

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. Waters, Mr. Nicini, Ms. Sytnik

Absent: Mayor Mignogna, Mr. Vandegrift, Ms. Nocito, Ms. Stroemel, Mr. Ravitz

Also present was Stuart Platt, Board Solicitor and Ben Blair, Engineer

APPROVAL OF MINUTES

Mr. Rashatwar motioned to approve the minutes dated May 11, 2016; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Murray who abstained.

OLD BUSINESS

RAJ KAMAL, LLC
BLOCK 100; LOTS 26
PRELIMINARY SITE PLAN W/ VARIANCE
PC 15-001

Mr. Stuart Platt informed the Board that a letter from the applicant's attorney, John Morelli, dated June 20, 2016 was received. The applicant is requesting an adjournment of the hearing date from June 22, 2016 to July 27, 2016. The applicant requests the adjournment be announced publicly at this meeting so that re-notification and re-publication is not required. The applicant has also agreed to extend the action date until September 15, 2016.

NEW BUSINESS

VIRTUA HEALTH, INC
BLOCK 228; LOT 7
AMENDED FINAL SITE PLAN W/VARIANCE
PC 16-006

Appearing before the board was Mr. William Hyland, attorney, Mr. John Angelucci, applicant and Mr. Dennis O'Hara, NW Sign Industries.

Mr. Hyland states that the applicant is seeking approval to amend the final site plan approval to replace two existing façade signs at the top of the hospital. The new façade signs will consist of internally illuminated channel letters with the new "Virtua" logo. Mr. Hyland states the approximate square footage of these signs are 303 square feet which requires a variance.

A power point presentation was given which was the same as the sign plans submitted with the application.

Mr. Angelucci, the Assistant Vice President of the applicant, confirmed the representation made by Mr. Hyland. He stated that the corporate headquarters was moved and the logo was changed therefore the applicant would like to change the two existing signs to match the new logo.

Mr. Murray asks if the applicant is seeking to change all the existing signage and Mr. Angelucci states that the applicant is not seeking that at this time.

Mr. O'Hara states the applicant will comply with the comments in the Board Engineer's review letter dated 6/15/16 from Churchill Engineers. He states there would be a slight increase in the light intensity of approximately 10% to 12% and that would not have any detriments because of the location of the signs on the top of the hospital facility. He also explains that that more of the building will be visible and the style has a cleaner look to it. All building identification will be the same as corporate.

Mr. Ben Blair of Churchill Engineers is sworn in. Mr. Blair states that that he has no issue with the light intensity and the signage is consistent with the previous approvals. He asks that the applicant submit updated plans to show the new signage and zoning schedules.

Mr. Fanelli opens the meeting up to the public.

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

Mr. Rashatwar motions to grant amended final site plan approval together with the requested variances for signage at the property located at 100 Bowman Drive; Block 228, Lot 7 subject to the following conditions:

1. The applicant will comply with all conditions of the Medical Campus conditional use ordinance.
2. The applicant shall comply with all conditions and recommendations set forth in Planning Board Resolutions 07-042, 07-043 and 10-20.
3. The applicant shall comply with all comments/ recommendations in Churchill Consulting Engineer review letter dated June 15, 2016.

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

AYES: Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Nicini, Ms. Sytnik, Mr. Fanelli

NAYS: None

RECOMMENDATION THAT "MAIN STREET" COMPLEX BE DETERMINED IN NEED OF REDEVELOPMENT

Mr. James Clarkin of CME Associates is sworn in. Mr. Clarkin prepared the study.

Mr. Stuart Platt informs the public and the board that the state of New Jersey a number of years ago enacted the statute known as the local redevelopment and housing law. That was to be used as an aid for municipalities and owners of property to provide for redevelopment evaluations for projects that meet the criteria what is a redevelopment area as defined in Title 48:12A for redevelopment purposes.

He explains the process begins with the Governing Body authorizing it's Planning Board to evaluate if a particular property or properties meet the criteria under the redevelopment statute and require the Planning Board to prepare a report through a professional planner, map the area, have the hearing and allow members of the public that are interested to make comments.

