VOORHEES TOWNSHIP PLANNING BOARD MINUTES AUGUST 23, 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, Ms. Sytnik

Absent: Mayor Mignogna, Mr. Ravitz, Mr. Rashtwar, Mr. Nicini, Mr. Vandegrift, Mr. Kleiman,

 Ms. Nocito

Also present was Ms. CherlLynn Walters, Board Solicitor and Mr. Jeremy Noll, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

RUBINO SERVICE COMPANY

BLOCK 284; LOT 4

WAIVER OF SITE PLAN

PC 17-006

JUST HAIG, LLC

BLOCK 26; LOTS 2 & 3

PRELIMINARY & FINAL SITE PLAN

PC 17-005

BANK OF AMERICA

BLOCK 199.06; LOT 40

MINOR SITE PLAN

PC 17-008

APPROVAL OF MINUTES

Ms. Sytnik motions to approve minutes dated July 26, 2017; seconded by Mr. Waters. Motion carried by the assenting voice vote of all board members present, with the exception of Ms. Stroemel and Mr. DiNatale who abstained.

Ms. Stroemel motions to approve the minutes dated August 9, 2017; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all present board members present, with the exception of Mr. DiNatale who abstained.

NEW BUSINESS

ENTER SOLAR, LLC

WAIVER OF SITE PLAN

BLOCK 229; LOT 7/CS001

PC# 17-011

Appearing before the board was Ms. Anne Cantwell, attorney; Mr. Edgar Lim, applicant and Mr. Richard Ivins, engineer.

Ms. Cantwell summarizes the application. She states the applicant is the contractor for BJ’s Wholesale Club and they are seeking a waiver of site plan to install a roof mounted solar array system. The existing BJ’s Wholesale Club is located at the Cedar Hill Shopping Center and is located in the Major Business Zone.

Mr. Lim testifies that he is the director the EnterSolar and is responsible for solar projects for business and industrial clients. Mr. Lim states the solar system would offset the existing utility bill for BJ’s by approximately 40%. He testifies the system was designed to generate 1,178 KW hours per day, whereas BJ’s averages 2,971 KW hours per day. He states he prepared the Solar Consumption Report and Glare Hazard Analysis Report. He states the reason for the installation is to reduce the utility bill.

Mr. Lim testifies that the solar panels would be installed according code and would not be visible from the street. There would be no visible wires, and would be no more than 12 inches above the roof. He also informs the board that the panels are anti-reflective and along with the parapet roof line around the existing building it would prevent glare and any view of the panels from the ground. The panels are also mounted at a three degree tilt at a distance of 6 inches from the roofline and at a five degree tilt at a distance of twelve inches from the roofline. Mr. Lim states BJ’s Wholesale Club will own the solar array system and has agreed to obtain a letter from BJ’s that they will comply with the ULDO abandonment requirement.

Mr. Ivins gives a brief description of the system’s design and specifications. He testifies that the system will comply with all height requirements of the MB zone. He also states he prepared the Feasibility Report and that the integrity of the roof would not be compromised by the installation of the panels. He testifies the system will be quiet and unobtrusive to BJ’s and neighboring commercial facilities.

Mr. Ivins informs the board the applicant has agreed with the Fire Department’s and the Board Engineer’s review letter.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. DiNatale makes a motion to close public portion, seconded by Ms. Stroemel.

Mr. DiNatale motions to grant Waiver of Site Plan approval of Block 229 Lot 7 subject to the following conditions:

1. The applicant shall comply with all comments/ recommendations in Mr. Darji’s (Environmental Resolutions Inc.) engineer review letter dated August 18, 2017.
2. The applicant has agreed to comply with all recommendations of the Voorhees Fire Department’s review dated August 21, 2017.
3. The applicant has agreed to comply with the ULDO requirements to remove roof mounted solar array system in the event the applicant abandons usage and will also supply a letter from BJ’s Wholesale Club, Inc. indicating their agreement.
4. All prior approvals for the Shopping Center are still in place.
5. Applicant will obtain all outside agency approvals.

Seconded by Ms. Stroemel; motion carried by the following roll call vote:

AYES: Mr. DiNatale, Mr. Waters, Ms. Stroemel, Ms. Sytnik, Mr. Fanelli

NAYS: None

SAMUAL BALDUCCI

PRELIMINARY & FINAL SITE PLAN

BLOCK 150.05; LOT 2

PC# 17-012

Appearing before the board was Mr. Dale Taylor, attorney; Mr. Greg Simonds, engineer and Mr. Samual Balducci, applicant.

Mr. Taylor summarizes the application. He states the applicant is seeking Preliminary and Final Site Plan approval with certain variances and waivers. The applicant is proposing to reuse and revitalize the existing building which was previously operated as a YMCA.

