VOORHEES TOWNSHIP PLANNING BOARD MINUTES DECEMBER 12, 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. Ravitz, Mr. Rashatwar, , Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik,

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

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

MEMORIALIZATION OF RESOLUTIONS

TJC at Voorhees

Final Major Subdivision

Block 222; Lot 6

PC 18-012

Motion to memorialize the resolution was made by Mr. Rashatwar, seconded by Mr. Nicini. The motion carries by the following roll call vote:

AYES: Mr. Mr. Rashatwar, Mr. Nicini, Ms. Sytnik

ABSTAIN: Mr. Fanelli, Mr. Ravitz, Mr. DiNatale, Mr. Vandegrift

NAYS: None

VRI-W/J&J-Voorhees II, LLC

Minor Subdivision & Preliminary Major Site Plan

Block 220; Lots 9, 10, 11, 12 & 14

PC 17-021

Motion to memorialize the resolution was made by Mr. Nicini, seconded by Mr. Ravitz. The motion carries by the following roll call vote:

AYES: Mr. Nicini, Mr. Ravitz, Mr. Vandegrift, Mr. Fanelli

ABSTAIN: Mr. Rashatwar, Mr. DiNatale, Ms. Sytnik

NAYS: None

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 August 8, 2018; seconded Mr. DiNatale. Motion carries by the assenting voice vote of all board members present.

Mr. Ravitz makes a motion to approve the minutes dated August 22, 2018; seconded by Mr. Rashatwar.

Motion carries by the assenting voice vote of all board members present. With the exception of Mr. DiNatale who abstained.

Mr. Rashatwar makes a motion to approve the minutes dated September 12, 2018; seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members.

Mr. Rashatwar motions to approve the minutes dated September 26, 2018; seconded by Mr. Nicini.

Motion carries by the assenting voice vote of all present board members with the exception of Mr. Fanelli, Mr. Vandegrift Mr. Ravitz and Mr. DiNatale who abstained.

NEW BUSINESS

LIDL US Operations, LLC

Minor Subdivision, Preliminary & Final Site Plan

Block 272; Lots 4 & 5

PC 17-017

Ms. Walters states that as per a letter dated December 12, 2018 from Mr. Damien DelDuca, attorney,

Has requested the application be postponed until January 23, 2019 at 7:30 p.m. They ask that the Planning Board make an announcement so that additional notice is not required. The applicant has also extended their action until January 31, 2019.

REDEVELOPMENT STUDY FOR THE PROPERTY LOCATED AT BLOCK 207; LOT 4.17 KNOWN AS

“THE MANSION”

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 the area as follows:

Block 207, Lot 4.17 consists of 0.47 acres of land generally located along the border of Cherry Hill Township at the southwestern corner of Evesham Road and Kresson Road, with access from Evesham Road via Main Street. The study area consists of the “Mansion on Main Street” events center, including a 2-story building known as the Solarium which is an events area facility and a 3-story building containing offices, a kitchen and additional events area. The area is located in the middle of the mixed use development known as “Main Street” mixed use development which consists of residential units above office space, parking garages, ground level parking and events center. This area was previously designated as an Area in Need of Non-Condemnation Redevelopment as per Resolution 254-16 adopted on December 28, 201. The study area being discussed tonight was not included in that area.

The study area is completely landlocked with no independent road frontage if right of way access. The property is well maintained just needs some maintenance repairs. The fact the study area is centrally located within the overall Main Street mixed use development but was not included in the earlier redevelopment designation renders it difficult to achieve the goals of the existing Redevelopment Area designation without the inclusion of the property.

The meeting is opened to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members.

As a result of the above findings the Board determined the property should be an area in need of non-condemnation redevelopment.

Mr. Ravitz makes a motion that the Board adopts the CME Report dated November 21, 2018 and recommends to the Mayor and Township Committee that Block 207; Lots 4.17 be designated as a Non-Condemnation Redevelopment Area.

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

AYES: Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mrs. Sytnik, Mr. Fanelli

NAYS: None

Voorhees Pediatric Center Associates

Minor Site Plan

Block 199.06; Lot 32

PC 18-014

Appearing before the board are Mr. Robert Baranowski, attorney, Mr. Scott Goldberg, applicant, Mr. Anthony Sirizzotti, architect and Mr. Todd Gittings, engineer.

