis McGowan
Christian Annese

CORRESPONDENCE: N/A

GOOD OF ORDER: N/A

GOOD & WELFARE:

Wharton Lidl clearing lot.

Wadleigh Informed the board, the Fire Marshal/ Code Department stated they are only clearing brush, no word on building.

ADJOURNMENT: @ 8:07PM

Motion: Wharton

Second: Sefchick

All in Favor: Aye

Respectfully Submitted,



Meegan Wadleigh
Recording Secretary