

PLANNING BOARD MINUTES
JANUARY 9, 2007
7:30 PM

The meeting was called to order by the Chairman, Lawrence Barrar at 7:35 P.M. The public statement was read by the Chairman, followed by the flag salute.

The substitute secretary Kristina Clement took roll call:

Lawrence Barrar	Present	Joyce Albrecht	Present	Robert Brown	Present
Nick D'Amico	Present	Jim Hannold	Present	Richard Krause	Present
Arthur Loder	Present	John Wolf, Jr.	Present	Joseph Conway	Present
John Lattaney	Absent	John DiBartolomeo	Present	Chris Mecca	Absent
Sol. Michael Ward	Present	David Kreck, Eng.	Present	K. Clement, Sub. Sec.	Present

Also present – Leah Furey – Bach Associates
- A. Andrew Feranda – Shropshire Associates – Traffic Consultant

Members sworn in.

Old Business:

Resolution for M.T. Martin and Mark D'Onofrio will be reviewed at the January 24, 2007 meeting.

New Business:

Resolution #2007-01 – Meeting scheduled 2007-2008; Motioned; seconded for this resolution; all members aye. Resolution ordered.

Resolution #2007-02 – Agreement for Professional Services – Solicitor; Motioned; seconded for this resolution; all members aye. Resolution ordered.

Resolution #2007-03 – Agreement for Professional Services – Engineer; Motioned; seconded for this resolution; all members aye. Resolution ordered.

Resolution #2007-04 – Appointment of Planning Board Secretary; Motioned; seconded for this resolution; all members aye. Resolution ordered.

Resolution #2007-05 – It was brought up by L. Barrar that this resolution was already taken care of.

Resolution #2007-06 – Election of Chairman; Motioned; seconded for this resolution; all members aye. Unanimous vote for L. Barrar to be Chairman.

Resolution #2007-07 – Election of Vice Chairman - Motioned; seconded for this resolution; all members aye. Unanimous vote for J. Hannold

All resolutions favored.

Noted that J. Conway because not attended first meeting could not participate in the meeting unless he read the transcripts or listened to tapes, which he had no chance to do either so he took himself off he meeting.

Bill O'Hagan, along with Michelle Clark was present. He said the same design was approved by Somerdale.

Andrew Feranda, from Shropshire Associates was sworn in. He was requested to do a traffic review from report handed out on the January 9, 2007 meeting. With the proposed expansion from 165,000 SF to a total of 400,000 SF. Also noted that 6 intersections needed improvements. There was a study done of the intersections when the areas were low occupied, between the hours of 7a-9a. This study will be later discussed because of the early study times & stores not open that early. The traffic study was conducted in accordance with generally accepted traffic engineering standards. NJDOT will further determine what needs to be done and what cannot be done. There will also be another traffic study done 60-90 days after proposed site is fully occupied. Also noted that with "cutting through" traffic the applicant will work with the Borough Engineer to mitigate using traffic calming measures suitable to the community. Wanted intersection at Evesham & entryway should be watched/reviewed to meet MUTCD (Manual on Uniform Traffic Control Devices) code. Talked about offsetting the intersection to potentially help "cutting through".

Mr. Mackiewiez responds to the report on January 9, 2007 submitted by Shropshire Associates. Talked about the future cut through traffic and the existing cut through traffic. Will comply with ADA standards for parking spots.

D. Kreck was sworn in and is reviewing the KLE paperwork dated December 14, 2006 he says instead of retaining walls to use a guardrail instead. Commented on different items under site layout and grading in which applicant agrees to and will comply. Commented on items under improvements #2 comments. Will comply with aligning the drives, dumpster enclosure will be upgraded, curbed islands for sign area, and storm water design. Page 24 comments regarding Lot B which will be merged with Landsman properties at a future date and Lot E is not incorporated in the design. Drainage plans will be submitted for review. For utilities no extension to utilities and Pizza Hut lights will remain the same. Applicant will comply with fair share housing ordinance.

