

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, Mr. Rashatwar, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Ms. Sytnik, Mr. Ravitz

Absent: Mayor Mignogna, Ms. Stroemel

Also present were Stuart Platt, Board Solicitor; Chris Noll, Board Engineer

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MEMORIALIZARION OF RESOLUTIONS

SJF CCRC, Inc.  
Block 199.06; Lot 35  
PC # 15-017

Hadley House, LLC  
Block 198; Lot 7  
PC # 16-002

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NEW BUSINESS

NAMDAR REALTY GROUP, LLC  
BLOCK 150.01; LOT 5  
MINOR SUBDIVISION  
PC 16-004

Appearing before the board was Mr. Richard Goldstein, applicant's attorney and Mr. Brian Conlon, applicant's engineer.

Mr. Goldstein gives a brief description of the application. He states the applicant is seeking a minor subdivision approval with no variances of lot 5 of the Voorhees Town Center property. Lot 5 is approximately a 5 acre parcel of land located at the intersection of Burnt Mill Road and Somerdale Road. The proposal is to divide the 5 acre parcel into two lots. One lot remaining lot 5 is approximately 1 acre and contains the existing Learning Center and approximately 40 parking spaces. The second lot will be proposed lot 8 and is approximately 4 acres which consists of paved parking area.

Mr. Goldstein states the applicant is not proposing any development or construction or site changes. The purpose of this is to facilitate the sale of lot 5 to the Learning Center operator.

Mr. Conlon gives a brief description of the application. He states that if the subdivision were approved both lots would be conforming and no variances are needed. He also states the applicant will comply with the recommendations in the Board Engineer's review letter dated March 17, 2016.

Mr. Noll is sworn in by Mr. Platt. Mr. Noll wants verification provided of cross easements for access parking and utilities. Mr. Goldstein states the applicant will comply.

Mr. Goldstein agrees that the lot will remain part of the Redevelopment Plan at the Voorhees Town Center. He also states the subdivision will be filed by plat.

Mr. Murray suggests the title block should have the current owners name on it. Mr. Goldstein states the applicant will comply.

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

March 23, 2016

Mr. DiNatale motions to grant Minor Subdivision approval for the property located at Block 150.01; Lot 5 with the following stipulations and conditions:

1. The applicant will comply with all recommendations of the Board's Engineer letter dated March 17, 2016.
2. The applicant shall meet all of the conditions and provisions of the Echelon Mal redevelopment Plan Ordinance No 86-06.
3. The applicant shall comply with all conditions of Resolution No 06-022 and 06-037
4. The Learning Center will remain part of the Town Center Redevelopment project.
5. The applicant will provide copies of easements needed for pedestrian, vehicular and parking access, storm water management, utilities and all other easements.
6. The applicant has agreed if they file by deed they will provide a copy to the Board Solicitor for review and if they file by plat they shall comply with all map filing law.
7. The applicant shall update the title block to correctly identify the current owner.
8. The applicant shall obtain all outside agency approvals.

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

AYES: Mr. Murray, Mr. Rashtwar, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Nocito, Mr. Ravitz, Mr. Fanelli

NAYS: None

AD ENERGY, LLC  
BLOCK 73; LOT 6  
PC – 16-001

Mr. Ravitz recused himself from the application.

Appearing before the Board was Ms. Rhonda Feld, attorney and James Tyson, engineer.

Ms. Feld gives a brief description of the application. She states the applicant is seeking a site plan waiver and variance to install solar array panels on the roof of an existing car wash located at 18 White Horse Road. The variance is for the amount of kilowatts being generated.

Mr. Tyson states this is the first commercial solar project that he has testified before a board. He states he is a structural engineer employed by AD Energy to determine the additional loads given by the panels can be held by the existing structure.

Ms. Feld introduces exhibits A1 through A-10.

Mr. Tyson gives a brief description of the site and existing conditions. He states the site is annually consuming 100,000 kilowatt hours of electricity and if the solar panels were installed the panels can generate 38,000 kilowatt hours of electricity.

Mr. Tyson states the plan is to install 97 larger panels which would generate 30.55 kilowatts of power. The panels would be installed on two separate portions of the building, the bay roof and the automated portion of the roof. He explains that the view of the buildings with solar panels would be mostly hidden by parapet walls. The highest height of the array on the automatic portion will protrude above the parapet wall is about 1ft 10 inches. The height on the bay portion is .47 feet. The panels are stationary and do not rotate.

Mr. Platt states the applicant would have to submit detailed plans to the construction department regarding structural load and electrical codes.

Mr. Nicini and Mr. Murray express concern regarding the snow and drift loads. Mr. Tyson states he will look into that.

Ms. Feld reviews the ordinance regarding the kilowatts. She states they interpreted it in the most restrictive manner therefore applying for a variance. Due to Mr. Murray's interpretation of the ordinance a variance is not required.

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Mr. Tyson states the tall trees of the site help prevent the reflection of light in both the eastern and western directions. Mr. Murray expresses concern over the reflection when the sun is setting and the view from the bridge on White Horse Road.

Mr. DiNatale states the intersection is a bad intersection and is concerned about the glare that may be produced.

The board requests a glare analysis be submitted to the board regarding the reflection onto adjoining roadways and properties. The analysis should include studies done when no leaves are on the trees. Ms. Feld states that a glare analysis can be done and submitted to the board.

A motion is made by Mr. DiNatale to open and carry this application to the April 13, 2016 Planning Board meeting, seconded by Ms. Nocito. Motion carries by the assenting voice vote of all present board members.

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

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Wendy Flite, Secretary