

January 13, 2026

MINUTES OF THE PLANNING BOARD OF THE TOWNSHIP OF PENNSAUKEN

The meeting of the Planning Board of the Township of Pennsauken, County of Camden, State of New Jersey was held on the above date at the Municipal Building, 2400 Merchantville Avenue, Pennsauken, New Jersey.

Chairwoman Trudy Painter called the meeting to order at 6:30 P.M. Roll call showed the following members to be present: Matthew McDevitt, Shakir Ali, Becerly Burris, Melvin Little, Thomas Doriety, Bill Lunemann, Greg Hannah, Mayor Patrick Olivo and Chairwoman Trudy Painter, constituting a quorum. Also present were: Dana Surgner, Planning and Zoning Assistant; Frank Piarulli, Solicitor; and Mary Leonard, Secretary.

Chairwoman Trudy Painter announced the meeting was being held in compliance with the Open Meetings Act of New Jersey and had been duly advertised. The Chairwoman led the flag salute.

Reorganization

Swearing in of Planning Board Members

Shakir Ali, Class 1, Bill Lunemann, Class 11, Mathew McDevitt, Class IV, Melvin Little, Class IV, Beverly Burris, Class IV, Mayor Patrick Olivo, Class 111, were sworn in by Solicitor Frank Pairulli as Members of the Planning Board.

Chairperson of the Planning Board for 2026

Solicitor Piarulli requested nominations for Chairperson for 2026. Matthew McDevitt nominated Trudy Painter as Chairwoman of the Planning Board for 2026, seconded by Shakir Ali. There were no other nominations. The nominations were closed. Trudy Painter was elected as Chairwoman of Planning Board for 2026 unanimously on roll call vote.

Vice Chairperson of the Planning Board for 2026

Chairwoman Painter requested nominations for Vice Chairperson for 2026. Mayor Patrick Olivo nominated Matthew McDevitt as Vice Chairman of the Planning Board for 2026, seconded by Beverly Burris. There were no other nominations. The nominations were closed. Matthew McDevitt was elected as Vice Chairman of the Planning Board for 2026 unanimously on roll call vote.

Secretary of the Planning Board for 2026

Chairwoman Trudy Painter requested nominations for Secretary of the Planning Board for 2026. Matthew McDevitt nominated Mary Leonard as Secretary of the Planning Board for 2026, seconded by Mayor Patrick Olivo. There were no other nominations. The nominations were closed. Mary Leonard was elected as Secretary of the Planning Board for 2026 unanimously on roll call vote.

Solicitor of the Planning Board for 2026

Frank Piarulli left the meeting at this point.

Chairwoman Trudy Painter requested nominations for Solicitor of the Planning Board for 2026. Matthew McDevitt nominated Frank Piarulli as Solicitor for 2026, seconded by Shakir Ali. There were no other nominations. The nominations were closed. Chairwoman Painter stated Solicitor Pairulli presented his qualifications to the Township Clerk, as required. He was the only applicant. Chairwoman Painter stated Solicitor Piarulli has been the Solicitor for the Planning Board for many years and always has done a good job. Frank Pairulli was elected as Solicitor for the Planning Board for 2026 unanimously on roll call vote.

Solicitor Piarulli returned to the meeting at this point.

Engineers of the Planning Board for 2026.

Chairwoman Trudy Painter requested nominations for Engineers of the Planning Board for 2026. Matthew McDevitt nominated T & M Associates, Doug White, as a part time position and CME Associates as Engineers for the Planning Board for 2026. The motion was seconded by Shakir Ali. Qualifications were presented. There were no other nominations. The nominations were closed. T&M and CME Associates were elected as Engineers for the Planning Board for 2026 unanimously on roll call vote.

Meeting Dates of the Planning Board for 2026

The meeting dates were present for 2026. They are as follows.

