VOORHEES TOWNSHIP PLANNING BOARD MINUTES SEPTEMBER 27, 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, Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Waters, Mr. Nicini,

 Mr. Vandegrift, Ms. Sytnik, Ms. Nocito

Absent: Mayor Mignogna, Mr. Rashatwar, Mr. Kleiman

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

MEMORIALIZATION OF RESOLUTIONS

VSC-EE, LLC (STARBUCKS)

BLOCK 229; LOT 7

AMENDED FINAL SITE PLAN

PC 17-010

ENTERSOLAR, LLC ( BJ’S WHOLESALE)

BLOCK 229; LOT 7

WAIVER OF SITE PLAN

PC 17-011

SAMUAL BALDUCCI (GIANT FITNESS)

BLOCK 150.05; LOT 2

PRELIMINARY & FINAL SITE PLAN

PC 17-012

Ms. Walters states for the record that Ms. Nocito received her “Oath of Office” for her position on the Planning Board during caucus.

NEW BUSINESS

ZALESKI ICES, LLC (RITA’S WATER ICE))

BLOCK 142; LOT 2

PC# 17-015

Appearing before the board was Mr. Frank Tedesco, attorney.

Mr. Tedesco informs the board that the applicant had received previous minor site plan approvals to permit the addition of a drive-thru to the rear of the existing Rita’s Water Ice together with some site improvements in July 2017.

Mr. Tedesco states the applicant is now seeking approval for a one year extension of those approvals which are set to expire on October 14, 2017. The applicant has secured their performance bond and escrow and are in the process of obtaining their Construction Permits. The reason for the request is the applicant required additional architectural renderings and electric/lighting specifications requested by the Township prior to starting construction.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Ms. Stroemel motions to close public portion, seconded by Mr. DiNatale. Motion carries by assenting voice vote of all board members present.

Mr. DiNatale motions to grant approval for the correspondence application to grant the applicant a one year extension of the Minor Site Plan approval for the property located at Block 142; Lots 2 with the following stipulations and conditions:

1. The one year extension granted will expire on October 14, 2018.
2. The original approvals shall remain in effect and the applicant will comply with all the conditions set forth in Resolution No. 15-019

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

AYES: Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Waters, Mr. Nicini, Mr. Vandegrift,

 Ms. Sytnik, Ms. Nocito, Mr. Fanelli

NAYS: None

MORELAND DEVELOPMENT, LLC

BLOCK 147; LOTS 3, 6 & 7

PC 17-014

Mr. Ravitz testifies he has no active representation with Mr. Baron and Mr. Brennan and can impartially hear and vote on the application.

Appearing before the board was Mr. Jeffrey Baron, attorney, Mr. Robert Blue, engineer, Mr. Nathan Mosely, traffic engineer, Mr. Rahenkamp, planner and Mr. Matthew DiGiulio, on behalf of Royal Farms and Mr. Seidman on behalf of the corporate applicant.

Mr. Baron states the applicant is the contract-purchaser of the subject property which is currently owned by the Township of Voorhees and was previously known as the Township’s municipal building. He gives a brief description of the application. He states the applicant is seeking a minor subdivision approval to subdivide a 5,553 square foot area of land at the rear of the site to be conveyed to the Police Department. The applicant is also seeking preliminary and final major site plan approval along with variances to permit the construction of a 5,166 square foot Royal Farms convenience store with a gasoline fueling station Mr. Baron also states the site will have full ingress/egress in the approximate location of the current full access drive located furthest from the intersection of Haddonfield-Berlin Road and White Horse Road. There will also be a right-in/right-out access in the approximate location of the current site access located closest to the same intersection. There will be full access from White Horse Road through an off-site access drive owned by the Township which the applicant will be using via an easement. Mr. Baron states the applicant has submitted to Camden County Planning Board for approval.

Mr. Ravitz expressed concerns regarding the egress and ingress and states the applicant should consider installing signage for entrance and exits.

Mr. Blue gives a brief description of the site and the surrounding properties. He introduces Exhibit A-1 showing the proposed improvement. He identifies the 5,553 square foot area of land in the rear corner of the site that is to be subdivided and retained by the Township. He states the applicant is proposing to construct a 5,166 square foot Royal Farms convenience store with 63 parking spaces and five fueling pumps with 10 fueling positions with indoor and outdoor seating and a masonry trash enclosure.

He testifies the applicant is proposing a pylon sign at both entrances. The applicant is also proposing signage on the canopies over the fueling stations. Mrs. Nocito expressed concern regarding the signage on White Horse Road. There is discussion between the board and the applicant regarding the signage.

Mr. Blue testifies the storm water management would be contained in three underground basins dispensed throughout the site and a rain garden located at the rear of the site.

He also states the applicant has complied with the ULDO parking requirements and that all site lighting would be down lit including the canopy. Mr. Blue also testifies the applicant has previously met with the County with a conceptual plan showing three access points and the County at the time had no concerns. Mr. Blue testifies the applicant would agree to work with the Board’s Engineer to ensure signage was satisfactory for public safety.

Mr. Blue reviews Exhibit A-2 the Landscaping Plan. He states the applicant will construct a masonry trash enclosure as well as proposed landscaping surrounding it and throughout the site. The landscaping would be a mix of canopy trees and other greenery which will improve the current impervious coverage.

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