

The Chairman called the meeting to order and stated that the meeting was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Nicini, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift

Absent: Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mayor Mignogna, Mr. DiNatale, Mr. Ravitz

Also present were Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

MARIANNE POWELL t/a EL MARIACHI RESTAURANT  
BLOCK 150.04; LOT 8.03  
CORRESPONDENCE – OUTDOOR SEATING  
PC 14-009

HALE TRAILER BRAKE & WHEEL, INC.  
BLOCK 303; LOT 6 &  
BLOCK 304.01; LOT 21  
PRELIMINARY & FINAL SITE PLAN  
PC 14-007

VSC-EE, LLC  
BLOCK 229; LOT 7  
AMENDED PRELIMINARY & AMENDED FINAL SITE PLAN – PHASE 2  
PC 14-008

APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated May 28, 2014; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Nicini, who abstained.

CORRESPONDENCE

MORI PROPERTIES (VOORHEES DINER)  
320 ROUTE 73  
PC 14-010

Appearing before the board were Mr. Barry Lozuke, attorney and Mr. Mark Klein, proprietor of the diner.

Mr. Lozuke stated that, they are here tonight seeking approval for the installation of a trash compactor at the diner located on Route 73. The proposal is for a trash compactor rather than the previously approved trash enclosure.

Mr. Klein stated that, his preference is a compactor because of traffic and the amount of times it would be picked up. This would be at the rear of the restaurant and it is kept clean and is sanitary and only needs to be emptied every two weeks. In the rear of the building is a small area where he plans to discard glass, cans, metal and cardboard. To access the compactor area you would open the rear door of the kitchen and discard the trash in to the compactor.

Mr. Darji stated that, the compactor location was previously a lawn area.

Mr. Klein stated that, the previously approved trash enclosure will remain because it will still need to service the hotel. The compactor will not block any drive aisles and is adjacent to the loading zone that services the diner. When it is emptied it is hauled off by a truck that is about 30 feet long.

Mr. Klein agreed to submit a template showing how the truck will maneuver to pick up the compactor.

Mr. Platt asked if the loading area will still function as a loading area for deliveries and such with the compactor there.

Mr. Klein verified that it will.

Mr. Vandegrift asked if anyone staying at the hotel would look down from their room and see the compactor. He also asked if there would be any type of fire protection in the compactor.

Mr. Lozuke stated that, it is not depicted on the plan and there are no specifications to show but he asked Mr. Klein to explain the enclosure to the board.

Mr. Klein stated that, the rear of the building faces the hotel so there is a 6 foot vinyl fence proposed with a 2 foot lattice on top of that. The top of the compactor will be open.

Mr. Klein explained how the compactor would be picked up and stated that, the truck will enter from Route 73 and back in like it was a delivery truck. The manager will open the gate and the truck will lift the compactor from the pad and will haul it away for about 2 hours. When it comes back it will be clean. Oil and cardboard will be picked up twice a week and glass, metal and cans will be picked up every other week and these barrels will be kept inside the loading area. The 8 foot fence/lattice will also surround this.

Mr. Nicini asked if they had access to water in the rear to hose out the area if necessary.

Mr. Fanelli stated that, he has been sitting here listening to this application and stated that he feels that there is not enough information to evaluate this request. He does not like the hours of 5:00 a.m. or 6:00 a.m. to be picking the compactor up.

Mr. Platt explained that, the board needs to see a site plan showing the enclosed area, the fence detail, the compactor location, recyclable location, detail of the plantings proposed, detail of the slab and the sidewalk in front must be reinforced as well. They also need a truck template showing how the truck will maneuver to pick up the compactor and they need to address some type of fire protection in this area.

Mr. Vandegrift asked if they ever considered using a masonry wall to enclose the area instead of a fence.

Mr. Platt stated that, our design standard for a trash enclosure is a masonry wall so if they are going to propose the fence/lattice combination there will need to be testimony as to why.

Mr. Vandegrift motioned to table the application to July 23, 2014; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present.

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There being no further business before the board, the Chairman adjourned the meeting.

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Carole Pfeffer, Secretary