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VOORHEES TOWNSHIP PLANNING BOARD MINUTES June 14, 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, Mr. Rashtwar, Mr. Nicini, Ms. Stroemel, Mr. Ravitz,

Mr. Vandegrift, Mr. Kleiman

Absent: Mayor Mignogna, Mr. DiNatale, Ms. Sytnik, Ms. Nocito

Also present was Ms. CherylLynn Walters, Board Solicitor and Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

BJ’S WHOLESALE CLUB, INC

BLOCK 229; LOT 7

PRELIMINARY & FINAL MAJOR SITE PLAN

PC 17-002

FRANK CUDEYRO

BLOCK 287; LOTS 8 & 9

MINOR SUBDIVISION

PC 17-004

PATRICK DECKER & DAVID DECKER

BLOCK 288; LOT 7

MINOR SUBDIVISION

PC 17-001

VSC-5, LLC (ALDI SUPERMARKET)

BLOCK 229; LOT 7 (CSOO5)

PRELIMINARY & FINAL SITE PLAN

PC 17-018

APPROVAL OF MINUTES

Mr. Ravitz motions to approve the minutes dated May 24, 2017; seconded by Ms. Stroemel. Motion carries by the assenting voice vote of all board members present with the exception of Mr. Kleiman who abstained.

NEW BUSINESS

JUSTIN HAIG, LLC (SWEET EATS BAKERY)

PRELIMINARY & FINAL SITE PLAN

BLOCK 26; LOTS 2 & 3

PC 17-005

Ms. Walters informs the Board the Sweet Eats application will not be heard tonight. The notice was deficient. The applicant has agreed to re-notice for the June 28, 2017 meeting.

DOMINO’S PIZZA

AMENDED PRELIMINARY & FINAL SITE PLAN

BLOCK 100; LOT 28

PC -16-005

Appearing before the board Mr. Jeff Medio, attorney, Mr. Salim Joarder, owner and Ms. Deborah Anderson, architect.

Mr. Medio summarizes the application. He states the applicant is seeking amended final site plan approval with bulk variances for an existing Domino’s Pizza restaurant and to allow a portion of the building to be used as office space to be used by the owner. He states some of the site work was completed without proper approval. He indicated the applicant had hired an architect ad contractor to complete all improvements including exterior façade changes, parking lot repairs and the replacement of existing retaining wall.

Mr. Joarder testifies that the attorney’s summary was accurate. He states he intended to convert a portion of the restaurant to office space to use in conjunction with managing the Domino’s pizza. He informs the board the current hours of operation are Sunday through Thursday 10:00 a.m. to 1:00 a.m. and Friday and Saturday 10:00 a.m. to 2:00 a.m. He states there are a total of 25 employees and there are two shifts, 10:00 a.m. to 7:00 p.m. during which there are generally two employees inside and one to two drivers; then from 5:00 p.m. to 8:00 p.m. during the week there are generally two employees inside and five to six drivers; and from 9:00 p.m. to close there are generally two employees inside and two to three drivers. On the weekend, the number of employees are essentially the same except that between 4:00 p.m. and 10:00 p.m. there are generally five to six drivers. He also states there are a few tables for eat in dining and that people carry-out and the carry-out component compromises 3%-4% of the business. Mr. Joarder also testifies he is not currently using the drive-thru window.

In regards to deliveries to the site Mr. Joarder testifies that almost all supplies , including food, paper supplies and office supplies are delivered through the Domino’s commissary online and are delivered to the site three times a week, typically on Sunday, Thursday and Saturday nights. The tractor trailer delivers supplies late at night usually after midnight. Mr. Joarder states trash and recycling are picked up once a week and that part of the proposed site improvements was a new masonry trash enclosure.

Ms. Anderson testifies under oath that site circulation has been improved by relocating the waste management area to a new trash enclosure and dumpster at the far rear corner of the site closest to South Burnt Mill Road. She also states the former trash enclosure which is located in the back of the building has been completely enclosed and now serves as a storage room. She also informs the board that windows have been replaced and the applicant is increasing vegetation on the site and repairing and resurfacing the parking lot.

Ms. Anderson states the applicant has replaced the existing retaining wall and the lengthened it toward South Burnt Mill Road to accommodate for the higher topography of the adjoining site and to keep drainage from running onto the property. She states the wall was in disrepair and needed to be replaced. The wall requires a bulk variance which is now set back 43 feet from South Burnt Mill Road where 100 feet is required, and also setback 1.15 feet from adjoining neighbor on the opposite side of the property where 15 feet is required.

Ms. Anderson also indicates the proposed free-standing sign will comply with all ULDO requirements regarding location and size. The applicant also agrees the proposed free-standing sign will be properly dimensioned on the site plan.

The applicant and Ms. Anderson agree to comply with all comments in the Board Engineer’s letter dated March 31, 2017.

The application is opened to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Ms. Stroemel. Motion carries by assenting voice vote of all present board members.

Mr. Rashatwar motions to grant Amended Final Site Plan approval to permit certain building and site improvements to remain and permit a portion of the building to be converted to an office, together with a front yard setback variance to permit the retaining wall to remain 43 feet from the South Burnt Mill Road right-of-way where 100 feet is required and a side yard setback variance to permit the retaining wall to remain 1.15 feet from the adjoining property where 15 feet is required with the following conditions/stipulations:

1. The applicant has agree to comply with the comments in the engineer’s review letters dated December 6, 2017 and March 31, 2017.
2. The retaining wall is permitted to remain.
3. The applicant is advised that no variances have been granted for existing nonconforming conditions or for any signage proposed for the site. In the event the applicant proposes signage that exceeds the requirements the applicant is required to return to the Board.
4. The applicant shall submit compliance plans in accordance with the Board Engineer within 30 days of the date of approval.
5. The proposed office shall be used in conjunction with the Domino’s restaurant only. The applicant is advised that any other use of the office not associated with Domino’s may require further Board approval.

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

AYES: Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Stroemel, Mr. Ravitz, Mr. Kleiman,

Mr. Fanelli

NAYS: None

There being no further business before the board, Mr. Fanelli adjourns the meeting.

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Wendy Flite, Secretary