VOORHEES TOWNSHIP PLANNING BOARD MINUTES MAY 23, 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, Mr. DiNatale, Mr. Ravitz, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik, Mr. Kleiman

Absent: Mayor Mignogna, Ms. Stroemel, Mr. Waters, Ms. Nocito

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

MEMORIALIZATRION OF RESOLUTIONS

PATRICK DECKER & DAVID DECKER

CORRESPONDENCE

BLOCK 288; LOT 7

PC 18-002

JUSTIN HAIG, LLC

AMENDED PRELIMINARY & FINAL SITE PLAN

BLOCK 26; LOTS 2 & 3

PC 18-001

APPROVAL OF MINUTES

Mr. DiNatale motions to approve the minutes dated March 14, 2018; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members.

Mr. Niciini motions to approve the minutes dated March 28, 2018; seconded by Ms. Sytink. Motion carries by the assenting voice vote of all present board members.

Mr. Rashatwar motions to approve the minutes dated April 25, 2018; seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Fanelli and Ms. Sytnik who abstained.

Mr. Nicini motions to approve the minutes dated May 9, 2018; seconded by Mr. Rashtwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman and Mr. DiNatale who abstained.

NEW BUSINESS

HCP III EAGLE LLC

BLOCK 160; LOT 1

WAIVER OF SITE PLAN

PC 18-006

Appearing before the board was Mr. Niall O’Brien, attorney, Mr. Jeff Ratnow, applicant, Mr. John Larsen, architect and Mr. Brian Conlon, engineer.

Mr. Ravitz discloses he has attained the firm Archer & Greiner as his personal attorney but states he can remain impartial in hearing the application and voting. There is no objection.

Mr. O’Brien summarizes the application. He states the applicant is seeking to revise the previously approved variance to allow total fenestration of 35% which is still an improvement over the existing conditions where 75% is required.. He states the applicant had received previous approval on November 8, 2017 for a waiver of site plan together with two bulk variances to increase the total fenestration in order to permit the architectural upgrades and renovations to the existing Eagle Plaza.

Mr. Ratnow states that the new owner Hutensky Capital Partners buys existing retail centers revitalizes them improving the property. He states the applicant’s goal is to modernize the center and improve the overall volume of traffic to the site for tenants. He states the applicant had met with the existing tenants to discuss the renovations and address any concerns about the potential impact the renovations would have on them. There was discussion on eliminating the existing knee walls to permit the existing glass windows to extend down to ground level. Many tenants indicated the knee walls contained electrical outlets and were being used as part of their retail space for staging areas. Now the applicant is proposing that instead of taking windows to the ground they will replace the existing windows and doors with a more modern and energy efficient upgrade for the benefit of the tenants. He also states the applicant’s long term plan is to improve landscaping, update signage, add a pad site and upgrade and reconfigure the parking lot. But the applicant is only seeking façade renovations first.

Mr. Larsen states the applicant is reworking the façade to provide varying heights to open visibility to units and to give each tenant space their own look and design. The design will also provide the tenants with additional signage opportunities. Mr. Larsen states that the existing condition presents a hardship and prevents the applicant from coming in full compliance with the fenestration requirements. He states that allowing the fenestration deviation would promote sufficient space and appropriate locations of a variety of commercial uses.

Mr. Conlon reviews the concept plan and what the applicant may be proposing in the future. He states the concept plan included a new 5,000 square foot retail pad site for an additional three tenants, including one drive-thru area. The concept plan also shows upgrades to parking and loading areas, signage and landscaping improvements and that these are not part of this application.

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

Mr. DiNatale motions to grant Waiver of Site Plan approval along with a variance to permit 35% fenestration where a minimum 75% is required to permit the construction of architectural upgrades and renovations to the façade of the existing Eagle Plaza Shopping Center located at Block 160; Lot 1 subject to the following conditions/stipulations:

1. The applicant will comply with all recommendations of the Board Engineer’s review letter dated May 22, 2018.
2. The applicant shall comply with all conditions of the prior approval as set forth in Planning Board Resolution #17-019.

