VOORHEES TOWNSHIP PLANNING BOARD MINUTES DECEMBER 20, 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, Mr. DiNatale, Mr. Nicini, Ms. Sytnik, Mr. Kleiman

Absent: Mayor Mignogna, Mr. Ravitz, Ms. Stroemel, Mr. Rashatwar, Mr. Waters, Mr. Vandegrift, Mrs. Nocito

Also present was CherylLynn Walters, Board Solicitor and Jeremy Noll, Board Engineer

MEMORIALIZATRION OF RESOLUTIONS

QUEST CONSTRUCTION AND DEVELOPMENT, LLC

MINOR SITE PLAN

BLOCK 10; LOT 1

PC 17-022

NEW BUSINESS

TJC AT VOORHEES, LLC

BLOCK 222; LOTS 6

PRELIMINARY SUBDIVISION

PC 17-016

Ms. Walters informed the Board that a letter from the applicant’s attorney requesting the application be moved to the January 24, 2018 hearing. The applicant has agreed to re-notice.

Ms. Walters recuses herself from the application and steps down. Mr. John Palm, Planning Board Conflict Solicitor is now present.

ALDI INC.

BLOCK 229; LOT 7

AMENDED FINAL SITE PLAN

PC 17-018

Appearing before the board was Mr. Michael McKenna, attorney, Mr. Jeff Carson, City Sign Service, Inc., and Adrienne Kieliszak from ALDI, and Joshua Sewald, the applicant’s engineer.

Mr. McKenna gave a brief description of the application and stated the applicant had received Preliminary and Final Site Plan approval to construct a 20,248 ALDI grocery store in the Cedar Hill Shopping Center. The applicant is now seeking approval to construct a 75 square foot illuminated identification sign in front of the supermarket and will be mounted on twin poles at a height of 20 feet and will be the third on the Route 73 frontage. The applicant is also proposing to install two 75 square foot attached signs one on the façade facing Route 73 and the other façade sign facing the main entrance drive of the center.

Mr. McKenna states the applicant seeks a variance to construct the illuminated free standing sign where two already exist on the Route 73 frontage. He explains the sign is necessary for site identification purposes and will be 15 feet off the right of way. Mr. McKenna states the applicant has agreed to amend the sign size to 9.5 ft by 7.11 ft to comply with the size ordinance and to avoid the need for an additional variance.

Mr. Carson states the proposed size sign will give drivers adequate time for drivers to recognize the site due to the traffic, speed limit, setback, visibility and height of the store. He also testifies there will be no negative features as the site is all commercial.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. Fanelli makes a motion to close public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all present board members.

Mr. DiNatale motions to grant Amended Final Site Plan approval along with a variance for the construction of a sign along Route 73 frontage identifying the ALDI grocery store in the Cedar Hill Shopping Center located at Block 229; Lot 7 subject to the following conditions/stipulations:

1. The applicant with all conditions of the previously approved Preliminary and Final Site Plan.
2. The applicant will comply with all recommendations of the Board Engineer’s review letter dated December 15, 2017.
3. The sign will be consistent with the Signage Exhibit of Dynamic Engineering dated October 18, 2017 and the exterior elevations of ABD Engineering and Architectural, LLC.

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

AYES: Mr. DiNatale, Mr. Nicini, Ms. Sytnik, Mr. Kleiman, Mr. Fanelli

NAYS: None

RIZZIERI MANAGEMENT, INC

BLOCK 115; LOT 1

PRELIMINARY & FINAL SITE PLAN

PC 17-020

Appearing before the board is Mr. Louis Greenwald, applicant’s attorney; Mr. Steve Bach, applicant’s engineer/planner; Mr. David Shropshire, applicant’s traffic engineer, Mr. David Rudzenski applicant’s ;architect and Mr. Frank Rizzieri, applicant.

