

Mr. Fanelli called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly notice and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Sytnik, Mr. Ravitz

Absent: Mayor Mignogna, Mr. Murray, Mr. Rashatwar, Ms. Stroemel

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

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MEMORIALIZATION OF RESOLUTIONS

VIRTUA HELATH INC.
AMENDED FINAL SITE PLAN
BLOCK 228; LOT 7
PC 16-006

RESOLUTION - RECOMMENDATION THAT CERTAIN PROPERTIES IN THE "MAIN STREET" COMPLEX IN THE TOWNSHIP OF VOORHEES BE DETMINED TO BE AREAS IN NEED OF REDEVELOPMENT

RESOLUTION – ADOPTION OF HOUSING ELEMENT AND FAIR SHARE PLAN AS AN AMEDEMMENT TO THE VOORHEES TOWNSHIP MASTER PLAN.

NEW BUSINESS

PF VOORHEES, LLC
BLOCK 199.06; LOT 39
PC 16-007

Appearing before the board Mr. Keith Davis, Attorney, Mr. James Kyle, Planner and Mr. Andrew Haug, Construction Manager.

Mr. Davis informs the Board that the applicant had received prior site plan approval together with certain variances and waivers on October 28, 2015, to construct a 7,104 square foot "Patient First" urgent care medical facility on the old Country Club Diner Site. The applicant is now seeking Amended Final Site Plan approval together with a "c" variance to allow the installation of three façade signs and one monument identification sign.

Mr. Kyle gives a brief description of the site. He presents exhibits A1- 2015 aerial photo, A2- picture boards of other Patient First sites, A3- 2015 google street view, A4- 2015 google street view. He states the board previously approved a monument sign on Haddonfield-Berlin Road to be one foot above grade where the ordinance requires the bottom of the sign to be a minimum of six feet above grade level or setback a minimum of ten feet from the right of way. He states the proposed three façade signs will consist of 25" high internally illuminated channel letters and comprise 29.5 square feet each. The freestanding monument sign is 166 square feet, 12' high and set back from the right of way ten feet. The façade signs are not above the roof line.

These signs are the typical sign package for Patient First. The monument sign and façade signs provide for adequate identification of the site and are critical due to the nature of the facility and the orientation of the site.

Mr. Ravitz states his concerns regarding the left turn out of the site. He also voices his concerns on the amount of signage and the size of the monument signs.

Ms. Nocito states concerns over the amount of façade signs.

Mr. Vandegrift expresses concern on the size and height of the monument sign and the amount of façade signs.

Mr. Darji informs the Board that the applicant is proposing to relocate the already approved monument sign from 1 ft from the right of way to 10 ft and if approved will vacate previous approval for the sign. He also states that the applicant must post the "No Left Turn Sign" on the site. The applicant agrees to comply with Mr. Darji's review letter dated June 24, 2016.

Mr. Fanelli opens the meeting to the public.

Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of present board members.

Mr. Nicini motions to deny Amended Final Site Plan approval, together with the requested variances and design waivers in order to allow the installation of three (3) façade signs and one (1) monument identification sign as presented for the Patient First medical facility for the property located at Block 199.06; Lot 39. Seconded by Mrs. Sytnik; motion carries with following roll call vote.

AYES: Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Sytnik, Mr. Ravitz

NAYS: Mr. Fanelli

ADOPTION OF HOUSING ELEMENT AND FAIR SHARE PLAN AS AN AMENDMENT TO THE VOORHEES TOWNSHIP MASTER PLAN

Mr. Clarkin gives a brief description of his "Housing Element and Fair Share Plan" dated June 2016. The Housing Element and Fair Share Plan are consistent with Mount Laurel IV decision.

The Chairman opens the meeting to the public.

Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Ms. Sytnik.

The Planning Board has determined that the Housing Element and Fair Share Plan should be Adopted.

Roll call vote: All present Board members in favor; Ms. Nocito and Mr. Ravitz Abstain.

Resolution 16-018 was also memorialized.

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

Wendy Flite, Secretary