

MINUTES OF THE BOARD OF ADJUSTMENT OF THE TOWNSHIP OF PENNSAUKEN

A public meeting of the Zoning Board of Adjustment of the Township of Pennsauken, in the County of Camden, in the State of New Jersey was held on the above date via Zoom Video Communications. Chairwoman Butler called the meeting to order at 7:00 P.M. and led the flag salute. Roll call disclosed the following members present: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, Patrick Olivo, Colette Jones and Duke Martz. Acting Solicitor Steve Boraske, Esq., Zoning Board Engineer Douglas White, Planning and Zoning Coordinator, Gene Padalino and Secretary Nancy Ellis were also on the video call.

The Chairwoman announced that the meeting was being held in accordance with the Open Public Meetings Act, notice has been sent to two local newspapers, and also posted on the Bulletin Board in the Municipal Building.

HEARINGS:

TRIPLET REAL ESTATE, LLC - Seeking a use variance to permit a hotel/motel without dining and meeting room facilities. Premises located at 4615 North Crescent Blvd. Block 4601, Lots 23 and 24 in Zoning District C-2 (Redevelopment).

The Solicitor reminded the board that this is the application that went to the litigation. At our last meeting, the board looked at the settlement agreement and was to resolve the litigation. The terms of the settlement agreement were that the applicant was going to revise their plans so that they no longer need the D6 height variance for the hotel/motel. In exchange for revising the plans, the board looked at the settlement agreement and agreed to grant the application for a D3 Use Variance application. However, we also wanted to ask the applicant to come back to the board to make a formal review and an opportunity for public comment. This is an informal hearing, since the board has already agreed to grant the approval. Therefore, we will hear from Mr. Shafkowitz and any of his professionals, comments or feedback from the Zoning Board Engineer and the board. We will also vote to memorialize the approval of the D3 variance.

Mr. David Shafkowitz, Esq. stated that Mike Galante, Site Design Engineer and Matt Galasso, a representative from Triplet Real Estate, LLC. are also on this call. Mr. Shafkowitz stated that, as the board may recall, the applicant was proposing a 4 story, Wood Springs Suites Hotel at the site located at 4615 N. Crescent Boulevard in the C-2 Commercial District. The site is 1.66 acres and sits on Route 130 between 46st and 47<sup>th</sup> Streets. The 4-story hotel is going to consist of 99 rooms with 92 parking spaces. The overall design of the plan isn't changing much. However, what they were able to do is reduce the building height from 46 feet, 11 inches to 38 feet, 6 inches, and they will no longer require a D6 variance. The applicant will present the plan with the C variance request to the planning board.

Mr. Michael Galante, Civil Engineer, 76 Argyle Avenue, Blackwood NJ was duly sworn by the Solicitor to testify and previously accepted as an expert witness by the board.

Mr. Galante testified that the proposed plan hasn't changed with the exception of the building height. The building height is now set at 38 foot, 6 inches. They are still proposing a 4-story hotel, 92 parking stalls and their plan will be submitted to the planning board. They will also be preparing a storm water management design and address any concerns. They will also submit a site plan including grading, landscaping, lighting and all the other requirements necessary for their next submission.

The meeting was open to the public. There being no one who wished to speak, the meeting was closed to the public.

The Solicitor made the following factual findings: This is an application for a Municipal Land Use Law NJSA 40:55D-73d3 Conditional Use Variance. The applicant is looking to use the subject property in the C2 zone as a hotel/motel without a meeting room and restaurant as an integral part thereof. Because the applicant doesn't meet the condition of having the restaurant and meeting room as part of the hotel/motel, the applicant requires the conditional use variance relief. Per the terms of the consent order, which the board considered at its last meeting on April 15th, approved and directed to the Zoning Board attorney to submit that order to the court for review and

approval. The order was filed and Judge Polansky in Camden did approve and sign the order on April 21<sup>st</sup>. The terms of the settlement has the courts approval and is acceptable to the applicant. At this hearing, we're looking for a motion to memorialize the board's approval for the D3 variance and the resolution will also incorporate the additional terms of the consent order. The applicant is going to proceed with the Pennsauken Planning Board for site plan approval and any additional C Variances or waivers the applicant may need. Finally, once we have this resolution, the Solicitor will submit one more order to the court to wrap up the case to be dismissed with prejudice opposed to without prejudice.

Mrs. Longo motioned to accept the fact finding. Ms. Hannah seconded.

Mr. Martz motioned to grant the use variance. He stated that he sees no detriment without having a banquet hall as part of the hotel/motel and there will be less traffic and fewer cars without it. Mr. Martz further stated that this approval is with the understanding that the applicant appears before the Pennsauken Planning Board with a storm water management plan and a site plan. Mr. Morales seconded. Roll call: Paul Hoyle, Lou Morales, Lysa Longo, Shirley Butler, Darlene Hannah, Diane Piccari, and Duke Martz-Aye. None Opposed.

**MINUTES:**

None

**CORROSPONDENCE:**

None

**RESOLUTIONS:**

None

**BILLS:**

It was moved, seconded and unanimously agreed to pay the following bills:

T&M Associates-Engineering Services for Zippy's Car Wash-\$2,980.00

T&M Associates-Engineering Services for Stonegate II@ St. Stephen's-\$175.00

T&M Associates-Engineering Services for Stonegate II@ St. Stephen's-\$452.50

**COORDINATOR'S REPORT:**

None

There being no further business; it was moved, seconded and unanimously agreed to adjourn the meeting at 7:40 P.M.

Respectfully submitted:



Nancy L. Ellis, Board Secretary