Mr. Simonds testifies the applicant is proposing to reuse the existing building which is currently owned and operated by Sterling School District. The property currently operates as a multi-tenant facility and the applicant proposing the same. He is proposing a Giant Fitness and a Muscle Maker Grill Facility along with site improvements. The applicant is proposing 57 new parking spaces along with repair and restriping of parking lot, sidewalk and curbing. He testifies the applicant will replace lighting and install landscaping. He also states the applicant will be installing ADA parking spaces in front of the building.

There is discussion regarding the storm water management and the applicant agrees to work along with the Board’s Engineer to satisfy the concerns.

Mr. Simonds also testifies that the continuation of the multi-tenant use at the site would have minimal effect on the traffic.

With regard to the bulk variances required for the impervious coverage, parking setback and buffer requirement he testifies the variances could be granted using the C(1) hardship criteria as well as the C(2) flexible variance criteria. He states the existing lot coverage, parking setback and encroachment into the buffer requirement were not being changed in any substantial way and were a necessity due to the shape of the property. With regard to the C(2) he states the site would be improved and benefit the general welfare with the increase of onsite parking and storm water management. The applicant has also agreed to provide truck turning templates for the Board Engineer’s review.

Mr. Balducci the applicant, gives a brief description of the Giant Fitness operations. He testifies the hours of operation for the gym will be open 24 hours a day Monday through Friday and 7:00 am to 7:00 pm Saturday and Sunday. He anticipates 8 to 10 part time employees for the gym. The proposed Muscle Maker grill hours of operation would generally be 11:00 am to 8:00 pm or 9:00 pm Monday through Friday and usually shorter hours on the weekend. The Jersey Wahoos Swim Club which is an existing tenant hours will not change. Mr. Balducci also testifies he will be pursuing additional tenants.

Mr. Simonds informs the board the applicant is proposing four façade signs and two directional signs. The directional signs would be consistent with what is existing and would be backlit and 10ft x 10ft. The façade signs would include one 150 square foot Giant Fitness sign and three 90 square foot tenant signs. There was discussion regarding the existing “Kinder Care” sign and the applicant was advised the board cannot grant any relief regarding that sign. There was also discussion regarding the fact the applicant did not submit a sign package including sign details in advance of the meeting. The applicant was advised that although the sizes proposed for the four façade signs and two directional signs comply with ULDO’s requirement that in the event the applicant applies for sign permits that do not meet the Township Ordinance they would have to return to the Board.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. DINatale makes a motion to close public portion, seconded by Ms. Stroemel.

Mr. DiNatale motions to grant Preliminary and Final Major Site Plan approval of Block 150.05

 Lot 2 subject to the following conditions:

1. The applicant agrees that in the event any tenant will be a restaurant or food service facility, the applicant will coordinate with the Township Sewer Engineer regarding placement of grease trap equipment.
2. The applicant agrees to coordinate with the Board Engineer to replace and repair all substandard curb and sidewalk. In the vent the applicant and Board Engineer cannot reach an agreement the applicant will be required to seek relief from this condition of approval.
3. The applicant will provide truck turning templates for the trach truck and other delivery vehicles.
4. The applicant is required to supply an interior floor plan to the Zoning Officer for each tenant use prior to the issuance of a CO.
5. The applicant agrees that if any time it is determined that the parking requirements for the then current number and type of tenant exceeds the number of parking spaces on-site the applicant will be required to seek the appropriate relief from the Board.
6. The applicant is advised the Board has granted no relief regarding the applicant’s use of the existing “KinderCare” sign.
7. The applicant is advised that no variances were granted regarding the signage.
8. The applicant shall comply with all comments in Township Sewer Engineer’s report dated August 17, 2017.
9. The applicant shall comply with all comments in the Board Engineer’s review letter dated August 16, 2017, except as follows:
10. Comment #11 – The applicant will remove existing sidewalk that extends from the parking lot to Burnt Mill Road.
11. Comment #13 – The applicant agreed to consider an easement to create a secondary access to the property in the future in the event Camden County requested.
12. Comment#17 – The applicant will coordinate with the Board Engineer regarding the areas of curbing that appear to be unnecessary.
13. Grading and Drainage – The applicant agreed to coordinate with the Board Engineer regarding the stormwater management trench and Comments #25-29 in the Engineer’s August 16, 2017 report and
14. Lighting and Landscaping #35 – The applicant agreed to coordinate with the Board Engineer regarding plantings in the stone infiltration trench area.
15. The applicant will obtain all outside agency approvals.

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

AYES: Mr. DiNatale, Mr. Waters, Ms. Stroemel, Ms. Sytnik, Mr. Fanelli

NAYS: None

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