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VOORHEES TOWNSHIP PLANNING BOARD MINUTES APRIL 11, 2018\_\_\_\_\_

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. Nicini, Mr. Vandegrift, Ms. Sytnik, Ms. Nocito

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

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

APPROVAL OF MINUTES

MEMORIALIZATION OF RESOLUTIONS

RECOMMENDATION THAT CERTAIN PROPERTIES WITHIN THAT CERTAIN “VOORHEES TOWN CENTER PHASE 2 REDEVELOPMENT STUDY ARE” BE DETERMINED TO BE AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT, THAT CERTAIN SAID PROPERTIES BE INCLUDED AS ANON-CONDEMNATION REDEVELOPMENT AREA AND THAT CERTAIN PROPERTIES NOT BE DESIGNATED AS 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

Ms. Walters informs the Board that Mr. Ravitz was not at the March 14, 2018 meeting but has listened to the audio recording of the meeting and has signed an affidavit which is on file with the Planning Board Secretary and therefore is eligible to vote on the application this evening.

Mr. Prime states that this a continuation of last month’s public hearing on this application and that the applicant did re-notice for the meeting. He also states the applicant would like to recall their engineer their engineer, Ms. Pamela Pellegrini, to review a revised landscaping plan.

 Ms. Pellegrini states the revised landscaping plan will include more plantings within the area between the loading zone and the back property line. The closest point is 44 feet to 60 feet. So it would be an average of 52 feet of plantings in the back. The wooded area, the sparse leaf vegetated area that is being retained in the back will be supplemented. There will be an additional 25 more trees. The applicant will provide the total number of trees when they return for final approval.

Mr. Prime states the building location has not changed. There has been no physical changes to the plan it’s just the additional buffering.

Mr. Darji states he has reviewed the landscaping plan and there is a 100 foot buffer requirement, 50 feet of which has to be vegetated. The other 50 feet composed of the drainage basin. He explains that what the applicant is no proposing is to vegetate within the drainage swale. They are providing between 44 to 60 feet of vegetated area. The building and the loading zone are still in the same location as previously proposed. The resident in the rear would now be provided additional vegetation in the buffer. Mr. Darji states he feels it is a significant improvement but suggests the applicant provide additional plantings.

Mr. Prime states the applicant is now meeting the requirement of the ordinance of 50 feet.

Ms. Walters gives the public information regarding the function of the Planning Board. She states the board is a statutorily established board under the municipal land use law. The board interprets and

applies the zoning ordinances. The board does not have authority over what the zoning is. The board does have the authority to grant variances. She states the proposed uses are permitted uses. Anyone has the right to appeal the decision of the board.

Chairman Fanelli informs the public that they will have the opportunity to speak regarding the application but asks that everyone does it with some decorum.

Mr. Sobel cross examines Ms. Kristen Ritz of Wawa. She states there will be diesel gasoline sales, 8 dual side gas pumps with 16 dispensers total. There is further discussion regarding oversized vehicles being parked on the site. In response to Mr. Sobel’s questions regarding agreements with certain companies having a contract with Wawa to use their gas and use as a weigh station, Ms. Ritz states she is unaware of any agreements. There is further cross examination regarding Wawa sites throughout the New Jersey area in comparison with the proposed.

Ms. Ritz also responds to questions about delivery times and states there are usually between 7 a.m. and 9 p.m. Deliveries are usually made at off peak hours. The Wawa would operate as the typical Wawa operates following the same standards.

Mr. Sobel cross examines Ms. Pellegrini. Ms. Pellegrini reviews the proposed sign package and the common driveway being shared by TD Bank. She also provides testimony regarding the fenced area around Tractor Supply. It would be 6 feet high and would be an element of a sound barrier. The back loading area would only be used a couple of times a day and the pallets are loaded by forklift.

Mr. Sobel voices his concerns regarding the dedicated bike path on Kresson Road and if the applicant has addressed that issue. Ms. Walters states that Kresson Road is a county road and the Township only has jurisdiction over municipal roadways in conjunction with what the county requires.

Mr. Darji states the applicant would have to comply with all the requirements of the complete streets program.

Mr. Nick Aiello, traffic engineer, is cross examined by Mr. Sobel. Mr. Aiello discusses the proximity of the proposed entrance and exit of the project onto Kresson Road in proximity to the other driveways in the area. He also discusses the extension of the left turn lane on Kresson Road into the site. Mr. Sobel has concerns regarding Mr. Aeillo’s traffic counts and the time and season they were completed and the fact Mr. Aiello did not supplement his report using the ITE 10th edition which was available at that time.

The Chairman now informs the remaining public they can speak.

Leo Matteucci

302 Kresson-Gibbsboro Rd

Voorhees

Mr. Matteucci is concerned with the dangerous intersection.

Anna Droege

306 Kresson-Gibbsboro Rd

Voorhees

Ms. Droege is concerned with the traffic due to the existing issues at the intersection and suggests the exit and entrance only onto Route 73.

Richard Weitzman

37 Regan Lane

Voorhees

Mr. Weitzman states he is concerned with the traffic impact this development would have.

Kathleen VonKamen

4 Hampton Rd

Evesham

Has concerns regarding the lighting on the site.

Ms. Walters states the application is being carried to the May 8th meeting at 7:30 pm and no further notice will be given. The applicant has also agreed to extend the action date.

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

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 Wendy Flite, Secretary