

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. Murray, Mr. DiNatale, Mr. Nicini, Ms. Stroemel, Ms. Sytnik

Absent: Mayor Mignogna, Mr. Rashatwar, Mr. Waters, Mr. Vandegrift, Ms. Nocito

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

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APPROVAL OF MINUTES

Mr. DiNatale motions to approve the minutes dated December 9, 2015; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all board members present, with the exception of Mr. Murray who abstained.

Mr. DiNatale motions to approve the minutes dated January 6, 2016; seconded by Ms. Stroemel.

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MEMORIALIZATION OF RESOLUTIONS

REORGINIZATION APPOINTMENTS:

SOLICITOR, ENGINEER, SECRETARY, CHAIRMAN, VICE-CHAIRMAN, COMPLETENESS REVIEW COMMITTEE, DEVELOPMENT REVIEW COMMITTEE, CONFLICT SOLICITOR

REPUBLIC FIRST BANK

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN
BLOCK 161; LOT 16
PC 15-008

RESOLUTION APPOINTING CME ASSOCIATES TO PERFORM A PRELIMINARY STUDY TO DETERMINE WHETHER AN AREA IS NEED OF REDEVELOPMENT PURSUANT OF THE LOCAL REDEVELOPMENT AND HOUSING LAW AS DIRECTED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF VOORHEES

NEW BUSINESS

PF VOORHEES, LLC
BLOCK 199.06; LOT 39
PC 15-011

Appearing before the board Mr. Stephen Nehmad, attorney, Mr. William Roundtree, applicant and Mr. Samuel Renauro, engineer.

Mr. Nehmad informs the Board that the applicant had received prior preliminary and final major 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.

Mr. Nehmad states that at the previous meeting the applicant was made aware of the Route 561 design standards specifically the fenestration requirements. After discussion the applicant is now seeking amended preliminary and final major site plan approval to reorient the building on the property as the Board had suggested. As a result of the building reorientation it will be keeping with the patient First prototype and comply with Route 561. However, Mr. Nehmad explains that some adjustments will have to be made to the variances and design waivers previously approved.

Mr. Platt asks Mr. Nehmad to confirm that the variances and waivers on pages 3 and 4 of ERI's review letter dated January 21, 2016, are the deviations from the Township standards that the applicant is requiring. Mr. Nehmad agrees.

Mr. Darji states that by moving the building the applicant now meets the Route 561 design standards.

Mr. Renauro introduced exhibits A-1 through A-8 and gives a brief description of the site. Mr. Renauro states the applicant is proposing a 7, 104 square foot 1 story building with 53 parking spaces. He states the three acre property is irregular in shape and has wetlands in the rear and is in the DEP Flood Hazard Zone. He advised the Board that the DEP has verified their wetlands delineation line and has determined the wetlands are of ordinary resource value which requires a 50 foot buffer. The applicant will only be removing pavement in the flood hazard area and not adding any additional pavement which in turn only requires them get a permit by rule from DEP.

Mr. Renauro informs the Board that the applicant will be closing the "open driveway" on Route 561 and making it one newly constructed driveway with a full turning movement. He explains the applicant will be increasing green area and the landscaping plan includes irrigation. Mr. Renauro states that by reorienting the building the main entrance that has more glass will now be facing Route 561.

Mr. Renauro summarized the variances. He indicates the applicant is seeking a front yard setback of 51.7 feet where 100 feet is required. This is needed due to reorienting the building and the irregular shaped lot and staying clear of the wetlands buffer. The applicant has provided for a two foot parking setback where a minimum parking setback of 15 feet is required. He also states the applicant will not need a loading zone.

Mr. Renauro states the applicant will be significantly be reducing the existing impervious coverage. He testifies that the applicant has a hardship due to the irregular shaped lot and the environmental constraints due to the presence of wetlands. The medical facility will provide a more desirable visual environment by redeveloping the site, adding green areas and reducing impervious coverage. Mr. Renauro testifies that the variances can be granted without any substantial negative impact.

