VOORHEES TOWNSHIP PLANNING BOARD MINUTES JUNE 28, 2017\_\_\_\_

Mr. Fanelli called the meeting to order and stated it was being held in compliance with the “Open Public Meetings Act” and had been duly notice and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Rashatwar, Ms. Stroemel, Mr. Nicini, Ms. Sytnik

Absent: Mr. Waters, Mayor Mignogna, Mr. Ravitz, Mr. DiNatale, Mr. Vandegrift, Mr. Kleiman,

 Ms. Nocito

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

MEMORIALIZATION OF RESOLUTIONS

608-610 MULLICA HILL ROAD, LLC

MINOR SITE PLAN

BLOCK 100; LOT 28

PC 16-005

RAJ KAMAL, LLC

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 100; LOT 26

PC 15-001

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NEW BUSINESS

JUSTIN HAIG, LLC

BLOCK 26; LOTS 2 & 3

PC 17-005

Ms. Walters informs the Board the Sweet Eats application will not be heard tonight. The public notice was not published in the newspaper. The applicant has agreed to re-notice in the newspaper for an upcoming meeting but will not be required to re-notice property owners within 200 ft.

VSC-EE; LLC (DOONEY’S PUB)

BLOCK 229; LOT 7 (CS002)

PC 17-007

Appearing before the board is Mr. Frank Tedesco, applicant’s attorney; Mr. James Dooney, applicant; Ms. Deanna Drumm, traffic engineer; Mr. James Henry, applicant’s planner; Mr. Rich Fumo, applicant’s architect; Mr. Matt Mullo; acoustical engineer.

Mr. Tedesco gives a brief description of the application. He states the applicant is requesting Amended Preliminary and Final Site Plan approval for a 7,280 square foot Dooney’s Pub & Restaurant, 78 square foot main entrance vestibule, a 2,052 square foot roof covered outdoor seating area, landscaping and lighting. They are requesting a variance for two façade signs where one is permitted.

Mr. Dooney testifies that he currently owns a “Dooney’s Pub” in the area of Delran New Jersey. It is a family friendly restaurant. He states the other location also has the event room as proposed with this application, the ”Jameson Room”, and that is used for private parties, fundraisers, meetings. This room will have it’s own entrance and bathrooms. The second façade sign is for the identifying the entrance to the Jameson Room.

He states he has between 25-30 employees. The hours of operation will Sunday through Thursday 11:00am to 11:00pm and Friday and Saturday from 11:00am to 12:00 midnight. The outdoor bar will close an hour earlier. He also testifies the outdoor speakers provide background music and the volume will be controlled by the managers. Mr. Dooney also states for the record there will be no DJ or live music on the outdoor patio area.

Mr. Dooney states the walk in box will be attached to the building and can only be accessed from inside. He informs the board the dumpster will be dumped twice a week and is usually done before 10:00 am.

Mr. Henry also gives a brief description of the site. He presents Exhibits A2 and A3. He states the closest residential homes are 150 feet away and the existing sound wall and buffer reduces sound. He also informs the Board there will be outdoor equipment storage. A variance is not required for parking. The different uses peak at different times so traffic will not be an issue. Mr. Henry also states the applicant has agreed to comply with Planning Board engineer’s review letter dated 6/6/17, the Sewer engineer’s review letter dated 6/23/17 and has agreed to install a knox box and will calculate a final occupancy load determination once the final furnishings are determined as per the Fire Departments review dated 6/28/17.

Mr. Rich Fumo reviews exhibit A-4 the floor plan for the restaurant. He testifies that the applicant will be replacing the existing awning, expand the parapet for the proposed signage, expanding the vestibule and installing a metal roof over the proposed outdoor patio.

Ms. Deanna Drumm reviews her traffic report. She testifies that the traffic on Route 73 peaks from 4:00pm-5:00 pm and the restaurant traffic peaks from 5:00pm-8:00 pm. She states the restaurant would not impact the traffic at the site.

Mr. Matt Mullo testifies he was part of the original approvals for the Cedar Hill Shopping Center and the installation of the sound barrier wall that currently exists. He states the will be no change to the noise levels that currently exist. He also states the applicant will not exceed code and that the applicant has agreed to conduct noise testing once the restaurant is operating.

The meeting is 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 board members present.

Mr. Rashatwar motions to approve the Amended Preliminary and Final Site Plan application to construct a 2,052 square foot outdoor seating area and a concrete equipment storage area and these improvements will be constructed at an existing 7,280 square foot building that will be converted to a Dooney’s Pub & Restaurant on the property located at Block 229; Lot 7 with the following stipulations and conditions:

1. The applicant has agreed to comply with all the recommendations of the Board Engineer’s review letter dated June 20, 2017.
2. The applicant will comply with the Sewer Engineer’s review letter dated June 23, 2017.
3. The applicant will comply with the Fire Department’s review letter dated June 28, 2017.
4. The applicant has agreed there will be no live music or DJ permitted on the outside patio.
5. The applicant has agreed to conduct sound testing when the restaurant is open.
6. The applicant will comply with all State regulations regarding noise.
7. The applicant has received a waiver for the installation of a loading zone.
8. The applicant has been granted a variance for allowing two façade signs.
9. The applicant will obtain all outside agency approvals if applicable

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

AYES: Mr. Rashatwar, Mr. Nicini, Ms. Stroemel, Ms. Sytnik, Mr. Fanelli

NAYS: None

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

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 Wendy Flite, Secretary