

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
May 18, 2022

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on May 11, 2022, in the following manner:

- The official bulletin boards,
- Posted on the official website, and
- Electronic sign

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Judi Schock, Commissioner Thomas Wanstall, and Commissioner Adam Colaprete.

Members Absent: Commissioner Michael Johnson.

Staff Attending: Account Specialist Yvette Yerkes, and Building Inspector/Code Enforcer Harold Scott Jr.

MINUTES

A motion was made by Commissioner Shock, seconded by Commissioner Wanstall, to approve the March 16, 2022, Planning Commission Meeting minutes. All in favor; none opposed.

NEW BUSINESS

Tax No. NM 7-02-094.00-01.15.05. 000, lot 1B. The applicant is requesting a preliminary site plan approval.

Ring Lardner- Davis, Bowen & Friedel purposed a 7,000-square-foot building for a liquor store. He stated that the building would be closer to the road compared to Wawa and Grottos. The connecting road will be repaved, and the loading space will be off that access road. They are purposing new access to be closer to Wawa. Parking will be in the rear of the building and the dumpster will be located by the loading zone. He stated that it will be a brick facade, vertical wall panels at the rear of the building, and right-side elevations will have some windows. The left side of the building will have brick on the bottom and wall panels on the side.

Commissioner Schock asked when they could see the color of the building.

Mr. Lardner stated he will have them for the final approval.

Chairwoman Gray asked if the left side of the building could have something to break up the blank wall.

Mr. Larnder said he would follow up with the architect.

Commissioner Schock said she would like the colors to conform with the existing buildings that will be nearby.

Chairwoman Gray asked for signage rendering.

Mr. Landner said he would confirm with the owner if he wanted a pylon sign and bring renderings to the final.

Chairwoman Gray asked what landscaping is purposed.

Mr. Landner said there would be a mix of evergreens shrubs and trees, and it would look like the other buildings nearby.

Chairwoman Gray asked for the schematic of the dumpster.

Mr. Landner said the dumpster will be brick on 3 sides.

Chairwoman Gray asked if there would be a bicycle rack and hitching post.

Mr. Landner said that could be added.

The Commission agreed not to add a hitching post.

Chairwoman Gray questioned the lighting.

Mr. Landner said all lights will be downward facing.

A motion was made by Commissioner Colaprete and seconded by Commissioner Wanstall, to approve the preliminary site plans with the exceptions of a bike rack, left side elevations, signage, color rendering, landscaping conformity. All in Favor; none opposed.

Roll call:

Chairwoman Gray-yes

Commissioner Schock-yes

Commissioner Wanstall-yes

Commissioner Colaprete-yes

PUBLIC COMMENT

None.

ADJOURNMENT

At 7:34 p.m. a motion was made by Commissioner Wanstall seconded by Commissioner Colaprete to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Sarah Cahall, Town Clerk

