

Voorhees Township Environmental Commission Minutes
November 11, 2014

The Chairperson called the meeting to order. The Commission and Public were advised that the meeting was being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law."

Flag Salute

Roll Call

Present: Ms. Atkinson, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, and Mr. Hale

Absent: Mrs. Schwartz, Mr. Wu, Mr. Gaffney, and Mr. Belson

Approval of Minutes

Mr. Rashatwar makes a motion to approve the minutes from the August 12, 2014 meeting as distributed and the motion is seconded by Mrs. Brown. Remaining Environmental Commission members all in favor.

New Business

Mr. Jay Kruse of Dewberry Engineers introduces himself and presents the "Preliminary & Final Site Plan" application for Samaritan Healthcare. Mr. Kruse gives a brief description proposing the use of roughly six(6) acres of open area on the Virtua Healthcare Campus for construction of an eighteen(18) bed Hospice Facility and one hundred(100) seat meeting room. Mr. Kruse presents a rendering of the proposed project and advises the Commission that approximately 550 square feet of the construction includes the modification of the existing Wetlands Buffer. He further explains that this modification has previously been approved by the NJDEP.

Mr. Kruse is asked to outline the area in question and presents a color rendering to the Commission to better explain the details. He advised the Commission that there will be no construction inside the Wetland Buffer Area or the Wetlands themselves as part of the overall development proposed. Mr. Kruse is asked if the project is part of the LEED program and he explains that it is not. He further explains that the facility will have all the necessary accommodations such as parking, walkways, etc. The project will be taking advantage of the existing Rt. 73 access which had been approved during the general implementation of the hospital.

Mr. Hale asked if the six(6) acre development will be subdivided or leased. Mr. Kruse explains that approximately 4.4 acres of the project will be leased. Mr. Hale further questions how much of the 125 acres of the total campus will be disturbed. Mr. Kruse advises that he is unsure of the exact number. Mr. Hale explains that he would like to request the percentage of disturbance before the Samaritan Healthcare project and the percentage of disturbance after the project. His concern is that the additional disturbance would put the facility over the limit. He further explains that since it is a leased area and not a subdivision, the proposed project would require a variance. Mr. Hale advises that "the variance, looking at the Wetlands, is something" he would oppose. Mr. Hale explains to Mr. Kruse that the overall disturbance percentage would need to be determined and presented to the Planning Board on Wednesday November 12, 2014.

Mr. Rashatwar asked if the GP6 Fill Permit had been done previously or only for the current proposed disturbance. Mr. Kruse advises that the GP6 Fill Permit is only being used for this disturbance. He further explains that they already had permitting for the existing Virtua Campus and the threshold for the GP6 for their Campus is well below, therefore this construction will not trip the GP6 limit.

Mrs. Brown expressed her concern for clear demarcation (i.e. fencing) of the construction site, due to very tight constraints. Mr. Kruse asked for clarification and asked if re-enforced snow fencing would suffice. Mrs. Brown stated that it would and further questioned the stockpiling of soil. Mr. Kruse advised that during construction there will be sufficient area surrounding the building to stockpile soil and then once the construction is completed that soil will be pushed into the building footprint foundation. He responded to Mrs. Brown's question about the Basin Outfalls and explained that none of the Wetlands area will be disturbed by drainage issues and that the basin to the West connects to the basin at the East and that there is only one(1) discharge area. Mr. Kruse did state that they must and will meet the DEP Requirements.

