VOORHEES TOWNSHIP PLANNING BOARD MINUTES\_\_\_\_\_\_\_ JANUARY 25, 2017\_\_\_\_\_

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, Ms. Stroemel, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift,

 Mr. Ravitz, Ms. Sytnik, Mr. Kleiman

Absent: Mayor Mignogna, Mr. Rashatwar

Also present were CherlLYnn Walters, Board Solicitor; Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. Vandegrift motions to approve the minutes dated December 14, 2016; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present with the exception of Mr. Ravitz and Mr. DiNatale who abstained.

Ms. Sytnik motions to approve the minutes dated January 11, 2017; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present with the exception of Mr. Vandegrift who abstained.

MEMORIALIZATION OF RESOLUTIONS

REORGANIZATION APPOINTMENTS: SOLICITOR, ENGINEER, SECRETARY, CHAIRMAN, VICE-CHAIRMAN, COMPLETENESS REVIEW COMMITTEE, DEVELOPMENT REVIEW COMMITTEE, CONFLICT SOLICITOR AND CONFLICT ENGINEER

HOPE UNITED METHODIST CHURCH

BLOCK 213.01; LOT 99

WAIVER OF SITE PLAN

PC 16-011

KRESSON OUTDOOR ADVERTISING, LLC

BLOCK 228; LOTS 7 & 7.01

MINOR SUBDIVISION AND SITE PLAN

PC 16-012 & 16-013

NEW BUSINESS

RAJ KAMAL, LLC

BLOCK 100; LOT 26

PRELIMINARY SITE PLAN

PC 15-001

Ms. Walters informs the board she received a letter from the applicant’s attorney, John Morelli, dated January 23, 2017 requesting an extension to February 28, 2017. The applicant is required to re-notice in the Courier Post.

DOMINO’S PIZZA

BLOCK 100; LOT 28

AMENDED PRELIMINARY SITE PLAN

PC 16-005

Ms. Walters informs the board that the applicant has submitted a letter from their attorney Jeffrey Medio dated January 18, 2017 and has requested to extend the action date to March 23, 2017. The applicant would be required to re-notice.

LA BONNE VIE CONDO ASSOCIATION

BLOCK 150.02; LOT 9

CORRESPONDENCE

PC 16-009

Mr. Waters recused himself from this application

Appearing before the board was Mr. Barry Rosenberg, applicant’s attorney and Mr. Zachary Dunn, applicant.

Mr. Rosenberg gives a brief description of the application. He stated the applicant is seeking approval to replace a 600 foot length of five foot tall wood fence with a six foot tall, black-coated chain link fence with green privacy slats. He informs the board the Condominiums originally received site plan approval around 1982 and that the La Bonne Vie Homeowner’s Association is responsible for maintenance of the common areas.

Mr. Dunn testifies that the existing 600 foot length of wood fence has been repeatedly damaged by residents who live in the adjoining residential neighborhood and has been damaged beyond repair. Mr. Dunn stated the type of fencing they are proposing is the most cost effective and cannot be as easily damaged as a wood, vinyl or wrought iron fence. Mr. Dunn introduced a series of four colored photographs (Exhibit A-1) of the existing fence. He testifies the proposed fence would be a six feet tall black coated vinyl fence with green slats for privacy.

The application was opened to the public. Seeing no public comment Mr. Rashatwar motions to close public portion, seconded by Ms. Sytnik.

 Mr. DiNatale motions to grant Correspondence approval for the property located at

Block 150.02; Lot 9 with the following stipulations and conditions:

1. The applicant will comply with all recommendations of the Board.
2. The applicant will comply with all terms and conditions of all prior approvals.

Seconded by Ms. Stroemel. Motion carries with the following roll call vote:

AYES: Ms. Stroemel, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz, Ms. Sytnik,

 Mr. Kleiman, Mr. Fanelli

NAYS: None

USRC VOORHEES, LLC

BLOCK 198; LOT 10.01

MINOR SITE PLAN

16-014

Appearing before the board was Mr. Richard Hoff, applicant’s attorney, Mr. Ed Brady, applicant’s engineer and Mr. Jeff Dale vice president of construction for applicant.

Mr. Hoff gives a brief description of the application. He states the applicant is seeking minor site plan approval to utilize an existing building that the applicant is currently under contract to purchase, as a dialysis center for individuals with end stage renal disease.

Mr. Dale testifies that USRC has 300 facilities throughout 31 states which treats 23,000 patients a day. He states the facility require one registered nurse and a ratio of three staff members for every one patient, therefore the facility would contain about six to seven staff members at one time. He informed that the treatments last around four hours with three patients being treated at a time. There would be two shifts with 10 patients being treated per day. He stated the proposed hours of operation would be Monday through Saturday with staff arriving at 5:00 am and patients arriving at 6:00 am and closing around 4:00 pm to 5:00 pm.

Mr. Dale also testifies regarding deliveries. A box truck would be delivering general supplies and one larger tractor trailer with a lift to deliver drums about once a week. Deliveries usually take around 15 to 20 minutes and are scheduled between 5:00 am to 6:00 am before patients begin treatment. He also states that medical waste would be removed by a privately contracted company about one to two times a week. He also indicated that regular trash and recyclables would be handled by separate trach collection contractors.

Mr. Brady reviewed Exhibit A-1 a copy of the submitted site plan. He reviewed the proposed site changes including a new entrance and sidewalk on the front of the building facing Haddonfield-Berlin Road with the entrance being covered by a canopy. A new entrance will also be added to the north side of the building facing the Ritz Theater. Mr. Brady also states two additional ADA spaces will be added. The site will have 344 spaces where 254 spaces are required, including 18 ADA spaces where 8 ADA spaces are required. He demonstrates on the plan truck turning movement for the loading area.

Mr. Brady also testifies the applicant is proposing a generator which would be located directly across from the loading zone and would be enclosed with masonry wall and bollards. He also stated the applicant has agreed to construct a masonry wall trash enclosure in lieu of the originally proposed eight foot vinyl fence. Mr. Brady has agreed to work with the Board Engineer to ensure the trash enclosure is large enough contain separate trash and recycling containers.

Mr. Brady testifies that the applicant has reviewed the comments from the Fire Department and has agreed to work with Fire Marshal and Board Engineer regarding their concerns.

The application was opened to the public. Seeing no public comment Mr. Nicini motions to close public portion, seconded by Mr. Waters.

 Mr. DiNatale motions to grant Minor Site Plan approval for the property located at

Block 198; Lot 10.01 with the following stipulations and conditions:

1. The applicant shall comply with the Board Engineer’s review letter dated January 19, 2017
2. The applicant shall comply with the Voorhees Fire District’s memo dated January 25, 2017
3. The applicant shall construct masonry enclosures for both outside generator and trash enclosure area.
4. There shall be 344 parking spaces, including 18 ADA spaces.

Seconded by Mr. Nicini. Motion carries with the following roll call vote:

AYES: Ms. Stroemel, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz,

 Ms. Sytnik, Mr. Fanelli

NAYS: None

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

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Wendy Flite, Secretary