

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, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Waters, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift, Mr. Ravitz

Absent: Mayor Mignogna

Also present was Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

OPEN & CARRY

LAZGOR, LLC  
CHANGE OF USE/SITE PLAN WAIVER  
BLOCK 303; LOT 7.01  
PC 13-009

Opened and carried to September 11, 2013.

APPROVAL OF MINUTES

Mrs. DeMesquita motioned to approve the minutes dated May 8, 2013; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present.

MEMORIALIZATION OF RESOLUTIONS

DCI-GIM VTC CONDOMINIUMS, LP  
BLOCK 150.01; LOT 6  
AMENDED FINAL SITE PLAN – CONVERSION OF 36 CONDOMINIUMS TO RENTAL APTS.  
PC 13-007

BEAGLE CLUB CIVIC ASSOCIATION  
BLOCK 213.04; LOT 109 &  
BLOCK 213.08; LOT 56  
AMENDED FINAL SITE PLAN – SIGNAGE  
PC 13-008

VOORHEES HOMES, LLC  
BLOCK 288; LOT 13  
AMENDED MINOR SUBDIVISION  
PC 13-006

NEW BUSINESS

S. JAY MIRMANESH, MD  
CHANGE OF USE/MINOR SITE PLAN  
BLOCK 251; LOT 4  
PC 13-010

Appearing before the board was Dr. Jay Mirmanesh, the applicant.

Dr. Mirmanesh stated that, he is going to purchase a building on Route 73 that used to be a medical lab facility but is currently vacant. He is an Advocare Pediatric and Adult Medicine Doctor and has had his practice in Sicklerville and Marlton for over 20 years. He is considering adding a Nutritionist and Asthmatic trainers to this facility. He has normal hours for a Doctor's office during the week and Saturday hours 9:00 am to 12:00 pm in Marlton. Right now this will not change but it is possible they could close Marlton and open Voorhees on a Saturday. There will be no more than 8-10 employees at a time. He would probably have 15-16 patients in the office at a time.

The board reviewed the letter prepared by Environmental Resolutions, dated. June 6, 2013.

Dr. Mirmanesh stated that, Waste Management is sufficient for their needs. Pickup will most likely be a Saturday but he has to look into that. Medical waste will be picked up every other month.

Mr. Darji stated that, The Route 73 streetscape guidelines require the path to be 8 feet wide and they are requesting portions be approved at 6 feet. They can accomplish the goals of the ordinance by realigning the path to keep it at 8 feet. With regard to the existing site lighting Mr. Darji recommends a night light function test.

Dr. Mirmanesh agreed that lighting must be adequate for patients at night and for winter hours. He agreed to do whatever is necessary.

The board reviewed the sewer review letter prepared by Churchill Engineers dates June 5, 2013 and the Fire Chief's memo dated June 10, 2013.

The application was opened for public comment.

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

Mrs. DeMesquita motioned to grant minor site plan and change of use 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 June 6, 2013 with the following modifications:
  - a. Item 14, it will not be necessary for the applicant to depict the existing utilities on the plan.
  - b. Item 15, the applicant withdrew the request for a waiver from certain requirements of the Route 73 landscape design standards and will construct an 8 foot wide path. However, the alignment of the path and the landscaping required shall be subject to the review and approval of the Board Engineer.
  - c. Item 16, the Route 73 streetscape landscaping requirements shall be subject to the Board Engineer's review and approval.
  - d. Item 18, the Route 73 streetscape regarding evergreen trees per 100 linear feet of frontage shall be subject to the Board Engineer's review and approval.
  - e. Item 20, the applicant shall perform a nightlight test to determine is the existing site lighting complies with ordinance requirements. If the site lighting does not conform with existing ordinance requirements, the existing site lighting shall be brought into compliance with ordinance requirements by the applicant.
2. The applicant shall comply with the Township Sewer Engineer's review letter dated September 5, 2013.
3. The applicant shall comply with the Township Fire Marshall's Memorandum dated June 10, 2013.
4. All conditions for any prior approval for this site shall remain in effect to the extent not inconsistent herewith.
5. Tractor trailers shall be prohibited from this site.
6. No signage is being approved in connection with this application.
7. The applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Waters, Mr. DiNatale, Mr. Rashatwar, Mr. Vandegrift

NAYS: None

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

Appearing before the board were, Niall O'Brian, attorney, Art Brinkworth, project manager and Mr. Lance Landgraf, planner.

Mr. O'Brien stated that, Nemours has just established their children's clinic in the Thomas Jefferson building and they wish to install (18) eighteen banner signs on existing light poles throughout the site. They are asking to use these banners year round and they are seeking approval to depict pictures of children.

Mr. Buckworth stated that, this is specialized medical care for children and teens and they find by using pictures of children helps relax them when coming to the facility. The building is 54,000 square feet and they are taking the second floor of the building.

The board was not in favor of approving the banners on 18 light fixtures.

Mr. Fanelli marked up the Granary Electrical plan dated 9-4-97 and suggested the applicant amend the application and seek approval for 11 light poles with banners.

The applicant was in agreement and Mr. Landgraf, the applicant's planner modified the plan showing the 11 pole locations and provided testimony with regard to the variances.

Seeing no public in the audience, the application was not opened for public comment.

Mr. DiNatale motioned to approve the amended final site plan to install 11 banner signs at the Pediatric facility subject to the following conditions and stipulations:

1. The applicant shall be permitted to install a maximum of 11 banners as depicted on the banner location plan.
2. The applicant shall comply with all recommendations set forth in the Board engineer's review letter dated June 6, 2013.
3. The images which may be displayed on the banners are limited to the thirty-one (31) images of children submitted with the application and the Applicant's corporate logo. In the event the applicant wants to display other images, it shall have to return to the Board for further approval.
4. The applicant shall submit a certification from a licensed engineer that the attachment of the banners to the existing light poles is structurally sound, subject to the Board Engineer's review and approval.
5. The applicant shall comply with all the conditions set forth in any prior approval for the pediatric facility to the extent not inconsistent herewith.
6. The applicant shall obtain all required outside agency approvals.

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

AYES: Mr. Fanelli, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Waters, Mr. DiNatale, Mr. Rashatwar

NAYS: Mrs. DeMesquita, Mr. Vandegrift

The board motioned to enter into an Executive Session to discuss Riddhi Siddhi Associates V. Voorhees Township Planning Board.

The board returned to the regular meeting and seeing no further business before them, the Chairman adjourned the meeting.

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Carole Pfeffer, Secretary