

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. Nicini, Mr. Rashatwar, Mr. Vandegrift

Absent: Mrs. DeMesquita, Mrs. Kerr, Mayor Mignogna, Mr. Waters, Mr. DiNatale, Mr. Ravitz

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



APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated June 25, 2014; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Murray, who abstained.



CORRESPONDENCE

Mr. Murray stated that he missed the June 25, 2014 meeting but he listened to the tape of the hearing, therefore he is eligible to vote.

MORI PROPERTIES (VOORHEES DINER)
320 ROUTE 73
PC 14-010

Appearing before the board were Mr. Barry Lozuke, attorney. Mr. Mark Klein, applicant, Mr. Gary Civalier, engineer and Mr. Bill Mayer, National Equipment Solutions.

Mr. Lozuke stated that, this is a continuation from the June 25, 2014 meeting and he asked Mr. Civalier to explain the changes.

Mr. Civalier stated that, they added a sheet to the plan that shows the recycling area adjacent to the trash compactor, details for the proposed fence as well as more details for the grading. The equipment is now depicted in the correct size, 17 cubic yards and it is shown to scale as well as the landscaping around it. The proposed dry fire protection system is now shown on the plan and they have also added the truck turning movement for both picking up the recycling and the trash compactor.

Mr. Klein stated that, the trash compactor will be picked up once every two weeks, the cardboard three times a week and the grease every other week.

Mr. Civalier stated that, he believes the truck turning radius is adequate to pick up both the recycling and the compactor.

Mr. Klein stated that, the compactor will be used only by the diner. The time of pickup will be approximately 3:00 p.m. and it will be taken off site and returned in about two hours.

Mr. Darji stated that he has reviewed the truck turning movement and he agrees with Mr. Civalier that there will be adequate room to maneuver the truck.

Mr. Platt stated that, there is also a waiver request from having to install the masonry wall. The proposal is for a 6 foot white vinyl fence with a 2 foot decorative lattice on top of the fence.

Mr. Klein stated that, he originally had a preference for the masonry wall but the general contractor feels there could be damage done to the existing sidewalk if they install the masonry enclosure.

Mr. Lozuke stated that, if the masonry wall is damaged it becomes unsightly and expensive to repair.

Mr. Civalier stated that, if the masonry wall is put in there could not be any plantings because there will only be 3 feet to put in any landscaping to buffer it.

Mr. Murray asked what the gates are made of.

Mr. Civalier stated that, the same material as the fence but it is a heavy duty gate system.

Mr. Murray stated that, he is not in favor of those gates and would rather see some type of metal with a welded frame. He questioned the man-way that would allow the employees to walk in rather than open the gate every time they need to access it.

Mr. Civalier stated that there are two gates, one for the compactor and one for the recycling area and in addition there is a man-gate on the trash enclosure.

Mr. Nicini questioned drainage and asked if there was a hose hookup so they can hose the area every time the compactor is picked up.

Mr. Civalier responded that, there was.

Mr. Murray asked if the drainage will go into the grease interceptor. That would require that there be a note added to the plan.

Seeing no public in the audience, the public portion was closed.

Mr. Nicini motioned to approve a previously approved site plan for the reconfiguration of the Trash compactor area in lieu of a trash dumpster enclosure.

1. The applicant has requested a waiver from installing a masonry enclosure and in lieu of that will install a 6' vinyl fence with a 2' lattice on the top with the support posts and gate doors being a welded metal frame. The outside of the doors will have a vinyl cover and will look like the rest of the fence and will be subject to the Board Engineer's review and approval.
2. The applicant will add a note to the plan to make sure the drainage area for this recycling area and compactor area would have the grease element to it.

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

AYES: Mr. Fanelli, Mr. Murray, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift

NAYS: None

BUSINESS

MASTER PLAN ORDINANCE REFERRAL TO TOWNSHIP COMMITTEE

Mr. Platt stated that, the Planning Board updated the Master Plan in 2012 and last year we prepared the implementing ordinances and referred them to Township Committee with the finding they were consistent with the Master Plan.

Mr. Platt continued to state that, at the 2nd reading, final adoption an objector appeared and did not want his lot changed to the MB zone. As a result of that, they did not act on it last year.

Mr. Murray has requested an addition to the ordinance in the CR zone that there be a minimum setback of 5 feet from the common wall line for a pool and the equipment.

Mr. Fanelli motioned to recommend to Township Committee that the Master Plan ordinances be adopted with the change requested by Mr. Murray and with the finding that they are consistent with the Master Plan. Seconded by Mr. Nicini, motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Murray, Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift

NAYS: None

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

Carole Pfeffer, Secretary