January 13 <sup>th</sup> and 27 <sup>th</sup>	July 7 <sup>th</sup> and 28 <sup>th</sup>
February 3 <sup>rd</sup> and 24 <sup>th</sup>	August 4 <sup>th</sup> and 25 <sup>th</sup>
March 3 <sup>rd</sup> and 24 <sup>th</sup>	September 1 <sup>st</sup> and 22 <sup>nd</sup>
April 7 <sup>th</sup> and 28 <sup>th</sup>	October 6 <sup>th</sup> and 27 <sup>th</sup>
May 5 <sup>th</sup> and 26 <sup>th</sup>	November 10 <sup>th</sup>
June 2 <sup>nd</sup> and 23 <sup>rd</sup>	December 8 <sup>th</sup> and 15 <sup>th</sup>

The meetings will be held at the Municipal Building, 2400 Merchantville Avenue, Pennsauken, New Jersey 08110 at 6:30 P.M. unless otherwise advertised.

Matthew McDevitt moved to adopt the meeting dates, seconded by Beverly Burris, which carried unanimously on roll call vote.

Approval of Official Newspaper

The Retrospective Newspaper, 732 Haddon Avenue, P.O. Box 296, Collingswood, New Jersey 08108 and the Courier Post, P.O. Box 5300. Cherry Hill, New Jersey are designated as the official newspapers of the Planning Board until March 1, 2026. After March 1, 2026, the Planning Board will publish all public notices, legal advertisement, notices and hearing, and such other official communications and/or information from, about or pertaining to the Planning Board, as required to be published in accordance with law, on the Boards official website using a direct hyperlink, located conspicuously on the homepage to the webpage with legal notices. Matthew McDevitt moved to comply with the requirements of the locations for public notices. The motion was seconded by Mayor Patrick Olivo, which carried unanimously on roll call vote.

Resolutions

Resolution P-1015-7 Sara Peralta, 7459 Maple Avenue, Pennsauken, New Jersey, Block 4210, Lot 4 was presented. Sara Peralta was sworn in by Chairwoman Painter. The applicant was brought back to the Planning Board for clarification of the use of the building of which she provided. Parking was a concern. Matthew McDevitt moved to grant the resolution for preliminary and final site plan and change of use. The applicant is to comply with testimony. Anything else that changes in the future, the applicant will have to come back to the Planning Board. The applicant agreed. The motion was seconded by Melvin Little, which carried unanimously on roll call vote.

The vote was as follows. Matthew McDevitt yes as stated. Shakir Ali yes based on testimony. Melvin Little yes as stated. Beverly Burris yes as stated. Tom Doriety yes as stated. Bill Lunemann yes as stated. Greg Hannah yes as stated. Mayor Patrick Olivo, yes as stated. Chairwoman Trudy Painter yes based on testimony.

Resolution P-2025-8 was presented granting approval to 120 Jack Martin Development, LLC Starbucks, for the property located at 1071 Route 73, Block 20011, Lot 6, for minor site plan approval. Matthew McDevitt moved to adopt the resolution, seconded by Tom Doriety, which carried unanimously on roll call vote.

The vote was as follows. Matthew McDevitt yes. Shakir Ali yes. Melvin Little yes. Beverly Burris yes. Tom Doriety yes. Bill Lunemann yes. Greg Hannah yes. Mayor Patrick Olivo yes. Chairwoman Trudy Painter yes.

Minutes

Mayor Patrick Olivo moved to approve the minutes of December 16, 2025, seconded by Shakir Ali, which carried on roll call vote, with all members voting yes, with the exception of Matthew McDevitt, who abstained.

Bills

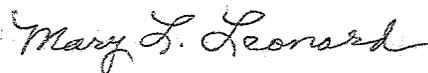
Bills were presented from T & M Associates in the amount of \$1,920.00. Matthew McDevitt moved the bills be paid, seconded by Mayor Patrick Olivo, which carried unanimously on roll call vote.

Public

Chairwoman Trudy Painter opened the meeting to the public. No one expressed a desire to speak. The public portion of the meeting was closed.

The meeting was duly adjourned on motion at 7:20 P.M.

Respectfully submitted,



Mary L. Leonard

Secretary

