

PLANNING BOARD MINUTES  
JANUARY 24, 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	Present	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  
- Craig Reilly – Shropshire Associates – Traffic Consultant

It was motioned and seconded that the review of the January 9, 2007 meeting minutes be postponed until the next meeting.

For memorialization of resolution 06-10 – M.T. Martin was motioned and seconded. The memorialization of resolution 06-11 – Mark and Tara D'Onofrio was motioned and seconded.

It was noted that Mr. Laughlin was standing in for Mr. O'Hagan at tonight's meeting.

The continuation of application from Center 48 Limited Partnership was continued at the meeting.

M. Ward talked about the traffic difference and for the applicant to provide morning rush hour studies for the north bound traffic. M. Ward spoke to Bach to have Mr. Mackiewicz do a study. The engineer from Shropshire reviewed the study. The engineer has opinions. The report concluded that at peak AM hours there was not a significant effect of traffic.

Mr. Mackiewicz said between 6:30 – 9:30 AM there were 15 min. intervals studied. It showed that the highest peak volumes were between 7:15 – 8:15 AM. He said the level of service will not change. He noted that there will be a slight delay if no improvement is done at the intersection but there will be work between the Borough & the DOT.

M. Ward said at the intersection that the AM hour is 83% of the evening hour. He said there would be less traffic at the AM hour. He also touched on the PM and Saturday hours. M. Ward said that D. Kreck made suggestions on the programming of the traffic light.

Adam said the number analysis was performed correctly. Any changes to the timing of the intersection may be needed for change in the Am. He is in agreement in directionality. Says there will be monitoring in the future of this intersection. Says the concept plan raised five points and he agrees with all five points, they will comply with request, NJDOT to have final requests.

M. Ward said the NJDOT is involved in a Route 30 corridor study within seven years.

Mr. Mackiewicz says this is a logical time frame.

M. Ward said the applicant is committed to full and partial mitigation.

Mr. Mackiewicz said there will be 100% funding at Evesham Ave and all improvements on the White Horse Pike.

Craig Reilly said he had nothing more to say because Mr. Mackiewicz summed up everything and the applicant is willing to comply with all the requests.

L. Barrar asked the board if they had any questions they wanted to ask.

N. D'Amico asked about the concept plan. Also asked if the existing drive was to be removed but then why does it appear in the plan.

Mr. Mackiewicz noted that the driveway will be moved a little further to the North.

D. Kreck questioned the end of King Street.

Mr. Laughlin placed Exhibit A-19B up for a visual.

D. Kreck questioned Central Ave being a paper street off King Street. Noted that the street is only 15' wide and had a concern with access. He asked if the applicant was willing to give up a portion of their property, an additional 15', to make Central Avenue a normal size street being that 15' is limited to two-way traffic.

Mr. Laughlin said the applicant is willing to do that and any other variance cost but wanted approval first.

D. Kreck said a front line variance is required because the retaining wall is now at 32' currently, 25' set back and 17' front yard set back.

M. Ward asked about the right of way.

Mr. Laughlin said a dedication will move the lot line and that the applicant is willing to do it as long as a variance comes with it.

J. DiBartolomeo asked that if the variance is needed will there be a needed mailing or will it be taken care of tonight.

It was noted that it will be taken care of.

J. DiBartolomeo motioned to open the meeting to the public as long as there is a time limit of approximately 5 minutes per person. J. Hannold seconded but also added that there be a maximum of 10 minutes per person when talking. N. D'Amico questioned if that went for all questions or including the old testimony. Mr. Laughlin said the questions were to be noted on the new testimony heard at this meeting. M. Ward said that whoever wanted to talk should have their chance. J. DiBartolomeo said the time allotted is a fair speaking time.

All members favored the motion and the meeting was opened to the public at 8:05 PM for questions and comments about the traffic concerns talked about at this meeting and Central Avenue.

Mable Wright – 117 S. King Street

She is the last resident on King Street and Central Ave. She requested that a sign be placed on Evesham Ave stating that the street is not a “cut-through” street. M. Ward noted that N. D'Amico could suggest the sign. N. D'Amico said he would carry the sign issue to the next meeting. D. Kreck says there already is a yellow sign posting that it is a no outlet street. The resident feels that traffic is a hassle and feels that traffic is always causing problems on her street.

