

A G E N D A

Call to Order / Salute to Flag / Roll Call / Proper Notice 01/08/21

Memorialization of Resolutions

1. Resolution #PB-09-21 Application #1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Approved.

The applicant was granted final major subdivision approval for Phases 1-5, totaling 107 lots, consisting of 105 townhouse building lots located on Fries Mill Road and U.S. Route 322 (Glassboro Road) also known as Block 1401 Lot 1 and Block 141.0602 Lot 1.01.

2. Resolution #PB-10-21 Application #498-SP – Sahara Sand Inc. – Preliminary & Final Major Site Plan Approved.

The applicant was granted amended preliminary & final site plan approval to include additional lots in Monroe Township for their resource extraction mining operations. The property is located at the intersection of Blue Bell Road and Coles Mill Road. Block 9301, Lots 10-18 & 20 and Block 8001, Lot 1 are zoned RD-RR, Rural Development-Residential Receiving District. Block 9403, Lot 1 is zoned RD-A, Rural Development Agricultural District. The site's resource extraction area has portions located in both Franklin Township and Monroe Township. Its main access is located off of Coles Mill Road.

3. Resolution #PB-11-21 Application #1855-SP – Nancy Essner – Minor Subdivision Approved.

The applicant was granted a minor subdivision approval for a lot line adjustment for property located at 1730 & 1740 Flanagan Avenue and is also known as Block 15402 Lot 25 & 26.

4. Resolution #PB-12-21 Application #WSP-01-21 – 300 Thomas Ave, Bldg 801, LLC – Site Plan Waiver Approved.

The owner received approval to allow the lessee of Concrete Construction and Land Design, LLC owned by Barry Cobb to utilize the existing building for storage of material and equipment associated with his business located at 300 Thomas Avenue and is also known as Block 14701 Lot 38.

5. Resolution #PB-13-21 Application #WSP-02-21 – First Call PPE LLC dba TestHere.com – Site Plan Waiver Approved.

The applicant received approval for a mobile COVID-19 drive-thru testing site to be open Monday to Sunday 7:00 am to 7:00 pm for 10 Minute Rapid Antigen Testing & PCR Molecular Testing located at 4 S. Black Horse Pike and is also known as Block 1901 Lot 1.

6. Resolution #PB-14-21 Recommendation to Township Council the proposed changes to Ordinance 175-140 Stormwater Management in accordance with DEP regulations. – Approved.

Public Hearings

1. Applications #1857 & #505-SP Lidl US Operations, LLC – Minor Subdivision & Preliminary/Final Major Site Plan

The applicant is seeking minor subdivision and preliminary/final major site plan approval to construct a 28,179 s.f. grocery store. The proposed site improvements for the grocery store would include 138 passenger car parking spaces, stormwater collection structures and piping, utilities, site lighting, and landscaping. Existing access to the site from Route 42 and East Lake Avenue would be maintained, and a new access driveway to Herbert Boulevard will be constructed. The existing detention basins will be modified to accommodate the anticipated increase in stormwater runoff. The property for which approval is being sought is in the C (Commercial District) zone and is located at 1020 N Black Horse Pike and is also known as Block 1101 Lot 11.01.

2. Application #496-SP Tall Pines Day Camp, Inc. – Conditional Use, Preliminary/Final Major Site Plan

The applicant requests approval for the expansion of their Tall Pines Day Camp to allow for additional recreation facility improvements added since 1992 to their existing summer-time day camp. In addition, and as a result of a meeting held with the Pinelands Commission and subsequent Certificate of Filing; the applicant proposes the following: 1) The removal of a portion of the volleyball area from the wetlands buffer; 2) Removal of concrete pads from both the wetlands buffer and adjacent area onsite; 3) Removal of the following from the wetlands buffer and relocation of same to outside of the buffer a) five (5) sheds; b) golf driving range and range barrier; c) climbing area to former high ropes area; and d) archery area and its post & rail fence enclosure. 4) Pinelands approval of the development proposed beyond the development existing in 1991 (currently existing in violation without Pinelands approval) consisting of forty one (41) structures overall including barns, sheds, pavilions, athletic courts and other miscellaneous recreational improvements on the parcel. 5) Construction of six (6) stormwater management basins, modification to the existing stormwater management basin and several yard drains. The property for which approval is being sought is in the AG (Agricultural Production District) zone and is located at 1349 Sykesville Road and is also known as Block 10801 Lots 21 & 22.

Public Portion

Reports

Approval of Minutes

February 11, 2021 Regular Meeting

Adjournment