

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

ROLL CALL

Present: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

Absent: Mr. Murray, Mr. Waters, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

Also in attendance were Stuart Platt, Board Solicitor, Rakesh Darji, Board Engineer, John Palm, Conflict Board Attorney and Doug Rohmeyer, Conflict Board Engineer.



APPOINTMENT OF CONFLICT ATTORNEY AND CONFLICT ENGINEER FOR THE REMAINDER OF 2013

Mr. Fanelli motioned to nominate John Palm as Conflict Attorney for the remainder of 2013; seconded by Mr. DiNatale. Motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

NAYS: None

Mr. Fanelli motioned to nominate Doug Rohmeyer as Conflict Engineer for the remainder of 2013; seconded by Mr. DiNatale. Motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

NAYS: None



Mr. Platt swore in Doug Rohmeyer as Conflict Engineer for the Planning Board for the remainder of 2013.



MEMORIALIZATION OF RESOLUTIONS

S. JAY MIRMANESH, MD  
BLOCK 251; LOT 4  
MINOR SITE PLAN & CHANGE OF USE  
PC 3-010

NEMOURS duPONT PEDIATRICS  
BLOCK 161; LOT 22  
AMENDED FINAL SITE PLAN  
PC 13-011



SURINDER HUNDAL & SUBASH RASHATWAR  
MINOR SUBDIVISION  
BLOCK 213.04; LOT 144  
BLOCK 213.01; LOTS 134.02, 134.03  
BLOCK 213.04; LOT 135  
PC 13-013

Mr. Palm addressed the board and asked if anyone was uncomfortable hearing this application because one of the applicants is a member of the board. Seeing no one, the hearing proceeded.

Appearing before the board was, David De Clement, attorney and Joseph Maxcy, engineer.

Mr. DeClement stated that, the application before the board is a minor subdivision, more specific a lot line adjustment.

Mr. Maxcy stated that, they are not creating any new lots; just rearranging lot lines and the subdivision is located on 2 streets; Kresson Road and Kresson-Gibbsboro Road. Block 213.04; Lot 144 belongs to Mr. Hundal and the other 3 lots, Block 213.03; Lots 134.02, 134.03 and 135 are still owned by Mr. Rashatwar. There are no variances or waivers.

The board addressed the review letter prepared by CME Associates, dated July 18, 2013.

Mr. Rohmeyer stated that, Mr. Maxcy submitted a response letter to his review letter but it was not received until late in the day so there was no time to get it to the board members. He asked Mr. Maxcy to address the letter starting with Section 5.

Mr. Maxcy responded with the following:

5a, there are no improvements proposed at this time just a land swap. The application before the Zoning Board has been rescinded and a copy of that letter is in the Zoning file.

5b; the lot lines are being moved to make the lots more desirable.

5c; the original approved minor subdivision was filed by deed and for consistency they would prefer to file the amendment by deed.

5d; the shared driveway was shown on the original Marathon plan but it came to a dead end. Mr. Rashatwar would like to put a "bubble" or cul-de-sac at the end to make it a more desirable driveway for future homes.

Mr. Palm asked if this is a proposed street.

Mr. Maxcy stated that, no it is an access driveway for 3 lots.

Mr. Fanelli stated that, he is not sure if the first access was a great setup to start with but wants to make sure this was approved by the Voorhees Fire Department. At least when it came in straight it looked as though the trucks would fit.

Mr. DeClement stated that, any approval would have to be subject to RSIS and approval from the Voorhees Fire Marshall.

Mr. Palm asked whose property the shared driveway is on.

Mr. Maxcy stated that, it cuts across Lot 134 and 2 strips going out to the street. That is the original approved layout, they have not changed that. They only added the bubble.

Mr. Palm asked if the easement was in the deeds that have been recorded. If this hasn't already been adequately described on the deed how will they make that change.

Mr. DeClement stated that, it is a common owner at this time, Mr. Rashatwar. The only thing being impacted by this application is the top of the bubble. It is their intent to describe this in the deed describing all this activity.

Mr. Rohmeyer agreed and stated that, any approval should be subject to approval by the Fire Department. Also, the previous access was just a dead-end; it would be an improvement to add the cul-de-sac.

The application was opened for public comment.

Seeing none, Mr. Nicini motioned to close the public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mr. Nicini motioned to grant minor subdivision approval subject to the following conditions and stipulations:

1. The applicant shall comply with all of the recommendations of the Board Engineer as set forth in its review letter dated July 18, 2013.
2. The applicant shall provide a metes and bounds descriptions of all new lots to the Board Engineer. The applicant's attorney represented that he will file by both plat and deed. Said

deeds to be reviewed by the Planning Board Conflict Solicitor. Said plats and deeds shall be submitted within 190 days conforming to all conditions or these approvals will expire.