Mr. Renauro states the County has required the applicant to provide a "no blocking the box" sign on Route 561 and a no left turn exiting the site during peak hours between 7:30am and 8:30am and 5:00pm and 5:30pm.

Mr. Nehmad states the applicant has agreed to comply with the comments in the ERI and Churchill review letters.

Mr. Renauro addresses the comments from the Voorhees Township Fire Department. He states the applicant will comply with the comment regarding the fire department connection and will relocate. They will also install a 4 inch pipe and will relocate knox box if required. Regarding the circulation concerns Mr. Renauro states the applicant will increasing curb radii to allow for easier circulation of the fire trucks. Mr. Renauro states they will comply with all comments with the exception of full circulation, open perimeter. The building is a one story building and will have a fire sprinkler system installed.

Mr. Murray states that the Uniform Construction Code is the dominant code with this application so once the CO is issued the Uniform Fire Code picks up at that point and enforces the Uniform Construction Code. The Construction Code will not require open perimeter on this site because the building is under 10,000 square feet and doesn't require the sprinklers. Mr. Murray asks the applicant if they are intending on installing a pump due to the low water pressure in that area. Mr. Renauro states they are.

Mr. Nehmad states the applicant is not proposing any signage at this time and will submit a separate application at a later date.

Mr. Roundtree testified on behalf of the applicant and reconfirmed the testimony given by Carl Wright at the October 28, 2015 hearing regarding the business operations of Patient First.

Mr. Fanelli opens the meeting to the public.

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

Mr. DiNatale motions to grant Amended Preliminary and Final Major Site Plan approval, together with the requested variances and design waivers in order to construct a 7,104 square foot Patient First medical facility for the property located at Block 199.06; Lot 39 subject to the following conditions and stipulations:

1. The applicant has agreed to comply with the Board Engineer's review letter dated January 21, 2016.
2. The applicant shall comply with the Township Sewer Engineer's review letter dated January 22, 2016.
3. The applicant agreed to comply with all recommendations set forth in the Voorhees Fire Marshal's memo dated January 25, 2016 except that it cannot comply with a 360 degree open perimeter fire truck access because of the change in the building layout and it was also indicated by the construction official that same is not required.
4. The applicant will comply with all the recommendations in the Environmental Commission's review letter dated October 22, 2015 except it may substitute a vegetated filter strip instead of a rain garden.
5. Tractor trailers are prohibited from the property.
6. The applicant shall prohibit a left-hand turn exit from the property between the hours of 7:30am and 8:30am and 5:00pm and 5:30pm on a daily basis and shall install proper signage with respect to same.
7. The applicant shall comply with all medical waste storage, handling and disposal regulations.
8. The applicant shall install irrigation for all proposed landscaping, subject to the review and approval of the Board Engineer.
9. The applicant shall comply with the sign ordinance.
10. The applicant shall obtain all outside agency approvals.

Seconded by Mrs. Sytnik; motion carries with following roll call vote.

AYES: Mr. Fanelli, Mr. Murray, Mr. DiNatale, Mr. Nicini, MS. Stroemel, Mrs. Sytnik.

NAYS: None

PHILADELPHIA FLYERS, L.P.
BLOCK 161; LOT 23
PC 15-009

Appearing before the Board Mr. Richard Goldstein, attorney, Mr. Ed Speitel, engineer, Mr. Jay Freeman and Mr. Barry Hanrahan, applicant.

Mr. Goldstein gives a brief description of the application. He states the property is 18.1 acres and is located in the O3 Zone with a TC overlay. The applicant is seeking amended preliminary and final major site plan approval with a Bulk C variance for parking side yard setback and waivers. The applicant is proposing to construct a 13,450 square foot addition to the Flyers Skate Zone along with a revised parking lot layout to include 388 parking spaces. The applicant initially sought to construct 374 parking spaces and reserve 14 as ghost parking spaces for the future but now intends on constructing all 388 parking spaces. Mr. Goldstein states the site was initially approved by the Planning Board in 1998, an amended final in 1999 and an amended preliminary and final in 2000. Those approvals were for a phased development. He states that this application amends the prior approvals but does not exceed the limits of development from the previous approvals. The proposed improvements are within existing disturbed areas and the total impervious coverage in result of tonight's application will be reduced.