This meeting has been duly noticed. The report dated June 1, 2016 (Exhibit A) prepared by Mr. Clarkin is available on file. Mr. Platt states for the record that none of the areas that are part of the study are not owned by the Township. He also states the board will listen to Mr. Clarkin's findings, the advice of counsel and comments from the public, at that point will make a recommendation only as to whether the board believes the area does meet the criteria for redevelopment.

Mr. Platt states the recommendation is made to the Mayor and Township Committee, they evaluate the recommendation and make the final determination on whether the area is in need of redevelopment. When and if the process moves forward with a redevelopment plan. The process is extensive and this is the first part of it. This is a non-condemnation redevelopment investigation.

Mr. Clarkin reviews the study. He states it is a non-condemnation redevelopment process. The study was conducted on Block 207, Lots 4, 4.02-4.13, 4.21, 4.23, 4.24 and 4.25 the Main Street are on the southwest of Kresson and Centennial roads. Mr. Clarkin testifies CME conducted an on-site inspection and analysis of the land use, occupancy and physical conditions of the structures. He explains he divided the areas into 6 different land use components.

Study Area #1 Block 207, Lots 4.08 and 4.09-Plaza 1000 Office Building at which at this point is 100% vacant. This area is consistent with the statutory criteria and is an area in need of redevelopment.

Study Area #2 Block 207, Lots 4.04, 4.05, 4.06 & 4.07 – Main Street Promenade which is a two 3-story mixed-use buildings with ground floor retail or office space and 56 condominium units in the levels above the 2nd and 3rd floors. At this time there are 2 unoccupied condo units, 5 in foreclosure and 20 that are rented. These subject parcels do not meet any criteria for redevelopment.

Study Area #3 Block 207, Lots 4.10, 4.11, 4.12 and 4.13 – Main Street Piazza at which at this time almost all of the current ground floor is occupied by Cooper Hospital and many of the condominium units are occupied. This area does not meet any criteria for redevelopment.

Study Area #4 Block 4.02 and 4.03– Terrace Grande is a 40 unit residential townhouse development located at the intersection of Main Street and Centennial Boulevard. At this time it was found that Terrace Grand is near full occupancy and that it is not a parcel in need of redevelopment.

Study Area #5 Block 207; Lots 4.21 and 4.23 – CVS Pharmacy and a bank do not meet any criteria as an area in need of redevelopment.

Study Area # 6 Block 207, Lot 4.24 – a single surface parking lot adjoining the Congregation Beth-El complex was found to be an area in need of redevelopment. It was also determined that the area located at Block 207; Lots 4 and 4.25 which consist of open space and parking should be included in the redevelopment area.

It is explained that a redevelopment study is beneficial because it allows the town, owner of the property and residents to prepare a site specific redevelopment plan

Mr. Fanelli opens meeting to the public.

Jay Ruder
1 Liberty Place, Market St.
Philadelphia, PA

Mr. Ruder states he is speaking on behalf of the Congregation Beth El and raises concerns about the continued ability of the congregants to use the surface parking lot. Mr. Ruder states he is trying to locate a legal document/agreement, if one exists, giving the synagogue legal right to use the parking lot.

Dominic Simeone, Esq
1522 Route 38
Cherry Hill, NJ

Mr. Simeone states he is representing the residents of the Promenade and Piazza. He raises concerns of condemnation and parking for residents.

Rose Tonielli
6060 Main Street
Voorhees, NJ

Ms. Tonielli raises concerns about the impact the redevelopment plan will have on the current residents.

Linda Reed
3037 Main St
Voorhees, NJ

Ms. Reed states her concerns about the safety of the residents if Plaza 1000 was demolished.

Camilo Concepcion
5084 Main Street
Voorhees, NJ

Mr. Concepcion raises concerns about the impact on property values and is hoping that nay redevelopment plan be consistent with what if already at the Main Street Complex.

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

Mr. Nicini motioned to adopt the report and recommends that Block 207, Lots 4.08, 4.09 (Plaza 1000) and 4.24 (surface parking) be recommended to be Areas in Need of Redevelopment and that Block 207, Lot 4 and 4.25 be included in the redevelopment area. The Planning Board adopts the findings and recommend that the Mayor and Township Committee of Voorhees Township determine that said areas are Areas in Need of Redevelopment.

Seconded by Ms. Sytnik; motion carried by the following roll call vote:

AYES: Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Nicini

NAYS: Mr. Fanelli



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

Wendy Flite, Secretary