3. During testimony, the applicant's land surveyor and attorney represented there was a previously approved minor subdivision plan with a common access road/driveway which has subsequently been identified in Resolution #05-050 and Resolution #06-026 of the Township of Voorhees Planning Board, and all conditions, terms and requirements of those approvals remain in full force and effect. Those applications involved Block 213.04; Lot 134 of the Voorhees Township Tax Map and included a point of sale disclosure.
4. The applicant shall submit all required outside agency approvals.

Seconded by Mrs. DeMesquita; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

AYES: None

Mr. Palm stepped down and Mr. Platt joined the board.

CITY SIGN SERVICE, INC. (PET VALU)  
 AMENDED FINAL SITE PLAN – SIGNAGE  
 BLOCK 160; LOT 1  
 PC 13-014

Appearing before the board were Mr. Ronald Daugherty, attorney for the applicant and Mr. Jeff Carson, with City Sign.

Mr. Platt stated that, he has had a conversation with Mr. Daugherty regarding the legal notice and wanted this made part of the record. The notice indicated that the applicant was seeking an additional sign but it did not say there was a variance being requested and they were seeking a second sign where only 1 is permitted. He asked if Mr. Daugherty was comfortable moving forward with the possibility of someone being able to challenge this for faulty notice.

Mr. Daugherty stated that he and his client were comfortable moving forward.

Mr. Daugherty stated that, this amendment to the approved site plan to allow an additional sign on the rear of the building where only one is allowed.

Mr. Carson stated that, they are seeking to put a second sign on the rear of the Pet Valu building. He presented the board with an aerial photo of the building and the pylon sign for the shopping center. They are located in the center of a 3 store building and there is very limited exposure for this business. The light will be internally lit and is on a timer that will shut off at 10:00 p.m. There is no room on the pylon sign for any other tenant signage so they are before the board asking for the second sign. Both signs are identical in size. The other 2 stores in this building have sought approval to add signage to the rear of the building and they have been granted. The purpose of this sign is for site identification for motorists driving along Haddonfield-Berlin Road and White Horse Road as well as for proper way finding and traffic safety. This sign will be compatible with the other signage on the rear of the building

The board reviewed the letter prepared by Environmental Resolutions, Inc. dated July 12, 2013.

The application was opened for public comment.

Seeing none, Mr. Nicini motioned to close the public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mr. Nicini motioned to grant amended final site plan approval for the second identification sign subject to the following conditions and stipulations:

1. The applicant shall comply with all recommendations in the Board Engineer's review letter dated July 12, 2013.
2. The proposed façade sign shall be internally illuminated and shall turn off automatically at 10:00 p.m. each night as the existing façade sign on the front of the building does.

- 3. The applicant shall comply with all of the conditions set forth in any prior approval to the extent not inconsistent herewith.
- 4. The applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

AYES: None

NICO ENTERPRISES  
 AMENDED FINAL SITE PLAN  
 BLOCK 73; LOT 6  
 PC 13-012

Appearing before the board were Mr. Jeff Baron, attorney, Mr. Larry DiVietro, engineer and Mr. Al Nicolosi, applicant.

Mr. Baron submitted a board display marked A1 for identification purposes.

Mr. Nicolosi stated that, they are seeking to install a conveyor and correlator system for the existing automated car wash building and to relocate the auto cashier to a location adjacent to White Horse Road for a more efficient system than what exists. Apparently there are problems with vehicles entering the existing automated car wash and the proposed system would allow vehicles to enter into the automated car wash more safely and efficiently and without as many delays in service. There will also be a live attendant full time at the facility and the automated car wash would reduce its hours of operation to 8:00 p.m. from 10:00 p.m. The conveyor and correlator system will not result in any change in noise or light impact from the site as it is operated by an electric motor which will be inside the existing automated car wash building.

Mr. DiVietro stated that, he feels the proposed system will make a more efficient and faster use of the car wash facility because of the problems with the current system in use. It is his opinion that there would be no additional queuing and, in fact may reduce the queuing of vehicles waiting for the automated car wash. There are no changes to the circulation and there were two dead trees that have been replaced.

The application was opened for public comment.

Seeing none, Mr. Nicini motioned to close the public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mr. DiNatale motioned to grant amended final site plan approval subject to the following conditions and stipulations:

- 1. The applicant shall comply with all the recommendations set forth in the Board Engineer’s review letter dated July 19, 2013.
- 2. There shall be a full-time live attendant at the site during business hours.
- 3. The automated car wash shall be open until 8:00 p.m.
- 4. All conditions for any prior approval for this site shall remain in effect to the extent not inconsistent herewith.
- 5. The applicant shall obtain all required outside agency approvals.

Seconded by Mr. Nicini; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale

AYES: None



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

\_\_\_\_\_ Carole Pfeffer, Secretary