Mr. Goldstein testifies that this application enlarges and improves the Philadelphia Flyers training facility and enhances team development. But it does not increase the number of employees, visitors or parking demands on the site.

Mr. Goldstein states the applicant is seeking one variance for minimum side yard parking setback. The ordinance requires a 25 foot setback. He explains that in prior approvals a variance was granted for a 5 foot setback. The applicant is seeking a 7 foot setback. He states there is no signage proposed and that the restaurant that was proposed in Phase II of the development is no longer part of the application and is being withdrawn.

Mr. Brian Hanrahan, the assistant general manager of the Philadelphia Flyers, testifies on behalf of the applicant. He states the expansion will be used as a training facility for player development which will include a gym, fitness center and skills development. It will include rehab space closer to the medical room. He states the hours of operation will be from 7:00am to 4:00pm and that the players usually leave the facility by 3:00pm. During in season 7 days a week and off season is 5 days a week Monday through Friday.

Mr. Freeman, the general manager of the Flyers Skate Zone, testifies that the addition will not be open to the public. He states they open to the public at 10:30am to 11:30pm. He states there will be no impact in the hours of operation of the public portion of the facility. Deliveries made on a daily basis by UPS, Fed Ex and US Foods will not be impacted by the expansion. Trash on the public side is picked up on Mondays and Fridays, recycling on Tuesdays. On the training facility side it is picked up once a week. This application will not change these procedures. There is also no signage proposed.

Mr. Freeman testified that the applicant will comply with the Fire Marshal's review letter and provide emergency access.

Mr. Speitel summarized the application. He stated the applicant is proposing a 13,450 square foot addition in the rear of the building and parking improvements he indicated the applicant will be shifting the drive aisle and repairing and restriping the existing parking spaces as needed. He stated there will be a total of 388 parking spaces upon completion of construction. Mr. Speitel also testified that there is sufficient parking on the site for every event that occurs at the facility and confirms that there is still an agreement in place with the Kellman Academy for offsite parking if needed.

Mr. Speitel also states that the storm water was designed to handle the additional parking spaces and the total amount of impervious coverage will be reduced as a result of this application. He states that the parking setback variance is needed in order to maintain the existing buffer between this property and the senior living facility. He states there will be no substantial detriments impacted on the senior living facility.

Mr. Fanelli opens the meeting to the public.

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

Ms. Stroemel motions to grant amended preliminary and final major site plan approval together with the requested variance in order to construct a 13,340 square foot expansion to the existing Flyers Skate Zone for the property located at Block 161; Lot 23, subject to the following conditions and stipulations:

1. The applicant shall comply with all the recommendations in the Board Engineer's review letter dated January 20, 2016.
2. The hours of operation shall be between 7:00am to 4:00pm and the hours of operation for the existing Flyers Skate Zone shall remain the same.
3. The restaurant facility previously approved previously shall be completely eliminated and terminated.
4. The applicant will comply with all prior approvals.
5. No signage is being proposed with this application.
6. The applicant shall supply the Voorhees Fire Marshal emergency access to the relocated gate.
7. The applicant shall install the additional 14 parking spaces which were initially proposed to be banked in reserve and this parking field shall be fully engineered for storm water management, lighting and subject to the review and approval of the board Engineer.
8. There shall be a minimum of 388 parking spaces upon completion of construction of the expansion.
9. The applicant shall obtain all required outside agency approvals.

Seconded by Mr. Nicini. Motion carries with the following roll call vote:

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

NAYS: None

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

