VOORHEES TOWNSHIP PLANNING BOARD MINUTES MARCH 28, 2018\_\_\_\_

Mr. Fanelli called the meeting to order and stated it was being held in compliance with the “Open Public Meetings Act” and had been duly notice and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Rashatwar, Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Waters,

 Mr. Nicini, Mr. Vandegrift, Ms. Sytnik, Mr. Kleiman

Absent: Mayor Mignogna, Ms. Nocito,

Also present were Ms. CherylLynn Walters, Board Solicitor, Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

RESOLUTION APPOINTING CME TO PERFORM A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPOSED STUDY AREAS ARE IN NEED OF REDEVELOPMENT (NON CONDEMNATION) REDEVELOPMENT BLOCK 197; LOT 4, 4.01, 4.02, 5 AND 11

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated January 24, 2018; seconded Mr. DiNatale. Motion carries by the assenting voice vote of all board members present, with the exception of Ms. Stroemel, Mr. Kleiman, Mr. Waters who abstain.

NEW BUSINESS

REDEVELOPMENT STUDY OF VOORHEES TOWN CENTER & ECHELON MALL – PHASE TWO.

Mrs. Walters gives a brief overview of the redevelopment/condemnation study process. She states the Board appointed CME Associates to conduct a study and prepare a report with findings and recommendations as to whether the properties in the study area should be designated as an area in need of condemnation redevelopment.

 At this time the Planning Board Secretary, Wendy Flite, gives sworn testimony regarding the publication and service of public notice.

Mr. Peter Van Den Kooy of CME reviews his report and the current condition of the subject properties. Mr. Van Den Kooy also reviews the statutory criteria that qualify the area as in need of redevelopment. He gives a brief description of each area as follows:

Block 150.01, Lot 1 consists of the vacant Macy’s building and a parking lot between the Macy’s building and Somerdale Road. The property was found to be consistent with the criteria as an area in need of condemnation redevelopment.

Block 150.01, Lot 2 consists of the remainder of the building formerly known as the Echelon Mall , excluding the Boscov’s store and Voorhees Township municipal offices, together with five large and mostly contiguous parking areas, the open space square in front of the mall, a vacant land area and driveway leading from Lot 2 to the adjacent Lot 3. The property was found to meet the criteria as an area in need of condemnation redevelopment.

Block 150.01, Lot 3 consists of the recently constructed mixed use development located along the Voorhees Town Center Boulevard including the first floor retail/commercial space and multi-family residential apartment buildings above. The property was found not to meet the criteria and recommends it be excluded from the redevelopment designation.

Block 150.01; Lot 5 consists of the “The Learning Experience” child care center and associated parking lot. The property was found to be in need of redevelopment but not condemnation redevelopment. The reason being although the structure and improvements are in good condition the location and proximity to the remainder of the study area.

Block 150.01; Lot 5.01 consists of four acres and containing two unused and largely unmaintained parking lots with no striping or stormwater management and inadequate parking. This property was found to meet the criteria as an area in need of condemnation redevelopment.

The meeting was opened to the public.

Roberto Delgado

163-1 Echelon Rd

Voorhees NJ

Mr. Delgado is concerned with the taxpayers being required to pay for the maintenance of a privately owned building.

Reba Fledger

175 Echelon Rd

Voorhees NJ

Ms. Fledger is concerned with the number of accidents at the Echelon-Kirkwood Road intersection.

Salvatore Ficherera

39 Mississippi Trail

Turnersville, NJ

Mr. Fichera is concerned what the impact of a condemnation designation would have on the Adventureland Store within the mall which he has owned and operated since 1992.

Mary Lou Margolis

1057 Pendleton

Voorhees, NJ

Ms. Margolis has concerns regarding the safety at the Echelon-Kirkwood Road intersection and whether a traffic light could be placed at that intersection.

Sebastian Alvarez

717 Summer Drive

Manalapen, NJ

Mr. Alvarez is concerned about the impact that a condemnation designation would have on the Learning Experience day care center which he owns and operates including the Township condemning his property.

Sonny Sekhon

9 Woddsfield Ct

Medford, NJ

Mr. Sekhon raised concerns about the impact of a condemnation designation would have on his dental practice, Growing Smiles, which operates as a tenant inside the mall.

Mr. Nicini makes a motion to close public portion, seconded by Ms. Stroemel. Motion carries by the assenting voice vote of all present board members.

Ms. Stroemel makes a motion that the Board adopts the CME Report dated December 12, 2017 and recommends to the Mayor and Township Committee that Block 150.01; Lots 1, 2 and 5.01 be determined in need of condemnation redevelopment and be designated as a Condemnation Redvelopment Area. The Board further recommends to Mayor and Township Committee that Block 150.01; Lot 5 be included in the redevelopment area but that Lot 5 not be determined to be in need of condemnation redevelopment. The Board further recommends to the Mayor and Township Committee that Block 150.01, Lot 3 should not be designated in need of condemnation redevelopment and not be included in any redevelopment area created as a result of this redevelopment process.

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

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