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

AYES: Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz, Mr. Rashatwar, Ms. Sytnik,

Mr. Kleiman

NAYS: None

VOORHEES TOWNSHIP

BLOCK 147; LOT 3

MINOR SUBDIVISION

PC 18-005

Jason Ravitz and Mario DiNatale recuse themselves from this application. Ben Matlack sits in as Conflict Engineer representing the Planning Board.

Appearing before the boar, applicant’s attorney; Mr. John Wade, Mr. Rakesh Darji, applicant’s engineer.

Mr. Wade summarized the application. He states the property was formerly owned by Voorhees Township and is currently owned by S & P Voorhees, LLC and a Royal Farms convenience store and gas station. Mr. Wade advised that there were no proposed changes to the Royal Farms approved site plan and that the purpose of this application was to subdivide the existing cell tower and compound area that are owned and operated by the Township so the Township could continue to own control both the tower and the land on which it sits.

Mr. Darji states the proposed subdivision area was originally supposed to be shown on and made part of the Royal Farms site plan application, but was mistakenly left out of the process. Mr. Darji testifies that most of the variances for lot size, lot frontage, side yard setback and setback between structures. He states that the applicant has agreed to comply with engineer’s review letter. Mr. Darji states there will be no changes made to the approved plan and the applicant will be filing by deed.

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

Mr. Nicini motions to grant Minor Subdivision approval along with certain variances to for the property located at Block 147; Lot 3 subject to the following conditions/stipulations:

1. The applicant shall submit proposed subdivision deeds and legal descriptions for review and approval of the Board Solicitor and Board Conflict Engineer prior to recording at the Camden County Clerk’s office.
2. All prior approvals set forth in Planning Board Resolution Nos. 17-030, 17-033 and 17-034 will remain in effect.

EASTERN CAMDEN COUNTY REGIONAL SCHOOL DISTRICT

BLOCK 200; LOT 4

COURTESY REVIEW/ROOFTOP SOLAR

PC 18-003

Appearing before the board was Mr. Anthony Padovani, attorney and Mr. Douglas Hopper engineer.

Mr. Padovani states he is representing Eastern High School. He states the applicant is seeking to install roof mounted solar panels at the school.

Mr. Hopper gives a brief description of the new system. He states the applicant has agreed to comply with the Township’s Renewable Energy Ordinance.

VILLAGE GROUP LIMITED PARTNERSHIP

BLOCK 150.03; LOT 4.02

WAIVER OF SITE PLAN

PC 18-004

Appearing before the board was Mr. John Cranmer, applicant’s attorney and Mr. Matthew Garron representing the applicant.

Mr. Cranmer summarizes the application. He states the applicant seeks approval to permit a 35 foot by 45 foot fenced tot lot to be constructed on top of an existing tennis court located along the frontage of 10 Lucas Lane at the Village Apartment Complex.

Mr. Garron states that the applicant does not propose to change the overall size of the recreation area only to reconfigure one of the tennis courts into a fenced tot lot area. Mr. Garron states the applicant will construct the playground on top of synthetic turf or rubberized mat which would be placed on top of the tennis court. He did not propose any excavation. The remaining tennis court will continue to be surrounded by a 12 foot tall fence and the playground area would be surrounded by a 4 foot high black vinyl coated chain link fence.

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

Mr. NIcini motions to grant Waiver of Site Plan Approval Site Plan approval to permit the installation of a 35 foot by 45 foot tot lot area on top of an existing tennis court together with a 4 foot high black vinyl coated chain link fence for the property located at Block 150.03; Lot 4.02

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

AYES: Mr. Nicini, Mr. Rashatwar, Mr. Vandegrift, Ms. Sytnik, Mr. Kleiman, Mr. Fanelli

NAYS: None

There being no further business before the board the Chairman adjourned the meeting. Wendy Flite,Planning Board Secretary