Mr. Greenwald gives a brief description of the application. He states the applicant is the contract purchaser for the property which is located in the Business Zone. He states the applicant is seeking Preliminary and Final Site plan approval to construct a new 3,668 square foot beauty salon and barber shop along with parking, landscaping, lighting and other site improvements. Mr. Greenwald also informs the board the existing building will be demolished and that some wooded areas would be cleared.

Mr. Greenwald reviews the variances being requested.

Mr. Rizzieri testifies that he the current owner/operator of Rizzieri Salon and Spa and the Rizzieri School both currently located in the Voorhees Town Center. He states the current location of the salon is not feasible and would like to relocate the salon to this property because of it’s visibility from streets on all four sides. The school will remain at the Voorhees Town Center.

Mr. Rizzieri testifies the salon would be open Tuesday through Friday 9:00 am to 8:00 pm, Saturday and Sunday from 9:00 am to 5:00 pm and will be closed on Monday. He also anticipates10 to 12 employees throughout the day working half-day shifts and 30 to 40 customers during peak hours on the busiest days. Mr. Rizzieri testifies there would be no tractor trailer deliveries to the site and no specialized trash removal would be necessary.

Mr. Bach testifies that the 1.14 acre site is bordered by three county roads, Berlin-Haddonfield Rd., Evesham Road and Somerdale Road. He states the applicant will demolish the existing building, clear the entire site in order to construct a 3,668 square foot building, 45 parking spaces, a combined above and below ground stormwater management system and site improvements to include lighting and landscaping. He states the current grading of the site is uneven which is why the entire site needs to be cleared to regrade. He states the applicant will supply a masonry trash enclosure.

Mr. Bach testifies the applicant had previously appeared before the Voorhees Environmental Commission which requested the applicant provide a berm along the 25 foot landscape buffer with vegetation that will remain green all year in order to shield and screen car lights facing outward from the parking lot. He states the commission also requested the applicant comply with compensatory planting requirements.

Mr. Bach also testified regarding the bulk variances. He indicated that since the property has frontage on all four sides and all four sides are considered a front yard the 100 ft front yard setback requirement would result in no building envelope. With respect to the clearing limit he testifies that the entire site would need to be regraded to address the existing conditions. With respect to the fenestration requirements he testifies the applicant only has 12 feet of frontage along Route 561 and therefore it would be difficult to satisfy that requirements. Mr. Bach also testifies that since the property has multiple street frontages the applicant is permitted to have three signs but instead the applicant is proposing one 63 square foot monument sign to be setback 3 feet at the front corner of Route 561 where 10 feet is required.

Mr. Bach testifies that the waiver to permit the light pole height of 20 feet where a maximum height of 14 feet is permitted was not uncharacteristic with other light poles in the area. He also states the applicant will comply with light timing and safety requirements.

Mr. Bach testifies the applicant has agreed to comply with comments from the Voorhees Fire Official and the Township Sewer Engineer.

Mr. Rudzenski testifies in regards to the architecture of the building and states that his intent in designing the building was to minimize the length of varying wall surfaces to be less than 20 feet and the lengthe of those walls were to be broken up by windows and other materials. The anticipated design includes textured stone and industrial steel. There would be a primary entrance facing Middlesex Avenue and a separate entrance facing Somerdale Road for direct access to the barber shop.

