VOORHEES TOWNSHIP PLANNING BOARD MINUTES July 26, 2017\_\_\_\_\_

The Temporary 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, Mr. Rashatwar, Mr. Waters, Mr. Nicini, Ms. Sytnik

Absent: Mayor Mignogna, Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Vandergrift, Mr. Kleiman, Ms. Nocito

Also present was Ms. CheryLynn Walters, Board Solicitor, Mr. Rakesh Darji, Engineer

MEMORIALIZATION OF RESOLUTIONS

VSC-EE, LLC (DOONEY’S PUB)

BLOCK 229; LOT 7

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

PC 17-007

VSC-5, LLC (ALDI SUPERMARKET)

BLOCK 229; LOT 7

PRELIMINARY & FINAL SITE PLAN

PC 17-003

APPROVAL OF MINUTES

Mr. Fanelli motions to approve the minutes dated July 12, 2017; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Waters who abstained.

NEW BUSINESS

JUSTIN HAIG, LLC (SWEET EATS BAKERY)

BLOCK 26; LOTS 2 & 3

PC# 17-005

Appearing before the board was Mr. Jordan Goldberg, attorney, Mr. Jack Gravlin, engineer, Mr. David Horner, traffic engineer, Mr. Doug Davidowich, applicant, Justin Haig, applicant.

Mr. Goldberg gives a brief description of the application. He states the applicant is seeking to consolidate lots 2 and 3 and install additional parking along with a refrigeration box and storage building. He informs the board the existing Sweet Eats bakery is having parking issues due to not enough spaces. Delivery trucks are also having an issue when entering and exiting the existing lot.

He states the applicant is also proposing some landscaping and a basin.

Mr. Davidowich testifies that they have demolished the existing building that was located on lot 3 and removed four trees in the front of the property. He also states that no trees have been removed from the rear of the property and that the existing trees are falling down.

Mr. Gravlin states the property is located in the Business Zone and is approximately 2.36 acres. The applicant is proposing 36 new parking spaces, a storm water basin, a 768 sq ft refrigeration box and a 2000 sq ft storage building. He states it will be a phased project, Phase 1 will be basin, parking lot and refrigeration box and Phase 2 to include the storage building.

Mr. Gravlin informs the board the existing driveway will be an entrance only and the existing driveway on Lot 3 will be eliminated and shifted to the southern portion and will be designated exit only. The proposed additional parking and layout will eliminate congestion and make deliveries easier. The lot line will be eliminated the 54% impervious coverage is in conformance with the 60% required. The new parking will be handicap accessible and the applicant will be replacing and repairing broken curbing and sidewalk. He also states the existing basin is functioning properly and the new basin will be constructed to the current standards.

Mr. Gravlin states the applicant is proposing additional plantings and shrubs along the frontage of the property. Additional lighting will be installed with LED fixtures at 20 ft high. The existing lighting will be retrofitted to be consistent with what is proposed.

Mr. Gravlin reviews the requested variances for setback, buffer, clearing limits and parking and a design waiver. He also states the applicant has agreed to remove six proposed parking spaces and will install two trees in two of the parking islands and two remaining trees elsewhere on the site. The applicant informs the board they are withdrawing the proposed 2000 sq ft storage building from the application.

Mr. Dave Horner the traffic engineer testifies the traffic circulation and parking will improve with new parking lot.

Mr. Fanelli opens the meeting 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 Preliminary and Final Site Plan application to consolidate lots 2 & 3 for shared parking with ingress and egress, to construct a 48’ x 16’refrigeration box and parking lot to service the bakery and a storm water basin together with landscaping and lighting together with certain variances and waivers for the existing Sweet Eats Bakery on the property located at Block 26; Lots 2 & 3 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 8, 2017.
2. The applicant has agreed to deed restrict the property to require long-term maintenance of all stormwater management facilties on the consolidated lots.
3. The applicant will obtain all outside agency approvals if applicable.
4. The applicant understands and agrees that no approval was granted with respect to the proposed 2,000 sq ft storage building originally proposed to be constructed in Phase 2 and will have to return to the board if seeking to construct that.

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

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

NAYS: None

BANK OF AMERICA

BLOCK 199.06; LOT 40

PC 17-008

Appearing before the board were Mr. Scott Collins, attorney and Mr. James Kinosian, engineer.

Mr. Collins summarizes the application, He states the applicant is seeking Minor Site Plan approval to permit construct handicapped accessible parking improvements along with lighting changes and replacing the existing exterior night deposit box with an exterior walk-up ATM. He indicates the scope of work is limited.

Mr. Kinosian testifies the existing bank is located at the intersection of Route 561, Haddonfield-Berlin Road and White Horse both of which are County Roads. He informs the board the purpose of the application is to remove the existing exterior night deposit box and replace it with an exterior walk-up ATM and to relocate ADA parking spaces from the rear of the parking field to the nearest accessible entrance in order to be compliant with current ADA requirements. Mr. Kinosian also testifies that the applicant is proposing an updated pedestrian walkway to the new exterior ATM access and the two handicapped accessible spaces would be relocated along with revised grading, curb ramp and reconstruction of certain areas of the parking lot.

Mr. Kinosian testifies the applicant has agreed to comply with all comments in the Engineer’s review letter specifically they have agreed to install sidewalk along the Route 561 frontage and to provide sight triangles on the final plan. The only exception was with regard to the request to provide a pedestrian traffic signal at the corner intersection of the two county roads, the board and the applicant agreed to defer that issue to the County.

Mr Fanelli opens the meeting to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini motions to approve the Minor Site Plan application to permit the replacement of an exterior night deposit box with an exterior walk-up ATM and the relocation of two handicapped-accessible parking spaces, together with associated site improvements for the property located at Block 199.06; Lot 40 with the following stipulations and conditions:

1. The applicant will comply with tall the comments in the Board Engineer’s review letter dated July 19, 2017, with the exception of the request to provide a pedestrian traffic signal at the intersection of Haddonfield-Berlin Road which has been deferred to the County.
2. No variances were granted.
3. The applicant shall obtain all outside agency approvals.

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

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

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

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 Wendy Flite, Secretary