

VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES
August 14, 2012

The Chairperson called the meeting 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, Mr. Wu, Mrs. Brown, Mr. Garbowski, Mr. Hale

Absent: Dr. Sherbine, Mr. Gaffney, Ms. Atkinson

APPROVAL OF MINUTES: Mrs. Schwartz makes a motion to approve the minutes from June 12, 2012 meeting as distributed. Seconded by Mr. Garbowski. Remaining present board members in favor.

NEW BUSINESS:

ELIZABETH DELANEY
PRELIMINARY AND FINAL SITE PLAN
1237 BERLIN ROAD

Mr. Hale states that this is a courtesy review only and asks that Mr. Joseph Giddings, VEC consultant address any concerns or comments. Mr. Giddings recommends additional understory plantings along the white pines to provide additional screenings due to the adjacent uses. He also states that there wasn't any indication of a basement in the existing building. Mr. Giddings recommends testing be completed to determine the depth of the water table. Also recommends a note be placed on the demolition plan, in advance of demolition and construction, indicating if there is an underground storage tank present.

Mr. Hale opened meeting up to the public. Seeing no public comments Mrs. Schwartz made a motion to close public portion; seconded by Mr. Gaffney.

There is discussion of recommendation letter that will be forwarded to Planning Board. Mrs. Schwartz makes a motion to forward letter; seconded by Mrs. Brown. (Please see attached) Motion carried by the following roll call vote:

AYES: Mrs. Schwartz, Mr. Wu, Mrs. Brown, Mr. Garbowski, Mr. Hale

NAYS: None

ANIMAL WELFARE ASSOCIATION
PRELIMINARY AND FINAL SITE PLAN
509 CENTENNIAL BLVD

Mr. Ken Morgan introduces himself as the attorney representing the applicant. He also introduces the Executive Director of the AWA Ms. Maya Richmond and a representing Consulting Engineer Services, Mr. Paul Witthohn. Mr. Witthohn gives a brief overview of the site. He states the site is primarily wooded and undeveloped in the rear and houses the existing animal shelter and clinic in the front of the site. He explained that there will be three phases to this development. Phase 1 features new access parking and additional parking in the rear. Phase II is the removal of a small portion of the existing shelter and a completion of a ground floor walk out basement and the second floor. Phase III includes the proposed storm water basin. The applicant is seeking Preliminary and Final Site Plan approval for Phase I and Preliminary approval for Phase II and Phase III.

Mr. Hale asks what the increase in size of the building and footprint? Mr. Witthohn stated under 23,000. He also asks what the increase in parking will be? Mr. Witthohn stated the parking area increase 3 to 4 fold increase.

Mr. Witthohn states there are no plans to remove the existing tank due to the fact it currently serves the heating system to the building. The proposed building will have a new heating system. The applicant will provide the volume of the tank. The new tank will be installed during Phase II.

Mr. Witthohn addresses the concerns about the well. He states the well will be removed in accordance with local and county permits. The well is currently not being used. Nor is the abandoned septic system located in the rear of the property.

Mr. Wu asks what the time line would be for the project? Mr. Witthohn stated Phase I would take about 1 year completing in September or October 2013. Phase II and Phase III would require additional funding.

Mr. Witthohn stated they will provide the results of the borings in regards to the storm water.

Mr. Giddings asks the applicant to address the issue of planting additional trees. Mr. Witthohn states they could plant additional trees as a buffer screening in the front but they had to remove some trees due to utilities and site lighting and maintenance. The applicant is keeping the site at 22% impervious coverage when build out is complete. Mr. Witthohn states it is a beautifully wooded site and they are trying to minimizing the amount of tree removal.

Ms. Richmond states the proposed development will move all kennels inside. They need to modernize the facility. At the end of this build out the facility will serve 23,000 pets and 20,000 people.

The applicant is asking for a waiver for Compensatory Tree Plan fee due to the non-profit nature of the applicant and the specific tailoring of the development to minimize impact.

There is discussion on the disposal of animal waste.

In regards to the CME review letter dated August 10, 2012 the applicant has/will comply with comments/ recommendations #1, 2 and 4. With regard to item 3 the applicant cannot provide additional plantings.

Mr. Hale opens the meeting up to the public. Seeing no public comments Mrs. Schwartz makes a motion to close public portion, seconded by Mrs. Brown.

There is discussion of recommendation letter to be forwarded to the Zoning Board. Mrs. Schwartz makes a motion to forward letter; seconded by Mr. Garbowski. (Please see attached) Motion carried by the following roll call vote:

AYES: Mrs. Schwartz, Mr. Wu, Mrs. Brown, Mr. Garbowski, Mr. Hale

NAYS: None

COMMISSIONER UPDATES:

Abbotts Dairy Project- Mr. Giddings informs the VEC that the existing building will be demolished along with the asphalt. Being proposed is a walking track along with an all purpose field. Also proposed is installing solar panels making itself sufficient. The asbestos is already being removed. It is being proposed that Stockton would supply an undergraduate wet lab on the site.

Mr. Hale opens meeting up to the public. Seeing no public comments Mr. Garbowski makes a motion to close public portion, seconded by Mrs. Brown.

Meeting was adjourned.

Wendy Flite/VEC Secretary