Matt Sitton - Real Estate Mgr. for Wal-Mart was sworn in and talked about timing of deliveries. Deliveries were anytime between 5a-10p and as frequently as up to 15 -18 trucks a day. Vendor trucks (Daily Service Delivery) also were included in this count saying an approx. 6 Wal-Mart Semi-Trucks a day & the rest were DSD.

Leah Furey from Bach Associates discussed from a letter dated December 15, 2006. Page 4 item #3 requires notification of Old Egg Harbor Rd with the right of way vacation which was also given to Somerdale. Applicant will comply & Bach will later review. Commented on the paperwork from Shropshire Associates about using the additional parking to be used for future/shared.

Members of the Board to speak:

N. D'Amico – wanted definition of the 60-90 day review of the intersection by Mr. Mackiewicz. Mr. Mackiewicz said it was to be reviewed by the engineer and the funds for traffic measures were a direct relation to the center.

N. D'Amico – what were the potentials of the funds. Mr. Mackiewicz said the NJDOT was an off site obligation if the monies weren't sufficient. NJDOT takes monies to fun projects to meet its obligation. N. D'Amico also asked about the WHP & Evesham not being widened would traffic improve. Mr. Mackiewicz said NJDOT had monies for 10 years for the intersection for needed improvements. N. D'Amico noted there may be many unknowns and wants to know what the NJDOT will do. Mr. Mackiewicz said NJDOT is required to meet the obligations and NJDOT will exact the monies for the needed improvements. R. Brown says that the 60-90 days study was agreed on. J. DiBartolomeo questioned about the problems that could be imposed on Lafayette and will this street be included in the street study. Mr. Mackiewicz said there will be a streets study and that Lafayette may be looked at.

N. D'Amico and M. Ward questioned about the issue with AM and PM conditions. Mr. Mackiewicz said the retail side in Somerdale side is open 10a-9p. It is a 24 hour store because there is work being done at night but open to the public from 10a-9p.

M. Ward asked about the West bound traffic on Rt. 30 and how it can be horrific at times even on Evesham Road – any thoughts. Also that rush hour can extend from 7-730 a til 9a on certain parts of each of the roads. Is the study worth the 60-90 day later study. Mr. Mackiewicz said the traffic conditions were to be studied. The amount of traffic in the AM doesn't warrant traffic on the State highways.

M. Ward addresses the PM study with coming eastbound will the traffic pattern be different. Mr. Mackiewicz says the traffic is high in the AM and PM. M. Ward asked if the NJDOT has done any traffic counts in the AM and PM. Mr. Mackiewicz said the PM peak is higher and the experience is that AM peak is not that big.

J. Hannold asks how NJDOT feels about this area of concern for traffic. Mr. Mackiewicz says NJDOT is favorable on the aspect of the signal and shows progression. J. Hannold refers back to N. D'Amico's question about the funds and how to alter traffic. Mr. Mackiewicz said the NJDOT is willing to fund with no question about it. NJDOT wants to help the WHP run. J. Hannold questioned about widening the WHP and Mr. Mackiewicz said only at the proposed section.

M. Ward questioned/referenced Mr. Feranda & the paperwork handed out at previous meeting. W. O'Hagan responded that NJDOT has jurisdiction. M. Ward questioned about the offset of the intersection if NJDOT is for or against. Mr. Mackiewicz said aligning the municipal road with Washington Ave. (a normal design to have 4 way

intersection). The community said it's not a desirable alignment and the NJDOT wants an alignment, evaluation will be watched. W. O'Hagan said no issues where application stands on intersection that if any changes from the NJDOT that Magnolia will be in participation.

N. D'Amico questioned the 6% issue of Washington Ave. Mr. Mackiewicz said that 6% is just a small number – approx. 12 veh./hr.

W. O'Hagan said 1 of 4 applications in State of NJ. State is aware and wants to address grate field situation and they will help with what is needed.

