VOORHEES TOWNSHIP PLANNING BOARD MINUTES MAY 9, 2018\_\_\_\_

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, Ms. Stroemel, Mr. Ravitz, Ms. Nocito Mr. Rashatwar, Mr. Nicini,

Mr. Vandegrift, Ms. Sytnik

Absent: Mayor Mignogna, Mr. DiNatale Mr. Waters, Mr. Kleiman

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

MEMORIALIZATION OF RESOLUTIONS

Resolution appointing CME to perform a preliminary investigation to determine whether Block 207; Lot 4.17 is an area in need of redevelopment.

OLD BUSINESS

VRI-WW/J&J-VOORHEES II LLC

BLOCK 220; LOTS 9, 10, 11, 12 & 14

PRELIMINARY SITE PLAN

PC 17-021

Appearing before the board was Mr. Prime, applicant’s attorney.

Mr. Prime informs the board the application has received approval from Evesham Township and Burlington County. Approvals are still pending with Camden County and Voorhees Township.

Mr. Sobel, objectors’ attorney, continues to cross examine the applicant’s witnesses. Mr. Paul Phillips the applicant’s planner is sworn in. Mr. Sobel asks Mr. Phillips if he is aware of any of the other Tractor Supply stores using parking spaces to store trailers on a permanent basis. He also has concerns regarding the proposed basin and if it would provide a buffer to sound and light. Mr. Phillips states the applicant has proposed a 6 foot high vinyl fence.

Mr. Phillips also states that if the applicant decreased the size of the building it would decrease the number of parking spaces however the depth of the site is the issue that prevents that.

Mr. Sobel states his concerns regarding noise produced by trucks, forklifts and equipment on the proposed site. He also has some concerns regarding the sign that would be visible 24 hours a day on Kresson Road and would be visible from the residential properties located right across the street from the proposed development. It would be 69-72 feet from the homes.

There is further discussion regarding other types of businesses that could be developed on the site that would reduce the number of variances required.

Ms. Stroemel asks Mr. Sobel if he had previous discussion with the developer about purchasing his property. Mr. Sobel confirms there were discussion. Mr. Ravitz has concerns that Mr. Sobel might have a conflict of interest regarding the application.

Mr. Sobel introduces Mr. Gordon Meth. Mr. Meth is sworn in as a traffic engineer and will discuss parking and traffic circulation.

Mr. Meth testifies that he reviewed the traffic impact study and the site plans. He also states he listened to tape of the first meeting and attending the second meeting that this application was heard. Mr. Meth testifies he feels Mr. Aiello’s traffic study is not accurate and he should have used the latest edition, 10th edition, trip generation manual.

Mr. Meth submits a report of his own and reviews his findings in comparison to Mr. Aiello’s report.

Ms. Nocito asks if Mr. Aiello should have revised his report. Mr. Meth states it is his opinion the engineer should have informed the board and utilized the current edition. He informs the board he has visited the site but has not conducted his own independent traffic counts.

There is further discussion the trip comparison for different WAWA and Tractor Supply applications.

The applicant once again states deliveries will only enter and exit off of Route 73. There is discussion regarding who will regulate that.

Mr. Meth was cross examined by Mr. Prime.

Mr. Aiello reviews Mr. Meth’s report and provides testimony and response. He states it would be more efficient to have left turn lane off of Kresson Road into the site as requested by the County.

The meeting is opened to the public.

Kevin McFadden

213 Lakeshore Drive

Marlton, NJ

Mr. McFadden has concerns regarding the traffic counts done. He states the counts for pedestrian and bicycle traffic were done in January and February and due to the cold weather there wouldn’t be that much of that type traffic. There is further discussion regarding the property he owns across the street from the site.

Harold Schively

518 Kresson Road

Voorhees, NJ

Mr. Schively lives right across the street of the proposed entrance and exit of the site on Kresson Road. He is concerned about the light and noise from the site.

Carol Schively is concerned about the impact on the traffic.

Leo Matteucci

302 Kresson-Gibbsboro Road

Voorhees, NJ

Mr. Matteucci has concerns regarding the traffic at the intersection.

Deepal Patel

3 Covington Lane

Voorhees, NJ

Ms. Patel informs the board regarding her concerns about the impact on the traffic on that road and the intersection.

Eric Goldstein

335 Kresson-Gibbsboro Road

Voorhees, NJ

Mr. Goldstein is not in support of this application he believes the variances requested are too extreme. He states that even with the improvements to the intersection that the County has proposed, it will not help the current situation with the amount of influx of traffic from the proposed project. He is also concerned with contamination of the ground and water considering he has well water.

Walt Heil

505 Kresson Road

Voorhees, NJ

Not in support of the application has concerns regarding the traffic.

Pam Rafter

333 Kresson-Gibbsboro Road

Voorhees, NJ

Has concerns regarding traffic

The chairman closed public portion.

Ms. Walters states the application has been continued to the Planning Board meeting scheduled for Wednesday, June 13th and that no further notice will be given.

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