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VOORHEES TOWNSHIP PLANNING BOARD MINUTES NOVEMBER 8, 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. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Ms. Nocito

 Mr. Kleiman

Absent: Mayor Mignogna, Mr. Ravitz, Ms. Stroemel, Mr. Waters, Ms. Sytnik

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

NEW BUSINESS

HCP III EAGLE LLC

WAIVER OF SITE PLAN

BLOCK 160; LOT 1

PC 17-019

Appearing before the board Mr. Robert Bucknam, attorney, Mr. Jeffrey Ratnow, project manager and Mr. Bauer the project architect.

Mr. Bucknam gives a brief summary of the application. He states the applicant is seeking a waiver of site plan to perform architectural upgrades and renovations to the facades within the existing Eagle Plaza shopping center. The applicant is seeking to revitalize the shopping center with improvements to the storefronts with expanded fenestration that will increase visibility.

Mr. Bucknam informs the board the applicant is seeking two bulk variances to permit façade lengths without fenestration in excess of 20 feet and to permit less than the requirement along the length of the building.

Mr. Ratnow explains that the new owners see this as an opportunity to update and enhance the shopping center and plans to revamp the landscaping and add a pad site in the future.

Mr. Chris Bauer introduces Exhibits A-1 which is a collection of photographs of the current conditions of the property. He states the current state is not conducive to bringing the fenestration into full compliance with the code. He explains there is an existing structural beam that runs across the entire front of the building and would make it difficult to extend windows to the ground. He estimates the proposed changes would bring the shopping center closer towards compliance with the 75% fenestration requirement. Exhibit A-3, a material board, was presented showing the materials and colors to be used for the renovation.

Mr. Bauer introduces Exhibit A-2 which is a conceptual site plan for future development. He also explains that the existing ACME and Ross leases entitle those tenants to complete rights to the design of their facades and parking lot and at this time they are unwilling to modify their parking. He states they are actively discussing with the ACME potential site improvements in the future. He also informs the Board that the contractor will manage all site safety issues during construction.

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

Ms. Nocito motions to grant Waiver of Site Plan approval to permit the construction of architectural upgrades and renovations to the facades within the existing Eagle Plaza Shopping Center together with bulk variances to permit varying façade lengths without fenestration to exceed 20 feet and to permit 42% fenestration where a minimum 75% is required with the following conditions/stipulations:

1. The applicant has agree to comply with the comments in the engineer’s review letter dated October 26, 2017.
2. The applicant will obtain all outside agency approvals.

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

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. vandegrift, Mr. Kleiman, Ms. Nocito,

 Mr. Fanelli

NAYS: None

MORELAND PROPERTIES

PRELIMINARY SITE PLAN

BLOCK 150.18; LOT 7.11

PC# 17-014

Mrs. Walters states that the following board members are ineligible to vote on the Royal Farms application, Mr. Kleiman and Mr. Rashatwar. They were not present at the prior meeting where the application was last heard.

Appearing before the board are Mr. Jeffrey Baron, attorney, Mr. Nathan Mosely, traffic engineer,

 Mr. Mark Altrogge, engineer, Mr. Matthew Digiulio, on behalf of Royal Farms, Mr. Creigh Rahenkamp, planner.

Mr. Baron gives a brief description of the application. He states the applicant sought amended Minor Subdivision approval to subdivide the secondary access lane from White Horse Road from the Police Department lot which will remain Township owned. Mr. Baron states that as a condition of approval the applicant would provide the Township an easement to use the access lane. He states the applicant will return for Amended Preliminary and Final Site Plan approval.

Mr. Baron informs the board the applicant is seeking a variance for both freestanding signs previously proposed. He also states that the sign size and height on Berlin Road were reduced and now are more compliant with the ordinance but would still require a variance for the overall size. The applicant also requires a variance for the setback from Route 561. Mr. Baron also informs the board the applicant would require a variance for it being located offsite and as a condition of approval it would require an easement from the Township to permit it on their property. With regard to the size and location of the sign on White Horse Road sign it has not changed and would still require a variance. He also informs the board there would be no variance required for the canopy signs. Variances are being requested for the size and area of the free standing signs.

Mr. Altorogge testifies on behalf of the applicant. He states the access drive from White Horse Road was being conveyed to the applicant to be consolidated with Lot 3 and that there were no other changes to the prior subdivision approval.

Mr. DiGiulio states the proposed sign on White Horse Road does not obscure the view of the existing Police Station sign. He testifies the proposed sign is consistent with the Royal Farms prototype and with their reduced sign package. He provides testimony that surrounding businesses have similar signs.

Mr. Mosely provides testimony regarding traffic and the sight data and distance as you approach the sign on White Horse Road. He stated he reviewed available guidelines and studies to determine at which distance you can safely see the letters when a vehicle is approaching the sign.

Mr. Rahenkamp provides testimony with regard to the multiple variances with the proposed White Horse Road sign, however the applicant asks to table any relief to review the sign with the police department.

 There is concern over the placement, height and size of the proposed sign and it interfering with the public safety.

The chairman opens the meeting to the public.

Voorhees Township Police Chief Bordi states he feels he cannot give an informed opinion due to the fact he was not given adequate time to review the sign package. He states he would prefer the sign to be located closer to Kerper Lane and that the size be reduced. After further discussion the applicant has agreed to meet with Chief Bordi to address potential public safety concerns.

 Seeing no public comments Mr. DiNatale makes a motion to close public portion, seconded by

 Mr. Rashatwar.

Mr. DiNatale makes a motion to grant amended minor subdivision approval and sign variances to permit the White Horse Road access lane to be consolidated with Lot 3 to permit a freestanding sign along the right of way where 25 feet is required; to permit gasoline price copy size of 25.5 square feet where a maximum 12 square feet is permitted; to permit the overall size of the County Road 561 sign to be 106.6 square feet where a maximum of 32 square feet is permitted and to permit the canopy signs to occupy 34.54% of the canopy sign where a maximum of 20% is permitted with the following conditions/stipulations:

1. The applicant has agreed as a condition of amended minor subdivision approval to consolidate the access drive with Lot 3 which is being consolidated with Lots 6 & 7 as a condition of prior approval. The applicant shall submit consolidation deed and legal description to be reviewed and approved by the Board solicitor and Engineer.
2. The applicant is permitted to place signs on the canopy to occupy no more than 31.54% of the total canopy area.
3. The applicant is advised no variances or relief is granted regarding the proposed freestanding sign on the White Horse Road frontage. The applicant has agreed to communicate with the police department regarding the size and location in order to address public safety concerns.
4. All prior approvals granted in resolution 17-030 are in effect.
5. The applicant shall comply with all comments in the Board Engineer’s review letter dated November 7, 2017.
6. The applicant shall obtain all outside agency approvals.

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

AYES: Ms. Nocito, Mr. DiNatale, Mr. Vandegrift, Mr. Nicini and Mr. Fanelli

NAYS: None

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

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Wendy Flite, Secretary