

## VOORHEES TOWNSHIP WENVIRONMENTAL COMMISSION MINUTES

April 14, 2015

The Chairperson called the meeting to order. It was stated that this meeting is 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:** Mrs. Schwartz, Ms. Atkinson, Mr. Rashatwar, , Mr. Grabowski, Mr. Gaffney, Mr. Wu, Mr. Hale

**Absent:** Mrs. Brown

### **Approval of Minutes**

Mrs. Atkinson makes a motion to approve the minutes from the February 2015 meeting as distributed and the motion is seconded by Mr. Garbowski. Remaining Environmental Commission Members all in favor.

### **New Business**

Mr. Barry Lozuke, Esquire introduces himself and explains that he represents NH Nittal, LLC in their application before the Zoning Board. The property in question is located at Block 225; Lots 16 & 17 and had previously been residential lots. The single family home that had previously been inhabiting one of the two lots has since been demolished and both lots are now vacant in preparation for the proposed project. Mr. Lozuke's client also owns the adjacent properties which are in Evesham Township and Camden/Burlington County line.

During recent project preparations, it was found that there was an enhanced Wetlands Buffer area that was going to be established by the Pinelands Commission on the Evesham Township properties. Therefore, some of the exterior site improvements that were originally proposed for the project have been compressed and redesigned to be entirely relocated within the Voorhees Township property. With this change came the exclusion of any involvement with the Wetlands Buffer.

Mr. Lozuke explains that an Environmental Impact Statement was prepared by Mr. Michael Avila, Professional Planner & Design Engineer. He also stated that an Environmental Habitat Evaluation by Dubois Environmental Engineers was completed and submitted as well. Mr. Lozuke states that the proposed project is a 6,000 square foot building that would house a Compounding Pharmacy. He further explains that the applicant, NH Nittal, is currently conducting the exact same business in Marlton.

Mr. Lozuke asks pharmacist Mr. Nittal to approach the Commission and explain, in detail, exactly what a compounding pharmacy does. Mr. Nittal advises that a compounding pharmacist/pharmacy makes customized prescriptions for humans and animals that is not commercially available. For example, in certain situations where the pill form of a medication will not work for a patient, a compounding pharmacist can convert that medication from pill form to liquid form. Mr. Nittal states that it is

important to note that a compounding pharmacy does not manufacture medications from raw material but rather makes (1) batch per necessity. Mr. Hale asks, if they, at any time will be transporting raw materials to the facility to make medications. Mr. Nittal stated “no” that they only use commercial medications to make specialized medications on a case by case basis.

Mr. Lozuke then introduces the engineer Mr. Avila, PE, PP. Mr. Avila explains that there had been a previous design submitted to the Zoning Board for the Townships review. He explains that the Zoning Board asked that (2) significant changes be made to the plans:

- 1) Move the parking, which was set (29) feet from the ROW, back 8 or 9 feet. They were able to rework the plans to move it a total of (11) feet back from the ROW to achieve a (40) foot set-back.
- 2) They were asked to move the driveway from the southern property line closer to the northern property line.

Mr. Avila explains that the plan presented to the board reflects both those changes and the updates that were made. He explains that the project provides for (1) way in, (1) way out and a cross-hatched no parking zone. Mr. Avila states that plans were submitted to the Zoning Board the day before the meeting that shows a full size fire truck would be able to enter the parking area, square up and exit the site without any problems. Mr. Hale asks how large the delivery vehicles are anticipated to be. Mr. Avila explains that deliveries to this facility will be made using an econo type van or a Fed-Ex truck. He further explains that they had previously made an application to the DOT and received a letter of no interest by the county engineer because the project does not impact a county road or the county drainage system. They also submitted applications to the Camden County Soil Conservation District and they asked to have soil erosion matting added to the edge of the roads. The requested soil erosion matting has been added to the northern and southern edges of the proposed project.

The site consists of a very good permeable soil with depths in excess of (5) feet. The test pits conducted by the Septic Engineer show that the infiltration basin is located in a Hydrologic Soil Group Type-A. Mrs. Atkinson asks whether the infiltration basin had been moved following the required re-working of the site plans? Mr. Avila advised that the basin remains in the same location as the original design as it is located in the South East portion of the site. The only change was that the building was pushed back and to the north a little bit.

