

**MOORESTOWN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING
October 15, 2019**

- A motion to uphold the Zoning Officer decision for denial was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board Members was voted 5 to 2 in favor of upholding denial. Motion Carried.

PUBLIC COMMENT:

NONE

Mr. Maguire requested a short recess from 9:03pm-9:11pm

- **ZBA#2019-23 Liberty Coca-Cola Beverages LLC Block: 800 Lot: 6 Zone: SRI
355 New Albany Road Decision Due: November 14, 2019**
Minor site plan for additional warehouse use for storage

Ms. Ellen McDowell, McDowell Law PC- representing the applicant for this application gave a brief explanation as to why the application was coming before the Board and what the applicant was asking for. Ms. McDowell then asked Mr. Thorndike if he could swear in her witness, Plant Manager Ruby Romulus so he could provide testimony to the application. Mr. Romulus testified they were her before the Board seeking approval for the application because they are currently outgrowing their facility and need to expand. Since the facility they currently have is too small for the staging of the trucks the applicant has been having the tractor trailers that are waiting to be staged sitting on the side of the road and causing issues for the cars they would like to utilize part of the building across the street for the staging of trailers and housing unused product until it is needed. Since there is no truck movement allowed from 10:30pm-6am per the ordinance the applicant would like the Board to approve the movement of trucks back and forth Glen Ave to move the product with the occasional delivery being made during those hours. The applicant will be able to stage about 4 trailers at the new proposed facility while also creating a schedule to ensure there is adequate time in between trucks so there will be no overflow into the street causing traffic issues.

Ms. McDowell introduced Mr. Teal Jefferies, Engineer, to give testimony to the site plan created for the new proposed site. Mr. Thorndike swore in Mr. Jefferies and the Board accepted him as an expert. Exhibit A-1 (site improvement plan) showed the proposed layout of the building and described the current square footage. The applicant would be utilizing about 33080 sq. ft. of the total 96000 sq. ft. building, there would be some slight modifications to the site such as re-stripping the parking lot to accommodate the trailers during staging, adding landscaping islands, and an ADA complaint parking space. During the re-stripping in the front of the building they will be adding 11 parking spots, 2 full trailer staging stalls which will be 75 ft. in length and 4 trailer stalls for the detached trailers. The applicant is also proposing one directional sign for the drivers at the entrance to the facility which would have one low LED light so it can be seen and would only be 3ft. high and 4ft. wide. The applicant is also going to be re-locating the dumpsters and enclosing them in the back corner of the parking lot. With the re-stripping of the parking lot there will be a loss of about 90 spaces therefore the applicant is asking for an additional parking lot in the NE corner of the lot should they need the additional space in the future. Exhibit A-2 (rendered landscape plan) showed the many improvements the applicant will be making to the landscape surrounding there building and the parking lot. Such improvements will include adding evergreen trees and bushes, other various shrubs and creating landscaped islands in the parking lot. Since there is a slight reduction in the impervious coverage there will be no need for a storm water management plan in this application. The applicant will be requesting a waiver for soil testing, underground wiring, and sidewalk installation since they are only leasing a portion of the building and making no large improvements to the current design of the property.

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Andrew Feranda, Traffic Engineer was sworn in and accepted as an expert by the Board. Mr. Feranda conducted a traffic study on 10/7/2019 during what they believed were the peak times of travel and found there was no substantial impact by allowing the applicant to utilize the additional warehouse space across the street from their current location. There were 49 total trips in the morning between 5am-8am and 39 total trips from 1pm-3pm which he felt would not increase.

Jim Miller, Planner was sworn in and accepted as an expert by the Board. Mr. Miller reviewed the application with the Board and provided in length the positive and negative impact to the common good. Exhibit A-3 (aerial site plan) was used to show the surrounding area and how the proposed use of this facility would not disturb the neighbors but actual fit with other buildings surrounding it. He also spoke to the landscaping and how he felt it would be a mass improvement to what is currently there.

Mr. Thorndike asked the applicant if they were prepared to comply with all the requirements given to them in the letters from Taylor Design Group dated 10/7/19 and the Alaimo Group dated 10/8/19, the applicant testified they were willing to meet all the requirements except for one which was the installation of the irrigation system since they do not own the property and they are only leasing they cannot commit to installing one.

PUBLIC COMMENT:

NONE

- A motion to approve this application was made by Mr. Koory seconded by Mr. Dillon. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Ms. Schill made a motion, seconded by Ms. Gallo to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 10:38pm