

**Woodstown Planning Board
Minutes
April 3, 2013**

This meeting was called to order by Chairman Eichmann who provided a statement that adequate notice of this meeting was provided in accordance with the requirements of the Open Public Meeting Act.

Members Present: Forrest Eichmann, Judith King, Donald Dietrich, Shane Godshall, Keith Johnson, Donald Johnson, Douglas Hathaway, Alfred Edwards, Jesse Stemberger, Valerie Lacy, Lorraine Pfeffer

Also Present: Gary D. Thompson, Esq., Board Solicitor, Steven Bach, Board Engineer, Suzanne Wollyung, Board Secretary

Members Absent: Veronica Soultz, Cecil Colsch

Regular Business:

Swearing in of new Alternate Member: Mr. Thompson conducted the swearing in of new Alternate Member, Lorraine Pfeffer.

The minutes from the February 6, 2013 regular meeting were approved on a motion by Ms. King. The motion was seconded by Mr. Hathaway, followed by a show of hands: Yes: Mr. Hathaway, Ms. King, Mr. Dietrich, Mr. K. Johnson, Mr. D. Johnson, Mr. Godshall, Mr. Edwards, Ms. Lacy. Abstain: Mr. Eichmann

New Business:

Public Hearing: John Berenato, Block 40/Lot 3, 300 West Avenue, Suite B-Bulk Variance for off-street parking for proposed Laundromat and Wavier of Preliminary & Final Site Plan Review. Mr. Berenato introduced his witnesses, Mr. Dale Boston, Boston & Seeberger Professional Engineering, Land Surveyors & Planners, and Mr. Peter Zupko, Business Partner. Mr. Berenato was represented by Mr. Lee Albertson, Esq. Mr. Thompson stated that before proceeding with the public hearing, the board needs a hearing of the waiver of the Site Plan. The witnesses and Mr. Steven Bach, Board Engineer were sworn in. Under Section 67-80, Chairman Eichmann entertained a motion to waive Site Plan Review on the basis that there was prior Site Plan approval for the property and that this change in use will not affect existing circulation, drainage, building arrangement, landscaping, buffering, lighting and other considerations of Site Plan review. A motion was made by Ms. King and seconded by Mr. Edwards to waive the Site Plan Review with the following roll call: Yes: Mr. Dietrich, Mr. Godshall, Ms. King, Mr. K. Johnson, Mr. D. Johnson, Mr. Hathaway, Mr. Eichmann, Mr. Edwards, Mr. Stemberger. Mr. Thompson stated that the hearing could go forward since the certification that the taxes have been paid was

submitted to the secretary, photographs were made available by the applicant and the applicant provided the required public notice for the hearing. Mr. Boston gave the board his professional credentials. Mr. Berenato is proposing to put in an 1100 sq. ft. coin operated; self serve Laundromat at 300 West Avenue, Suite B, the former beauty salon. The facility is in between the Subway restaurant and Dunkin Donuts. No changes will be made to the exterior of the building. He will be installing 13 washers and 18 dryers, and will keep the existing bathroom which is ADA compliant and build a small utility room which will house the hot water heaters and also create a vent space behind the dryers. Mr. Berenato will also install 1 back lit, square sign to the exterior of the building. It will be approximately the same size as the existing sign with the business name, "Woodstown Wash Tub". He will also replace the street sign with a sign having the same dimensions as the sign for the prior tenant. Mr. Berenato stated that he has obtained approval and a resolution from the Sewer Authority. He has purchased 5 additional EDU's (Equivalent Domestic Units-1 EDU=1 Single house) to accommodate the Laundromat. Hours of operation will be 6:00 AM-10:00 PM, seven days a week. The owners will be on site a few hours everyday for facility maintenance, and will have online security cameras and will be able to lock the facility via cell phone. They also will have posted signs with phone numbers in case of an emergency. Mr. Bach declared that Mr. Berenato had covered areas 1, 3 & 4 of his letter and asked that he now address the variance for the eight parking spaces. Mr. Boston was then called upon. He provided parking statistics based upon ITE (The Institute of Transportation Engineers) manual Parking Generation 4th Edition. For fast food and laundry facilities, the peak period demand is between the hours of 11:00-2:00 PM and utilizes 11.81 parking spaces for fast food and 1.61 spaces for dry cleaning/laundry facilities. Upon observation the peak time for Dunkin Donuts is the morning rush hour and the majority of customers use the drive thru, and feels it's not feasible to add additional parking spaces. He also noted that because of the shape and location of the lot, additional spaces cannot be created. Mr. Berenato remarked that the Sewer Authority tasked him to check out other Laundromats in the area and he observed that no more than 6-7 cars occupied the parking lots at any given time and since his facility will only have 13 washers, the Laundromat wouldn't have the capacity for more than 6-7 people. Chairman Eichmann then opened the meeting to the public. There were no questions or comments, so he closed the public portion of the meeting. Chairman Eichmann entertained a motion for the granting of a c2 variance from Section 67-85E to permit thirty (30) parking spaces where thirty-eight (38) are required. A motion was made by Mr. Hathaway, seconded by Mr. Godshall, for a c2 variance to permit 30 parking spaces where 38 is required with the following roll call: Yes: Mr. Dietrich, Mr. Godshall, Ms. King, Mr. K. Johnson, Mr. D. Johnson, Mr. Hathaway, Mr. Eichmann, Mr. Edwards, Mr. Stemberger. No: None.

Discussion of Joint Environmental Commission Letter: The Board received a letter from the Woodstown-Pilesgrove Joint Environmental Commission. They would like the Board to consider adopting the Management Plan for an

environmentally deed restricted property as part of the major subdivision process. The Plan would establish initial and desired conditions of the land, allow periodic assessment of those conditions maintained in the future, and allow for any future changes without revisiting the deed language. A brief discussion followed.

The Board asked Mrs. Pfeffer to convey to former Mayor, Richard Pfeffer that we hope he makes a quick and full recovery and that our thoughts and prayers are with him and his family.

With no additional business, the meeting adjourned at 7:47 PM.