Mr. Shropshire testifies regarding traffic. He states the applicant has met with the County and in order to meet the directive from County the to avoid access onto any adjoin county roads the applicant has agreed to create a right turn onto Middlesex Avenue from Somerdale Road when coming from Route 561. He also indicated that when performing the traffic counts, he observed that during the peak evening hours, people proceed across County Route 561 (Berlin-Haddonfield Road) from Evesham Road and make a left onto Middlesex Avenue and then a right onto Somerdale Road in order to avoid the back-up of traffic at the light trying to turn onto Somerdale Road from Evesham Road. In response to that condition, he indicated clearing the trees from the site would make the Middlesex Avenue/Somerdale Road intersection safer and also would correct sight triangle concerns along Middlesex Avenue. With respect to levels of service, Mr. Shropshire testified that the Institute of Transportation Engineering data points for a salon use did not match with the applicant’s anticipated volume because the data points were too low. He testified that instead, the applicant used the “specialty retail” data points which were more consistent with the anticipated volume at the site as reported to him by Mr. Rizzieri. Mr. Shropshire then testified that the level of service analysis showed queues of one car length at both intersections of Middlesex Avenue with the county roads, indicating the driveway to the site would not be blocked. In response to questions from the Board, Mr. Shropshire stated he would recommend to the County, a “Do Not Block The Box” street marking on Evesham Road at the intersection with Middlesex Avenue in order to accommodate the fact that evening peak vehicles use Middlesex Avenue as a bypass to Somerdale Road. Mr. Shropshire also indicated the applicant has suggested to the County certain traffic signal timing changes at the main intersection of the three county roads.

 The applicant and the Board also discussed the applicant’s request to waive sidewalks and the applicant’s response to the UDLO’s compensatory planting requirement. With respect to sidewalks, Mr. Bach and Mr. Shropshire testified that due to the nature of the five-points intersection where Evesham Road, Somerdale Road and County Route 561 (Berlin-Haddonfield Road) meet, it was actually an unsafe condition to encourage pedestrian foot traffic to and around that intersection. The applicant indicated it would use it resources to repair the sidewalk on the opposite side of Middlesex Avenue, to replace the entire curb along Middlesex Avneue and to pursue a crosswalk across Middlesex Avenue at the intersection with Evesham Road. If the crosswalk were permitted along Middlesex Avenue, the applicant also proposed to install a section of sidewalk extending from the corner of Middlesex Avenue and Evesham Road along the site frontage to the access drive/entrance to the site from Middlesex Avenue. With respect to tree compensatory planting requirements, the applicant agreed to conduct a sampling in accordance with the recommendation of the Board Engineer to determine the exact number of trees required to be compensated under the ULDO formula. The applicant agreed, as a condition of approval, to replant the agreed-upon number of trees on-site or, if replanting on-site is not feasible, to contribute to the Township Open Space Fund for replanting of the required number of trees offsite.

Mr. Fanelli opened the meeting to the public.

Jason Gandy

1001 Somerdale Road

Mr. Gandy testified in support of the application but raised concerns regarding ongoing traffic issues on Somerdale Road.

Seeing no further 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.

Mr. Kleiman motions to grant Preliminary and Final Major Site Plan approval along with certain variances to permit the demolition of the existing structures and clearing of the property to permit the construction of a 3,668 square foot beauty salon and barber shop together with site improvements for the property located at Block 115; Lot 1 subject to the following conditions/stipulations:

1. The applicant has agreed to comply with Board Engineer’s review letter dated December 18, 2017.
2. The applicant has agreed to coordinate with the Township Sewer Engineer to satisfy the comments in their December 12, 2017 review letter.
3. The applicant has agreed to comply with the Fire Marshall’s review letter dated December 20, 2017.
4. The applicant will coordinate with the Board Engineer regarding the compensatory tree requirements.
5. The applicant has been granted a waiver for sidewalks along Route 561, Evesham and Somerdale Roads but has agreed to replace curbing along Middlesex Avenue, repair and replace the sidewalk along the opposite side of Middlesex Avenue, to install crosswalk across Middlesex Avenue at its intersection with Evesham Road and to construct a section of sidewalk from the corner of the property at the intersection of Evesham Road and Middlesex Avenue to the driveway entrance to the site.

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

AYES: Mr. DiNatale, Mr. Nicini, Ms. Sytnik, Mr. Kleiman, Mr. Fanelli

NAYS: None

There being no further business before the board the Chairman adjourned the meeting.

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 Wendy Flite, Secretary