

SOMERDALE BOROUGH PLANNING AND ZONING BOARD
July 26, 2023
REGULAR MEETING

CALL TO ORDER:

7:01 p.m.

SALUTE TO THE FLAG

SUNSHINE STATEMENT:

In compliance with the Open Public Meetings Act, notice of this meeting was given by way of mailing to the Courier Post Newspaper and posted in the Borough Hall on January 9, 2023.

OATH OF OFFICE: Wayne Neville

ROLL CALL:

Chairperson Kathy O'Leary
Vice Chairman Nicholas Loberto
Mayor Gary Passanante
Councilman Larry Sefchick
Chief James Walsh - Absent
Christian Annese - Absent
Phil Miller
Michael Wharton - Absent
Wayne Neville
Solicitor David Carlamere
Engineer Charles Riebel, Jr.
Zoning Officer Karen Wharton - In Attendance

MINUTES:

Board to approve minutes of June 28, 2023

Motion: Sefchick

Second: Loberto

All replied aye in favor

NEW BUSINESS:

Axe Out Entertainment, LLC
Rebecca Zerr
Administrative Amendment To Coopertowne Center Site Plan
Coopertowne Center
711 East Evesham Ave.
Unit #2
Somerdale, N.J. 08083

Applicant and engineer are sworn in by Carlamere. Carlamere corrects it is not an administrative amendment to a site plan. It is a permitted use but the use is changing from retail to entertainment which may affect the parking area.

Zerr clarifies that the trailer she currently uses is for her current mobile operation and will never be used at this location except for loading and unloading attractions.

There will be five to eight employees per shift. Monday, Wednesday, Thursday and Friday hours of operation are 5:00 p.m. to 10:30 p.m. First shift is from 5:00 p.m. to 7:30 p.m. Second shift is from 8:00 p.m. to 10:30 p.m. Saturday is 12:00 p.m. to 10:30 p.m. Sunday is 12:00 p.m. to 8:00 p.m.

There will be eight to ten different axe games. They do not promote violence. The lanes face each other. There are other activities such as a hurricane simulator, riding bull, climbing wall and arcade games.

There is seating for every axe thrower. There are six person tables. Each lane can host six people. Most groups don't drive individually. She is working on ride sharing. There is a thirty minute gap for turnover. She is looking to partner with stores, movie theatres, etc. She wants to be a good neighbor.

O'Leary questions food. Only prepackaged food will be sold. Customers can bring in their own food.

The back door has a hydraulic lift for deliveries.

Sefchick questions if an employee will be present at the entrance. There will be two employees at the door and one floater. Most bookings are in advance. There will not be a lot of walk-in service. The customer will pay the balance in person when they get their wrist band. The wrist band color determines what was paid for. Thirteen is the age limit with a parent signature. Eighteen or older can sign for someone. There is a safety video and lane monitor.

The lanes are enclosed with galvanized steel. There is an anti-bounce border system.

Zerr wants a comfortable family environment.

They use anchoring targets and do not store wood. They will use as little maintenance as possible but as safely as possible. Zerr has an executed lease.

The activities will be rotated to keep the interest for coming back.

Neville questions who is monitoring the drinking. There will always be a manager on site. They are developing a training program to address this. There is a limit on how much alcohol the customer can bring in to match the DUI standards. There will be an inspection at check in. The liability insurance covers byob. Once the customer is checked in they cannot leave. There is a refrigerator at every lane so no coolers come in.

The Borough can be added as an additionally insured.

Smith reviews parking. Sees no issue with parking.

Carlamere – no impact by change of use.

Open to the public: 7:34 p.m.

Close to the public: 7:34 p.m.

Motion: Passanante

Second: Loberto

All replied aye in favor

Motion to approve: Sefchick

Second to approve: Loberto

Roll Call: Yes by all members present

RESOLUTIONS:

2023-13: Resolution of the Borough of Somerdale Planning and Zoning Board Granting amendment to final site plan approval to eliminate a proposed drive at Maiden Lane and to permit an additional drive-through lane and pick up station in regards to:

Sonraj, LLC

Happy Leaf Cannabis Dispensary

200 North White Horse Pike

Somerdale, N.J. 08083

Block 55- Lots 8, 9, 9.01 and 9.02

Motion to suspend reading of resolution: Passanante

Second: Sefchick

All replied aye in favor

Motion to adopt: Loberto

Second: Sefchick

Roll Call: Yes by all members present

CORRESPONDENCE:

There is no correspondence

GOOD OF ORDER:

Passanante suggests implementing more change of use to address parking in strip stores, etc. for service businesses that want to come in. We want businesses to come in but we want to do it the right way. Carlamere suggests making sure an ordinance is in place.

O'Leary questions Lidl. Passanante spoke with Lidl. They will be sending him a game plan.

GOOD OF WELFARE:

There is none

ADJOURNMENT:

Motion: Passanante

Second: Loberto

All replied aye in favor

7:49 p.m.

Respectfully submitted,



Sharon DiNardo

Recording Secretary