

The Chairman called the meeting to order and stated it 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. Murray, Mayor Mignogna, Mr. Waters, Mr. Vandegrift, Mr. Ravitz

Absent: Mrs. DeMesquita, Mrs. Kerr, Mr. Nicini, Mr. DiNatale, Mr. Rashatwar

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MEMORIALIZATION OF RESOLUTIONS

BRUCE PAPANONE
BLOCK 305; LOTS 1, 3-9 AND 12
AMENDED FINAL SUBDIVISION
PC 13-002

AMERICAN GLOBAL INVESTMENTS
BLOCK 229; LOTS 4 & 4.01
FINAL SITE PLAN
PC 13-001

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LAZGOR, LLC
PRELIMINARY & FINAL SITE PLAN
BLOCK 303; LOT 7.01
PC 12-027

Mr. Ravitz recused himself from this application.

Appearing before the board were Richard Goldstein, attorney, Peter Lazaroupolis, applicant and engineer, Jim Miller, Planner, Deanna Drumm, traffic consultant and James DeNave, representative for 7-Eleven.

Mr. Goldstein stated that, the applicant is seeking approval to construct a 7-Eleven at 82 Route 73 South. This is a 1.038 vacant parcel in the (MB) Major Business zone. This is an irregular shaped lot with a PSE&G easement that runs right through the property and no permanent structures can be constructed within this easement. The 7-Eleven will be a 1 story 2,940 square foot convenience store with 19 parking spaces and a drainage basin. There was a meeting with the Township Sewer Engineer and Berlin Township professionals to see if sewer would be viable. Because of the practical difficulties in a development this size, they are seeking an impervious coverage variance which would allow them to put septic into this property.

Mr. Goldstein added that, with regard to signage they are permitted a façade sign 120 square feet in size facing each public street and this property faces 2 public streets for a total of 240 square feet. They are proposing a 25 square foot sign on the north elevation and rather than have the second sign face Route 73 they are proposing a 62 square foot sign on the store front facing the parking lot for a total of 87 square feet. With regard to the freestanding signs, Route 73 is allowed a 75 square foot sign and they are proposing 32 square feet. Cooper Road allows a maximum of 24.5 square feet and they are asking for a deminimis variance to allow the sign to be 25 square feet. They have made a number of revisions to the plan and now feel they have a pretty straight forward application.

Mr. Lazaroupolis gave an overview of the project explaining the unique characteristics of the lot. Once they put the easement and required setbacks in place they are left with a space near the middle of the lot where the building can go. In order to make this a functional building they are encroaching into the setback on Cooper Road. There is a basin that is within their property and utilized by their neighbor to the south. They are planning to clean and repair the basin then they will install the sidewalk and landscaping. The lower basin will be the one that handles the water from their project.

Mr. Lazaroupolis continued to state that, across the street on Lafayette Avenue is a sanitary manhole where this property and two properties to the south could possibly tie into for sewer. Right now it would be costly and time consuming and would de-rail their project if they had to do it. They are proposing the septic system but will continue their efforts with the other property owners to bring them into sewer. Because they are in excess of the allowable impervious coverage they are asking to use the impervious coverage buy down to eliminate that variance for a total contribution in the amount of \$3,716.00 to the Townships open space fund. Exhibit A1 was a reduction of their power point exhibits.

Mr. Lazaroupolis gave a presentation of the proposed elevations and because of the uniqueness of the lot they have taken steps to provide architectural relief to soften the wall on the side of the building that will face Route 73 along with some heavy landscaping.

Mr. Lazaroupolis agreed to comply with the engineers review letter dated February 21, 2013, the Churchill review letter dated January 18, 2013 and the Voorhees Fire Chief's letter dated January 21, 2013.

Mr. DeNave stated that, he is an agent for 7-Eleven and project manager. On a weekly basis there will be approximately 20 deliveries in box trucks. Tractor trailers will deliver dry goods approximately once a week and will be during the overnight hours. These are trucks that they schedule and delivery hours can be controlled. They separate their trash and trash pickups will be twice a week. This is a 24 hour operation and there are always 2 employees on staff.

Ms. Drumm stated that, the Route 73 access has been approved conceptually by DOT. She has also met with Mrs. Kevin Becica, County Engineer and her primary concern is the queuing and the gap availability. This site is primarily a pass by destination. Ms. Drum acknowledged there was a discrepancy in the Table 4 Trip Generation and stated the error was in the summary not the table.

Mr. Miller addressed the variances and stated that this lot size cannot be increased in any way; the property immediately next to it is fully developed. This use is the most compatible for this property. There is no vegetation on this lot except for grass and no way to mitigate other than the landscaping that is being proposed as part of the application. There is no negative impact for the signage being proposed for the building.

Seeing no one from the public wishing to speak, Mr. Vandegrift motioned to close the public portion; seconded by Mayor Mignogna.

Mayor Mignogna motioned to grant preliminary and final site plan approval subject to the following conditions and stipulations:

1. With regard to Ordinance 154.011(B), the applicant agreed to take advantage of the option to buy down the impervious coverage and shall pay \$3,716.00 to the Township Open Space Fund.
2. The applicant shall comply with the review letter prepared by Environmental Resolutions, Inc. dated February 21, 2013.
3. The applicant shall comply with the sewer review letter prepared by Churchill Associates dated January 18, 2013.
4. The applicant shall comply with the Fire Marshall memo dated January 21, 2013,

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

AYES: Mr. Fanelli, Mr. Murray, Mayor Mignogna, Mr. Waters, Mr. Vandegrift

NAYS: None

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

Carole Pfeffer, Secretary