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VOORHEES TOWNSHIP PLANNING BOARD MINUTES November 29, 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. Ravitz, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik, Ms. Nocito

Absent: Mayor Mignogna, Ms. Stroemel, Mr. Rashatwar, Mr. Waters, Mr. Kleiman

Also present were CherylLynn Walters, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Ms. DiNatale motions to approve the minutes dated September 27, 2017; seconded by Mr. Vandegrift Motion carried by the assenting voice vote of all board members present.

Ms. Sytnik motions to approve the minutes dated October 25, 2017; seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all board members present, with the exception of Ms. Nocito and Mr. Ravitz who abstained.

Mr. DiNatale motions to approve the minutes dated November 8, 2017; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members, with the exception of Ms. Sytnik and Mr. Ravitz who abstained.

MEMORIALIZATION OF RESOLUTIONS

HCP III EAGLE LLC

BLOCK 160; LOT 1

WAIVER OF SITE PLAN

PC 17-019

NEW BUSINESS

MORELAND PROPERTIES (ROYAL FARMS)

BLOCK 147; LOTS 3, 6 & 7

PC 17-014

Appearing before the board was Mr. Jeffrey Baron, attorney, Mr. Robert Blue, engineer, Mr. Matthew DiGiulio, applicant and Mr. Nathan Mosely, traffic engineer.

The applicant’s professionals and the Voorhees Township Police Chief, Lou Bordi were sworn in.

Mr. Baron informs the board the applicant is seeking amended preliminary and final major site plan approval for the Royal Farms located at 620 Berlin Road. He states the applicant has returned to the board requesting approval for a second freestanding sign and digital copy sign on White Horse Road. Mr. Baron explains that at the previous meeting there was concern over the size and location of the sign. He states the applicant has removed the sign from the police department’s property and has removed one price panel that advertises gasoline prices.

Mr. DiGiulio testifies regarding the signage. He states he met with Chief Bordi and the Director of Real Estate for Royal Farms on-site to discuss the concerns over the size and location of the proposed sign. After discussion with the Chairman of Royal Farms they are now proposing a 20 foot tall, 88 square foot pylon sign instead of the previously proposed 16 foot tall, 106.6 square foot monument sign. The new proposed sign would contain three price panels to advertise prices for regular, super 93 and diesel fuel. He also testifies the new sign retained all other features of the previously approved sign except the height was now proposed to be 20 feet because the pylon sign is now proposed to be located 31 feet from the White Horse Road property line and the grading is 4 feet lower than previously proposed.

The Board members still have concerns regarding the sign and Mr. DiGiulio and Mr. Baron both stated the purpose of the 20 foot height was to ensure the Royal Farms logo can be seen by motorists coming from either direction.

Chief Bordi expresses concern regarding the proximity of the proposed sign to the edge of the cart-way of the access off White Horse Road. He is also concerned the location of the sign being so close to the Police Department. Mr. Baron states the applicant proposes to install bollards around the sign and extend the curb line to protect motorists.

Mr. Blue introduces color site renderings showing the new location of the White Horse Road sign and confirmed it would now be located on the applicant’s property instead of the police department’s as previously proposed. Mr. Blue also reviews changes to the onsite storm water management system including the rain garden being removed. He also states the impervious coverage has been reduced.

Mr. Mosely, the applicant’s traffic engineer, testifies that the proposed directional sign would assist with safe entrance and exit of the site and reduce confusion to drivers. The board has some concerns regarding the need for the directional sign and after discussion Mr. Darji states that in his opinion the directional sign is no longer needed due to the fact the Police Department site was no longer being blocked or impacted by the proposed directional sign to be located along the White Horse Road frontage. Mr. Baron states that the applicant has withdrew it’s request for a variance for the directional sign but in the event it was later determined there is a need for a directional sign in that location the applicant would return to the Board.

Mr. Baron confirms that the applicant will record the previously approved subdivision by deed and plat and shall submit copies of deeds and legal descriptions to be reviewed by the Board Engineer and Board Solicitor.

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

Mr. DiNatale motions to grant Amended Preliminary Major Site Plan and Final Major Site Plan together with a variance to permit 72.21% impervious coverage where a maximum of 60% is permitted and variances to permit a second digital copy sign for gasoline pricing and a second freestanding sign on the White Horse Road access where a maximum of one of each sign is permitted; to permit the White Horse Road sign gas price digital copy size to be 20 square feet where a maximum of 12 square feet is permitted and to permit the White Horse Road sign to be a total of 88 square feet where a maximum of 32 square is permitted subject to the following conditions/stipulations:

1. The applicant has agreed to record previously approved subdivision by deed and plat and shall submit copies of deeds and legal descriptions to be reviewed by Board Engineer and Solicitor prior to recording with the County.
2. The applicant has agreed to provide an easement to the Township of Voorhees to permit the Police Department to utilize the drive from White Horse Road and shall submit copies of easement and legal description for the Board Solicitor and Engineer to review prior to recording with the County.
3. The applicant shall submit a copy of signed and sealed shop drawings regarding the retaining wall to the Board Engineer for review.
4. The applicant has agreed to record a separate Operations and Maintenance Manual regarding the on-site storm water management system.
5. The applicant has agreed to coordinate with the Board Engineer regarding plant selection and placement.
6. The applicant has agreed to comply with all comments in the Board Engineer’s review letter dated November 27, 2017.
7. All prior approvals granted to this applicant still remain in effect.
8. The applicant shall obtain all outside agency approvals.

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

AYES: Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mrs. Sytnik, Mr. Fanelli

NAYS: Mr. Ravitz, Mrs. Nocito

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

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 Wendy Flite, Secretary