L. Barrar noted that on the plans there is no access to the Pizza Hut from the WHP. Adam commented that the access road was moved to the otherside. L. Barrar asked to have the GP6 defined. Adam said the General Permit 6 is a small pocket of wetlands. It fills up 1 acre of wetlands with no value; its isolated wetlands and they are in the process of getting the permits to apply for the GP6. L. Barrar asked for documents of approval.

R. Krause asked about the facades and asked where people would congregate. Adam refers to exhibit A-13 noting the walkways, pedestrian access, "clock tower" area and the removal of the Caldor building. R. Krause asked about the foot traffic because of the 24 hour business, about loitering, and criminal activity. W. O'Hagan said there would be needed police reinforcement. Adam talked about the current Somerdale Police Substation already in the area. R. Krause noted that because part was in Magnolia would it press the emergency services. W. O'Hagan said that would be the case because more activity in the area & that would use more services in the town. R. Krause questioned who would pay. W. O'Hagan said the center would bring in tax revenue, which will be a surplus, high ratable.

R. Krause asked about the visibility from the WHP. Adam commented that there would be new signage, landscaping, & the removal of the Caldor building would open the area up. W. O'Hagan noted this center to be a "Main Street" feeling for the people and a "Down Town" area.

M. Ward feels that this center is only being thought of as a Somerdale area. W. O'Hagan noted there was a common owner. J. Orrico wants residents to feels a sense of place, community, thought of as the "North East" downtown, for people to linger and referred to exhibit A-13.

R. Krause questioned about the no sidewalk from Pizza Hut to the shopping center. J. Orrico noted that pedestrians would be directed to the main road projection to the walkway. W. O'Hagan said most people would drive from the Pizza Hut to the center. J. Orrico also commented on the security issued. Noted that Somerdale's substation already has the existing security cameras. R. Krause asked about 24 hour patrolling security. J. Orrico said most have patrolling already.

Mr. Patrillo, the Wal-Mart Rep. they wanted to take the theme of the garden center and wrap it around with significant landscaping shown to the residents.

R. Krause asked about a light being added to the end of Kennedy Blvd. and Somerdale Rd. and asked if any study was done at the intersection. Mr. Mackiewicz said there was no study of that intersection done. R. Krause asked if that intersection was going to be looked at for the study. Mr. Mackiewicz said that NJDOT would justify in Somerdale and with other alternates. D. Kreck asked Mr. Patrillo to talk about "Quick Brick". Mr. Patrillo noted that it is just a material, not processed and works well with this scale of size of a project.

J. DiBartolomeo motioned to have public now speak and L. Barrar 2nd the motion.

- William Ray – 700 E. Evesham Ave.

Asked about other additional stores in the center and will it be competition? Mr. Orrico said the stores are still being decided on and nothing has been affirmed. This resident feels that the center will not work.

- Lee Anderson – 125 Jefferson Ave.

Questioned the 6% of total visits and what it represented. Mr. Mackiewicz said the study was designed on peak hour conditions. Mr. Mackiewicz said it's an estimate of 12 vehicles that enter and 12 vehicles that exit. He will get exact details from the reports that he has. Mr. Mackiewicz estimated that it is approximately 480 trips on a week date and 3000-3500 trips per week distributed through. Mr. Anderson asked if its 100% of traffic per week. Mr. Mackiewicz says about 8,000 in / 8,000 out (all drives – approx. 56,000 incl. Sat and Sun.) Mr. Anderson feels that this 6% - 3,500 cars a week is a huge safety issue for the area.

- John Wade – local attorney in Glouc. Twp. who is representing several of the property owners who are in favor of the WHP area, 410 W. Evesham Rd., 143 W. Evesham Rd., Magnolia Garden Property, Frank Reese, and other owners. They feel the shopping center is dead, there is a better traffic plan being discussed. Feels Wal-Mart is a great opportunity for the shop and the residents. Mr. Wade also used reference to the Courier Post article about how it is that much of an issue to be published and acknowledged in the paper.

- J. DiBartolomeo asked to OK an extra ½ hour for the meeting. J. Hannold said there needed to be a limit of time per person. Motion was made for extended ½ hour. All members aye.