Michael Moore – 211 N. White Horse Pike

He had questions pertaining to the traffic study on Washington Ave. M. Ward said that Washington Ave. will still “T” into the White Horse Pike. There is an approximate 180 feet offset. M. Ward asked the homeowner to refer to the map to help with more of a visual to his question. The homeowner feels that there will still be a hassle with wherever the light goes and there will now be a greater amount of traffic. M. Ward noted that at the last meeting there was a discussion about the traffic issues. M. Ward said that the proposal is for the offset in conjunction with Somerdale and Magnolia; with address to the traffic and the White Horse Pike. With the traffic study til 2008 if the NJDOT does not like the location of the light the applicant will come back to the board for a new proposal to move the light. J. DiBartolomeo stated that the applicant says they will take responsibility and use possible speed bumps on the side streets to help with traffic. M. Ward projected the studies of traffic saying that one way to stop “cut-through” traffic is to add traffic calming measures that will be paid for by the NJDOT fully. The homeowner stated he has lived on the White Horse Pike for 35 years. He feels that Magnolia is getting the “ass end” of the project because Magnolia will be getting more traffic, “cut through” traffic. He feels that there is no way to correct the impact of upcoming traffic. Homeowner feels that Wal-Mart will make traffic more of a problem when in the center.

Mr. Mackiewicz responded to the homeowner stating that the placement of the traffic light is an optimal place and will have better progression for traffic along with the traffic calming measures on the local streets. The light will require a pedestrian phrase and it will be safer for a crossing at the midpoint.

Gene Mercaldo – 141 W. Monroe Ave

Has questions regarding the increase of traffic and accidents. Also questions about when the store will be opening. M. Ward said the store will be opening in approximately 1 year or so. Mr. Orrico said he would like to see nine to ten months of building depending on the DEP, DOT and municipal government for permits. The homeowner also questioned the light at Evesham and the White Horse Pike. Wants to comment that with the increased traffic and noise that there will be an increase of pollution. M. Ward said there will need to be approval for the reconstruction of the intersections of Evesham and Evergreen and Evesham and White Horse Pike in regards to the traffic conditions. He feels that with or without Wal-Mart the traffic will be addressed and the two noted intersections – Evesham and Evergreen and Evesham and White Horse Pike – will be of concern. As for the intersection of Evesham and Warwick the applicant did a good study as to now. There was a very detailed study of traffic mitigation. The traffic issues will be addressed by NJDOT. It was also noted that the applicant will be responsible for upgrades and signalization. The applicant says, and the engineer agrees, that the applicant is willing to fund for better roads, lights, mitigation measures and will help with the study down the line. The homeowner asked how this store will benefit the town. Homeowner feels that there will be more noise, more pollution, and more traffic. The homeowner feels that Magnolia is not benefiting from this Wal-Mart and wants to leave and sell the property. The homeowner feels that the taxes will go up because more police will be needed. M. Ward in regards to the costs Somerdale will patrol the shopping center and their mini sub-station will be enhanced. As with the new development there is always an increase for traffic and accidents.

It was noted that there needs to be less dialogue from the board and more be heard from the public with their opinions.

At this time it was motioned by John DiBartolomeo to close this portion to the public. J. Hannold seconded the motion and the public portion was closed and board members were able to question the applicant.

A. Loder questioned the traffic on the side streets. Mr. Mackiewicz said the streets could handle the traffic. If needed there would be a step up to help minimize traffic.

Mr. Laughlin noted that the streets being questioned weren't even on the application.

N. D'Amico questioned the fire hydrants and the lock boxes.

J. Albrecht questioned the time of deliveries – between 5 AM and 10 PM?

Bill Pinson, a Wal-Mart representative – 16 Lexington Park, Sicklerville

Mr. Pinson is a market manager of operations of approximately eight stores. He said that the deliveries can be worked into the Borough ordinances and that the times can be worked out. J. DiBartolomeo asked to have deliveries to be limited to between dawn and dusk. Mr. Pinson said that



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