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PLANNING BOARD
Monday, June 6, 2016
APPROVED MINUTES

OPENING: The meeting was called to order by Chairperson John Osorio at 7:31 PM.

PLEDGE OF ALLEGIANCE: Led by Mr. Osorio.

OPMA STATEMENT: Read by Mr. Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** John Osorio; Hugh Dougherty, Carolyn Jacobs, Bill Carter, Sam Kates; Moly Hung; Betty Adler; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

Comments from the Public Not Related to Items on Tonight's Agenda: None.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from May 16, 2016. Betty Adler made a motion, which was seconded by Sam Kates, to adopt the Meeting Minutes from May 16, 2016. Affirmative votes Osorio, Jacobs, Hung, Carter, Kates, Adler, and Griffith. Minutes are approved.

Agenda Items:

16-P-0002

Block(s) 463.01 Lot(s) 10 & 11

Zone: Industrial Restricted (IR) w/ Restricted Business (IR-RB) Overlay

Relief Requested: A preliminary and final major site plan with bulk (C) variances and a lot consolidation (two (2) lots into one (1) lot) to construct additional office and new warehousing space along with various site improvements to the existing business.

Joel Lunney (Storm Master)

1860 & 1880 Old Cuthbert Road

Cherry Hill, NJ

Exhibits Submitted:

A-1: Truck Turning Plan

Discussion: Applicant Joel Lunney (Storm Master), applied for a preliminary and final major site plan with bulk (C) variances and a lot consolidation (two (2) lots into one (1) lot) to construct additional office and new warehousing space along with various site improvements to the existing business; located at 1860 & 1880 Old Cuthbert Road, Cherry Hill, New Jersey (Block 463.01 Lots 10 & 11). The property is owned by Joel Lunney.

Application was represented by:

- Mark Rinaldi, Esq. – Attorney for the Applicant
- Brian Peterman, PE – Engineer for the Applicant
- Joel Lunney – Applicant

Mr. Rinaldi briefly introduced the application and deferred to Mr. Lunney for testimony regarding Storm Master. Mr. Lunney noted that he purchased the property in 1999 and opened up the Storm Master business which provides gutters to homes and businesses. Mr. Lunney discussed the existing site conditions which consist of office spaces and storage trailers. The proposal, as stated by Mr. Lunney, is to build an addition office building and warehousing space at the rear of the site. Mr. Lunney affirmed that the space will be entirely used by Storm Master and that space will not be rented to outside parties. Mr. Lunney stated that additional office space is needed as the current facilities are tight. The warehousing will replace the storage trailers. The storage trailers will be permanently removed from the site. The proposed new building will utilize the colors and design of the existing front office building which is a combination of stone, stucco, stone veneer, and a shingle roof. In terms of operations, Storm Master consists of approximately 25 installers, 3 part-time staff, 16 administrative staff, and 4 sales staff. Installers come in at 7am and load their delivery trucks. They leave the site by 8am

and are back between 3pm and 6pm. Deliveries of materials to Storm Master occur three times per week by 18' box trucks and are delivered no earlier than 9am. Deliveries also occur by FedEx and UPS trucks. Mr. Lunney explained that sales are done off-site and that contractors are visited off-site as well. While builders send in blueprints, almost no retail traffic is expected.

Mr. Lunney expects construction of the proposed improvements will take six months. Storm Master has 9 delivery trucks, 4 transit trucks, and 2 pickup trucks. In terms of security there will be a 24-hour security camera system and a padlocked gate that will prevent potential trespassers from getting into the rear of the site. Mr. Lunney reiterated that there would be no outdoor storage of materials and then gave a brief overview of the site location. Mr. Lunney discussed proposed signage (freestanding) and agreed to work with Community Development on the colors of the sign and was willing to match the colors of the sign with the colors and style of the existing office building. Mr. Lunney stated he will also supply a zoning permit for the Storm Master business in order to codify the occupancy. Mr. Lunney affirmed that he would provide emergency services with a key in order to access the back of the property in case there is an emergency. Lastly, Mr. Lunney stated that they will be painting the existing office building and accentuate it with new landscaping.

Mr. Rinaldi added that the application is also for a lot consolidation, five bulk variances, design waivers, and the preliminary and final major site plan. Mr. Peterman noted that with the lot consolidation, the applicant will be meeting all bulk requirements except for lot coverage, non-residential and Right-Of-Way (ROW) parking setbacks, and the prerequisites for lot size and building size in order to be permitted a freestanding sign. Mr. Peterman noted that the applicant is proposing 32 parking spaces where 31 is required as well as proposing an 8.5 SF freestanding sign that will be 10' in height. The goal of the site design was to improve parking and circulation as well as to aesthetically enhance the site. Mr. Peterman went into detail regarding the new site features and the design waivers such as for lighting and landscaping. The site will consolidate 3 driveways into 2 driveways, as well as having wider drive aisles, in order to improve truck circulation. Mr. Peterman submitted exhibit A-1 in order to illustrate the truck circulation. Mr. Peterman stated that loading zone striping is not being proposed as the site will almost entirely be used by the business and not the general public. This will allow for flexibility when utilizing the loading areas. The loading area will primarily be used for loading materials from the warehouse and for overnight truck parking. Mr. Peterman discussed the compact car parking spaces, angled parking and parking space sizes. Mr. Lunney added that his administrative staff primarily uses compact cars and subsequently agreed to direct those staff members to the compact car parking spaces.

Mr. Peterman provided testimony regarding the lack of perimeter curbing, the security fencing, the trash enclosure, and the employee break area. Additionally, no sidewalk is being proposed as there is no sidewalk to connect it to but agreed to add a sidewalk in the event that a sidewalk is developed along Old Cuthbert Road. Mr. Peterman discussed stormwater and agreed to work with Community Development and ERI on landscaping and stormwater requirements. In regard to the sanitary sewer connections, the applicant agreed to work with the Township Department of Engineering on satisfying any concerns they may have. The applicant also agreed to work with Community Development and ERI on relocating the parking stall in the northeast corner of the site in order to accommodate more room for parking to the security gate. The applicant will also designate parking spaces at the northwest corner of the site for installers only and the applicant clarified that the installers will not be on-site when the box trucks are parked there. The applicant further agreed to come back to the Planning Board if the site were to ever want multiple users of the warehousing space. Mr. Lunney discussed the usage of the warehouse space in that there will be no demising walls (just one continuous storage space). A discussion ensued about the truck turning plan and how box trucks will be parked in front of the warehouse.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, Hugh Dougherty made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Jacobs, Carter, Kates, Hung, Adler, and Griffith. The application is approved unanimously.

RESOLUTIONS

None.

Meeting Adjourned: at 8:58 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY