VOORHEES TOWNSHIP PLANNING BOARD MINUTES MAY 10, 2017\_\_\_\_\_\_\_\_\_

Chairman, Mr. Fanelli called the meeting to order and stated that the meeting 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. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik, Mr. Kleiman

Absent: Mayor Mignogna, Mr. Ravitz, Mr. Waters, Ms. Nocito

Also present were CherylLynn Walters, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Ms. Stroemel motioned to approve the minutes dated April 26, 2017; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Rashatwar and Mr. Fanelli who abstained.

NEW BUSINESS

VSC-5, LLC (ALDI SUPERMARKET)

BLOCK 229, LOT 7

PC 17-003

Mr. Fanelli informs the board that a letter was received from the applicant’s attorney, Mr. Frank Tedesco, dated May 8, 2017 requesting the application be placed on the May 24, 2017 Planning Board agenda and no further public notice is required.

BJ’S WHOLESALE CLUB, INC (PROPANE DISPENSING STATION)

BLOCK 229; LOT 7

PC 17-002

Appearing before the board were Mr. John Giunco, attorney and Mr. Stephen Powers, applicant’s attorney.

Mr. Giunco states the applicant is seeking Amended Preliminary and Final Site Plan approval to construct a propane dispensing unit within a fenced area at the existing BJ’s site located at 152 Route 73.

Mr. Powers gives a brief description of the site. He states the 1,000 gallon above ground propane tank will be placed on steel skids on an existing concrete pad. There will be an intercom outside of the gate that will reach trained personnel in the tire department. No customers are permitted inside the 6 foot chain link fenced area and bollards will be placed around the area for safety.

Mr. Giunco informs the board that the concrete pad was part of the original approval.

Ms. Walters states the original final approval for the BJ’s restricted any outdoor storage or outdoor display of any kind. SO as part of the application in addition to any sign variances that the applicant may or may not need after their testimony is complete the board if they chose to approve it would be excising that condition of the prior approval for this use at the BJ’s site only.

 Mr. Powers states there will be some prefilled tanks held inside the fenced area that can be purchased. The hours of operation will be Monday thru Saturday 9:00am to 8:00 pm and Sunday 9:00am to 5:00 pm. Delivery of the propane will be during normal delivery hours on a 30 foot single unit truck. He also states the applicant has agreed to a black vinyl coated chain link fence.

Mr. Powers discusses the proposed signage. He states there are 3 signs that exceed the size and include the BJ’s logo. He states that he and Mr. Giunco discussed the issue and if the board would grant the variance for the size they would remove the logo. The size of 2 signs is 6.75 square feet and the other is 5 square feet where only 3 square feet is permitted. This service will also be available to non-members also.

The application was opened to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. Rashatwar. Motion carries by assenting voice vote of all present board members.

Mr. DiNatale motioned to grant Amended Preliminary Site Plan for the entire site and Final Site Plan (Phase I) approval to permit the outdoor propane filling station removing the prior condition of approval that prohibited outdoor storage and outdoor display for the BJ’s site only and granting 3 variances for the size of the signs subject to the following conditions/stipulations:

1. The applicant has agreed to comply with Mr. Darji’s review letter dated May 3, 2017

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

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Ms. Stroemel, Ms. Sytnik, Mr. Klieman,

 Mr. Fanelli

NAYS: None

DECKER SUBDIVISION

BLOCK 288; LOT 7

PC 17-001

Appearing before the board were Mr. James Clancy, applicant’s engineer, Mr. Patrick and David Decker, applicant.

Mrs. Walters informs the Board that the applicant was before the board once before and the applicant agreed to address some outstanding issues and return to the board at a later date.

Mr. Clancy gives a brief description of the application. The applicant is proposing to subdivide a 2.75 acre parcel (lot 7) into four individual lots. The existing lot has an existing home on it. Two of the proposed homes would have frontage on Lafayette and the other two lots would front on Lippard Ave. They would be served by water lines on both Lafayette and Lippard. The lots on Lafayette would be serviced by Berlin Borough water and would require their approval. Sewer service is proposed on Lippard. The applicant would extend sewer around 175 feet down Lippard and would be serviced by gravity sewer laterals. The two lots on Lafayette will be serviced by force mains.

There is discussion regarding the minimum lot size variance and density variance. The lot size variance is a C2 variance. The applicant is required to provide testimony that the benefits granting the variance outweigh the detriments. Mr. Clancy states that the proposed lot sizes are similar to other lots in the area. The applicant would maintain as much wooded area as possible, they see no impact in soil erosion, providing storm water management on each individual lot, no soil will be taken off site and they will comply with ISRS.

The applicant has agreed to include that the homeowner is responsible for the storm water management as part of a deed restriction and agreement of sale.

After further discussion the applicant has agreed to reduce the number of lots to three. Two of the new lots will be on Lippard and they will keep the one large lot with existing house. This will also reduce clearing limits.

The application was opened to the public. Seeing no public comments Mr. DiNatale motions to close public portion; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members.

Mr. Rashatwar motions to grant Minor Subdivision approval to subdivide existing Lot 7 into two additional lots with the following conditions/stipulations:

1. The applicant has agree to comply with the comments in the engineer’s review letter dated May 8, 2017.
2. The applicant will comply with the Tree Compensation plan and the fee of $200.00 per tree.
3. They will provide legal description to be reviewed by the board engineer.
4. The applicant will comply with the $25,000.00 density buydown for one lot.
5. Will provide information regarding the stormwater maintenance in the point of sale and deed restriction.

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

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

 Mr. Kleiman, Mr. Fanelli.

NAYS: None

FRANK CUDEYRO

BLOCK 287; LOTS 8 & 9

PC 17-004

Appearing before the board is Mr. Craig Larsen, applicant’s attorney and Mr. Frank Cudeyro, applicant.

Mr. Larsen gives a brief description of the application. He states the applicant is proposing a minor subdivision in essence a lot line adjustment. He states Mr. Frank Cudeyro owns both lots on Lafayette Avenue. Each lot is 250ft x 480 ft. Mr. Frank Cudeyro currently lives on lot 8 and his son Michael Cudeyro lives on lot 9. He is proposing to make lot 9 166 ft x 480 ft and lot 8 334 ft x 480ft.

Mr. Larsen states there will be no changes to the use of the property. Mr. Cudeyro states he no longer runs a business from the property and that his nephew is storing his construction vehicles on the property. Mr. Cudeyro is made aware that the storing of vehicles is not permitted and also that Berlin is reviewing the allowing of construction vehicles to use Jefferson Avenue.

The applicant is made aware that the existing concrete pad would require a variance if lot line adjustment is approved. The applicant will also have to show the utilities that service both lots on the plan. The applicant is also seeking a design waiver for the completion of the sidewalk. The applicant will also file by deed.

Mrs. Walters informs the applicant that the Township Zoning Officer will be visiting the site to determine the use.

The application was opened to the public, seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all board members present.

Mr. Nicini motions to approve the Minor Subdivision application for the property located at Block 287; Lots 8 & 9 with the following stipulations/conditions:

1. The applicant will comply with the engineer’s review letter dated May 3, 2017.
2. The applicant will require a variance for the existing concrete pad.
3. The applicant will file the subdivision by deed to the County.

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

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

 Mr. Kleiman, Mr. Fanelli.

NAYS: None

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

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 Wendy Flite, Secretary