

Chairman, Mr. Fanelli 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. DiNatale, Mr. Rashatwar, Ms. Stroemel

Absent: Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mayor Mignogna, Mr. Waters, Ms. Nocito

Also present were CherylLynn Walters, Board Solicitor and Rakesh Darji, Board Engineer

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MEMORIALIZATION OF RESOLUTIONS

PATIENT FIRST VOORHEES, LLC
BLOCK 199.06; LOT 39
PRELIMINARY & FINAL SITE PLAN
PC 15-007

APPROVAL OF MINUTES

Mr. Nicini motioned to approve the minutes dated October 28, 2015; seconded by Ms. Stroemel. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. DiNatale, who abstained.

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NEW BUSINESS

REPUBLIC FIRST BANK
BLOCK 161; LOTS 16
PC -15-008

Appearing before the board were Mr. Josh Broderson, attorney, Mr. Daniel Thomas, architect and Mr. William Harper, Eastern Sign Company.

Mr. Broderson gives a brief description of the site. He states the property is located at 101 Laurel Oak Road on the corner of White Horse Road. He states the applicant received Planning Board approval in 2009 to construct a Republic Bank. Mr. Broderson refers to the survey (Exhibit A2) dated 9/4/14 and indicates that the free-standing pylon sign and directional sign located along White Horse Road encroaches within the Camden County right of way and the monument sign along Laurel Oak Road was also not constructed as approved. Mr. Broderson informed the board that the applicant has received approval from Camden County to allow the pylon sign and directional to remain in their current locations.

Ms. CherylLynn Walters states that the applicant previously received variances for the sizes of the sign but there were no variances granted for the location of the signs.

Mr. Thomas and Mr. Harper testified that the signs were constructed by the sign vendor in the locations marked by the general contractor. Mr. Broderson states that the applicant was not aware that the signs were built in the incorrect locations until they were advised by the Township upon completion of the as-built survey.

Ms. Walters informs the board that after further review by Mr. Darji during the meeting that the pylon sign did not require a variance for setback as the bottom of the sign is at least six feet above grade level and in conformance with Section 150.015(E)(7).

Mr. Broderson states that to move the signs would be costly for the applicant. Ms. Walters states that a self-created hardship is not a C1 variance.

Mr. Broderson explains that regarding granting the C2 variance he states that the signs are not unreasonably close to the road and are safe and do not create an unsafe condition. He refers to photos of the site and indicates that the existing trees would block the signs and may create a traffic issue and he also states it does not impede on sight triangles.

The application was opened to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. DiNatale.

Mr. Nicini motioned to grant Amended Preliminary and Final Major Site Plan approval for the property located at Block 161, Lot 16 to allow the monument sign located along Laurel Oak Road to be setback 3.9 feet from the right of way where a minimum setback of ten feet is required and to allow the directional sign along White Horse Road to be located in the right of way of White Horse Road where a minimum setback of ten feet is required and the applicant shall comply with Board Engineer's review letter dated December 3, 2015.

Seconded by Mr. DiNatale. Motion carried by the following roll call vote:

AYES: Mr. Nicini, Mr. DiNatale, Ms. Stroemel, Mr. Fanelli

NAYS: Mr. Rashatwar



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

Wendy Flite, Secretary