Mr. Baranowski gives a brief summary of the application. He states the applicant is seeking minor site plan approval to construct a 984 square foot office addition which requires a variance for side yard setback. He states the applicant is also seeking to install additional parking spaces which require a parking setback variance to the adjoining residential properties. Mr. Baranowski also states there are other existing non-conforming conditions that are not being changed.

Mr. Goldberg states he is the administrator of Voorhees Pediatric Center which is a special care facility for patients’ ages 0-21 years of age. He states that the center receives referrals from CHOP for prematurely born infants and that the large number of those referrals is the reason the center needs the additional PICU room. He indicated the existing PICU room was created by combining three, 2 bed rooms into one large room that holds six “preemie” beds and operates much like a pediatric intensive care unit. The need for the additional PICU room would require the relocation of its current medical records storage area which would in turn be located in the proposed addition. He testifies the addition would be located on the end of the existing building closest to the neighboring Voorhees Rehabilitation Center. In response to concerns about the increase in employees or number of patients, Mr. Goldberg testifies the maximum of 119 beds will remain the same along with the number of employees and the hours of operation will still be a 24/7 treatment facility.

Mr. Gittings introduces exhibit A1 which is the proposed site plan. He reviews the site plan and testifies the 984 square foot addition would be located at the end of the building adjoining the Voorhees Rehabilitation property and not along the residential property line at the rear. He states the current setback in 29 feet and that the proposed setback is 9.4 feet where 50 feet is required. He states the applicant is proposing additional site improvements with the addition of a handicap accessible egress ramp which would eliminate a parking space but the applicant is also adding seven new parking spaces at the southwest end of the building to accommodate the parking needs. Mr. Gittings testifies the applicant has agreed to coordinate with the board engineer regarding light spillage concerns and has also agreed to restore the areas in the rear of the site along the residential property line where parking had become common. The applicant has agreed to install “no parking” signs along the residential side of the rear drive isle to prohibit parking in the future. He noted the new parking will be 39.1 feet to the residential property line where 50 feet is required.

Mr. Sirizzotti testifies that he has confirmed that the New Jersey Department of Consumer Affairs had inspected the building and issued a notice to the applicant of the need to provide secondary egress which the applicant has proposed to do at the northeast part of the building. He confirmed Mr. Gittings’ testimony that the addition of the ramp eliminated one parking space and noted he found space available to add additional parking space at the southwest corner of the site. He also states over the last several years the applicant has needed to combine three two bedroom units to create a larger six bedroom space which serves as the PICU as Mr. Goldberg had mentioned. He testifies the applicant is proposing to relocate the records and staff to the new 984 square foot addition in order to make room for the new PICU room. Mr. Sirizzotti states the applicant planned to finish the addition to match the existing façade and that the addition would be the same height as the existing building. In response to questions from the board he also states the applicant would likely first construct the egress and ramp and then the new parking and then phase in the addition to create the new 6-bed unit.

Mr. Darji states the applicant has addressed most of the items including the issues with the parking in the rear of the property.

The meeting is opened to the public. Seeing no public comments 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. Ravitz makes a motion to approve the minor site plan application to permit the construction of a 984 square foot addition, together with the addition of seven parking spaces and the construction of a handicap accessible egress ramp at the northeast end of the building, together with associated site improvements with the following conditions/stipulations:

1. The applicant has agreed to comply with all the comments in the Board Engineer’s review letter dated December 3, 2018, including but not limited to the installation of “no parking” signs on the residential side of the rear drive aisle along the rear of the property, as well as the installation of curbing along the new parking stalls.
2. The 984 square foot addition shall be located no closer than 9.48 feet to the side yard property lone adjoining the Voorhees Rehabilitation site and the buffer to residential development along the new parking stalls shall not encroach closer than 39.1 feet to the property line at any point.
3. The applicant is advised that no variances were granted for existing non-conforming conditions which were not changed as a result of the application.

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

AYES: Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mrs. 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.