Mr. Giddings then asked Mr. Kruse if he could explain to the Commission the 3 Pronged BMP Requirements set forth in 2004:

#1: Quantity- Rate

The three(3) storm events that you must analyze for are the (2), (10) and (100) year storms, they have reduced the rates coming off of the site to (50%), (75%) and (80%) according to DEP regulations

#2: Quality– The process of removing solids or pollutants from the storm water

TSS(Total Suspended Solids) using a sand bottom filtration system to reach slightly more than 80% which is required by the DEP

#3: Recharge– Recharge the same amount of water that moved through the site in its natural condition

Will use infiltration for the Recharge Phase

Referencing exhibit C201, Mr. Kruse explains that they are required to maintain 2 feet from the bottom of the basin and the seasonal high water table and that they do meet those requirements. He also advises that they will not have to build up to achieve this. Mr. Rashatwar questions what the seasonal high water table is and Mr. Kruse explains that it varies across the site but it typically is 4.5 to 6 feet below grade. Mrs. Brown questions the landscaping of the basins and Mr. Kruse advises that there will not be any vegetation but will be made up of grass only with landscaping around the walkway.

Mrs. Atkinson asks Mr. Kruse to discuss the area of Wetlands that will be disturbed. Mr. Kruse explains that the Wetlands area that the project plans to disturb is small, finger like area that comes out just below the basin and to meet DEP requirements they need to fill that area. He advises that the area is approximately 100 ft. x 5 ft. Mrs. Brown then asks what the historical purpose of this area is. Mr. Kruse explains that the area consists of a low depression that essentially came about hundreds of years ago as farmers bladed the area out and created a square like area to help things drain. Unfortunately it appears that it never really drained well and over the course of years they pushed soil up around the area. According to Mr. Kruse, when viewing the map, the land in question appears to be a little blue line. He further explains that when the DEP sees this blue line, they consider the area to be a channel. He stated that all USGS maps up until 2012 did not include this line. Mr. Grabowski stated that when he visited the area it appeared almost to be a "drainage area between 2 soccer fields". Mr. Kruse stated

that the DEP came out to see the site and concluded that it drains less than 50 acres and is a man-made channel.

Mrs. Brown questions the issue of adequate parking and Mr. Hale advises that the project does meet the Bulk Standards and will be addressed during the Planning Board Meeting on Wednesday November 12, 2014.

Mr. Hale asks to discuss the Consultant's review letter dated November 7, 2014 and find a resolution for each matter. Mr. Kruse advises that the applicant has/will comply with:

1. Items #1 and #3 under Township Ordinance Requirements
2. Item #1 under NJDEP Regulatory Requirements
3. Items #1 and #2 under General Requirements

The applicant also agreed to provide reinforced snow fencing to surround the disturbance area. The VEC will defer to the Planning Board regarding Item #2 under Township Ordinance Requirements.

Mr. Hale then opens the meeting to the public. Seeing no public comments, Mrs. Brown motions to close the public portion of the meeting seconded by Mr. Rashatwar.

Mr. Hale states that in his opinion, after reviewing the Environmental Impact Report and walking the site in person, the area does in fact have value as it stands now. He further explains that as long as the project stays under its disturbance limit, he does not have a problem with it. Although if it did come down to requiring a variance for the disturbance limits he would be opposed to that. The remaining Commission Members agree with Mr. Hale and advise that they will forward their recommendation to the Planning Board.

It is agreed that the applicant may require a variance with regard to the disturbance limits over the entire 125+/- acre campus. If this is the case the Commission recommends no variance be granted due to adverse environmental impacts as noted in the applicants own environmental impact report of September 15, 2014.

Mr. Hale asks to approve the letter as stated and Mrs. Brown makes a motion to approve, which is seconded by Mr. Garbowski. Motion carried by the following roll call vote:

Ayes: Mrs. Atkinson, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski and Mr. Hales

Nays: None

It should be noted that Mr. Hale asked to make a statement. He advises that Wendy Flite has been invaluable to the Environmental Commission and that the Commissions loss is the Planning Boards gain. On behalf of the VEC he thanked Wendy for her time, dedication and professionalism over the years. Mr. Hale opens the meeting to the public portion. Seeing no public comments, Mrs. Brown motions to close the public portion and Mr. Garbowski seconds it.

Meeting adjourned.

Kendralyn Cornwall, VEC Secretary