Mr. Hale then asks to review the consultant’s report dated April 10, 2015.

#### Township Ordinance Requirements

#1: The Applicant asked for a waiver from submitting a plan that shows all surface water bodies, wetlands and/or water supply wells on or within 500 feet of the project site. Mr. Hale and the Commission agree to leave this request up to the discretion of the Zoning Board. The Applicant has also agreed to revise the EIS to include the discussion of mapped geology and underlying aquifer for the project site. The applicant will also include the anticipated construction sequence and approximate schedule. The Applicant will also comply with the Buffer & Landscape Design Standards (Section 154.006E) to include a detailed Compensatory Tree Plan with a 1:1 replacement ratio or required buyout. Applicant will also complete a detailed list of all tree species, sizes and locations.

### NJDEP Regulatory Requirements

This site does not contain features regulated by the NJDEP, Division of Land Use Regulation.

### General Requirements

#1: The applicant states that a Phase I Environmental Assessment was completed and a copy will be forwarded to the Zoning Board as well as the Environmental Commission Consultant, Mr. Giddings. Furthermore there was no need for a Phase II to be completed.

#2: The applicant has agreed to further investigate the existing shallow well/cesspool that appears on the southeasterly portion of the site. Should action be required to remove, fill or demolish the structure, NH Nittal, LLC has agreed to follow proper procedures for closure of this well in accordance with applicable NJDEP, County Health Department and Voorhees Township Requirements.

3: The applicant has also agreed to certify clean any imported fill for this project.

Mr. Hale then questions the issue of Discharge (into the air, into the septic system, etc.). Mr. Avila states that there is no industrial waste that will be discharged. Mr. Lozuke further explains that the discharge generated from the Compounding Pharmacy is no different than the discharge generated from a Retail Pharmacy. He states that it is no different than domestic waste that goes into an individual septic system. Mr. Lozuke explained that he and Mr. Avila have spent a considerable amount of time with the Township Sewer Engineer. The engineer's main concern was that deposits into the sewer system may cause ground water contamination. Mr. Lozuke stated that after providing additional documentation and a letter from the applicants Sewer Design Engineer, the Township's Sewer Engineer feels comfortable with the anticipated discharge. He further explained that the US Pharmacopeia sets forth guidelines which must be followed and one of which is that anything outside of normal domestic flows must be contracted to be hauled away. Furthermore, the State Board of Pharmacy inspects yearly.

Mr. Hale then asks to have Mr. Nittal approach the Commission to answer a few questions in regards to the pharmacy sinks, hoods and waste.

Sinks-> Used for hand washing & emergency purpose only

Hoods-> Used for powder chemicals

\*Use (2) Filters: (1) Pre-Hepa Filter & (1) Hepa Filter

\*Filters are changed monthly and disposed of by manufactures guidelines

Waste-> Non-Hazardous Waste removed daily

Hazardous Waste removed weekly

Mr. Nittal further explains that this pharmacy will not handle micro-biology, vaccines or IV medications.

Mrs. Atkinson asks what the reason for a compounding pharmacy versus a regular pharmacy is? Mr. Nittal explains that a compounding pharmacy requires expensive lab equipment, the work is labor intensive and the demand is higher in areas that have nearby hospitals. He further explains that compounding pharmacy technicians do not necessarily have a chemical background but are required to work under a certified pharmacist.

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

In addition to the consultants recommendations the Commission asks that Mr. Nittal label and color-code hazardous and non-hazardous waste containers. The applicant will also comply with the Compensatory Tree Plan and will investigate the well/cesspool that is located on the property and take action as is required.

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

**Ayes:** Mrs. Schwartz, Mrs. Atkinson, Mr. Wu, Mr. Rashatwar, Mr. Garbowski, Mr. Gaffney, Mr. Hale

**Nays:** None

Mr. Hale opens the meeting to the public portion. Mrs. Atkinson asks if there has been any feedback in regards to the new recycling bins. The commission is in agreement that the containers are a great addition to the community. Mr. Hale asks to have a memo constructed and sent to Mr. Joe Lavolo of the Dept. of Public Works for his dedication to the environment on the commission's behalf. Seeing no public comment, Mr. Rashatwar makes a motion to close the public portion and Mr. Gaffney seconds the motion. All Commission members in favor.

Meeting Adjourned.

Kendralyn Cornwall

VEC Secretary

