VOORHEES TOWNSHIP PLANNING BOARD MINUTES JUNE 27, 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, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik,

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

Also present were Ms. CherylLynn Walters, Board Solicitor

MEMORIALIZATION OF RESOLUTIONS

TOWNSHIP OF VOORHEES

MINOR SUBDIVISION

BLOCK 147; LOT 3

PC 18-005

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated May 23, 2018; seconded Mr. Rashatwar. Motion carries by the assenting voice vote of all board members present.

NEW BUSINESS

REDEVELOPMENT STUDY OF ABBOTT’S DAIRY AND COLISEUM PROPERTIES; BLOCK 14, LOTS 13, 14, 14.01 & 15

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 non-condemnation redevelopment.

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

Ms. Malvika Apte of CME reviews her report and the current condition of the subject properties. Ms. Malvika Apte also reviews the statutory criteria that qualify the area as in need of redevelopment. She gives a brief description of each area as follows:

Block 14, Lot 13 the Coliseum site, is the largest parcel in the study. It is currently used as a multi-use commercial facility which current tenants include Next Level Sports facility, NL Aquatic Center, Rock Climbing Gym, yoga studio and a house of worship. The site has a history of vacancy and high tenant turnover. The building is located in the center of the lot with surface parking all around it. The parking lot shows signs of aging and is in need of repair. The fencing in the rear of the property appears to be dilapidated. Overall the site has an aging structure with an obsolete layout that is challenging to be adaptively reused with the current times. The property was found to be consistent with the criteria as an area in need of redevelopment.

Block 14, Lot 15 the Abbott Dairy Site the 2.41 acre site that is developed with a one story cinderblock structure which is clearly abandoned and uninhabitable. There is also evidence of lead paint and asbestos. The site is also fenced off with an environmental notice prominently displayed. The site is in the state of disrepair and the paved portion if neglected and there is an overgrowth of plantings. The property was found to meet the criteria as an area in need of redevelopment.

Block 14, Lot 14.01 consists of a Camden County Metering Station and is fenced in and mostly vacant. There is a Green Acres access path noted on the site and the rest of the site is undeveloped and vacant. The DEP records show current conditions being remediated. The property was found not to meet the criteria and recommends it be excluded from the redevelopment designation.

Therefore it is the recommendation that the study area of Block 14; Lots 13 and 15 be designated as a Non-Condemnation Area in Need of Redevelopment. Block 14; Lot 14.01 should not be designated.

The meeting was opened to the public.

Katherine DeAngelo

11 Country

Voorhees NJ

Ms. DeAngelo is concerned with environmental contamination coming from the Abbott’s Dairy site.

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

Mr. Rashatwar makes a motion that the Board adopts the CME Report dated May 22, 2018 and recommends to the Mayor and Township Committee that Block 14; Lots 13 and 15 be designated as a Non-Condemnation Redevelopment Area. The Board further recommends to Mayor and Township Committee that Block 14; Lot 14.01 should not be designated in need of redevelopment and not be included in any redevelopment area created as a result of this redevelopment process.

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

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

NAYS: None

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

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Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.