- Michael Martin – Sicklerville, NJ – referencing to house at end of King Street.

Family has been there for more than 75 years. Says Magnolia's end of Wal-Mart has an unattractive end/part. Wants the issues about the lighting discussed more, the

trucking traffic issue because of deliveries during day and possible at night, and questioned the noise from the HVAC units. Mr. Patrillo showed from exhibits A-13 & A-23 in reference to the units. He says the units are on the roof of the building with screens over top of them. They is at least 40 ft. difference between the height of the HVAC units and the ground. No units are on the North end of the building. Mr. Mackiewicz discussed the traffic issues. Saying there is an estimate 361/405 (enter/exit) with a future projection of 541/603 (enter/exit), but that is with 100% occupancy, which now there is an approx. of 40% usage of the area. Mr. Martin also discussed the issue with the 14' retaining wall that will be built, is Wal-Mart going to get a variance like all other homeowners are required to apply for. Mr. Martin does not like the fact of this wall being put up. He is not for the Wal-Mart being constructed.

L. Barrar questioned about the deliveries entering on the signalized street. Mr. Mackiewicz said the predicted truck movement is to the White Horse Pike signal. J. Hannold asked about the trucks for the other stores. Mr. Mackiewicz said they would use the municipal roads.

- Johnathan Mooney – 312 Otter Branch

Is in support for the Wal-Mart because feels it will bring more jobs to the residents in the town. He resents the anonymous letters that are being handed out by people.

- Gary Passanante – Mayor of Somerdale – 8 McMichael Court

He is proud of the town's relationship to the community growth. He feels that because people hear "Wal-Mart" that is the problem. The street study of Kennedy Blvd. in Phase I & II is being looked at. As far as security issues, there is going to be a study by the Chief of Somerdale and he will submit reports. He also feels that with putting something in the center is better than having nothing there at all as far as security issues. Says he wants people to know this is a shared event, not just a Somerdale event.

- Wayne Wilke – 217 Lafayette Ave -

He questioned why there are so many Wal-Marts being put up in our area. Homeowner also feels that this is going to be a safety issue because there may not be enough emergency resources around because they are all volunteers.

N. D'Amico noted that Chief Riebel has been notified & had a set of plans. He didn't feel that there was too thin of coverage for this project.

- Hargis Construction Co. - 500 E. Evesham Ave -

Mr. Hargis currently owns the vacant lot near the shopping center and wants to build a home there. He feels that bringing the Wal-Mart into the shopping center will help increase the value of his home. He also feels that Wal-Mart will be a great opportunity for employment for the residents of Magnolia. Feels that the traffic will not be an issue and he is very much for the change of the shopping center and for the Wal-Mart.

L. Barrar motioned to allow the 3 remaining residents to speak.

- Deanna Ballinger – 236 E. Washington Ave -

Questioned about the landscaping in the entrance and exit area. Would it block the view for the drivers. Adam referred to Exhibit A-13 saying the shrubs will be pulled back and it won't block any views from the area. The homeowner also questioned the lighting in the center. Again there was a reference to Exhibit A-13 saying there will be some new lights, some will remain the existing and the lighting will be sufficient. The homeowner questioned the no build situation. She feels that different stores will attract different traffic. Mr. Mackiewicz noted that there will be a mix of categories of stores in the center. The homeowner also asked about the criminal activity in the center. She is for the material change in the center. She asked that the issue of the White Horse Pike and Evesham Avenue be redeveloped and it was noted that that intersection would be a Borough issue.

- James Jarrett – 310 W. Jackson Ave -

The homeowner has a concern with the traffic accidents.

- 305 E. Washington Ave – John Boyle

Homeowner wanted to state that he is not for the development and he submitted petitions to the board of other residents who are not for the project.

Adjournment:

Motioned by J. DiBartolomeo, seconded by R. Brown. New meeting moved to Wednesday, January 24, 2007 at 7:30 PM. All members voted aye. Time adjourned at 11:45 pm

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