Voorhees Township Environmental Commission Minutes January 9, 2018

The Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the “Open Public Meetings Act and has been duly published and noticed as required by law”.

FLAG SALUTE

ROLL CALL

Present: Mrs. Brown, Mr. Garbowski, Mrs. Schwartz, Mr. Gaffney, Mr. Khayati, Mr. Syntik and Mr. Hale

Absent: Mr. Rashatwar and Mr. Pike

Mr. Joseph Giddings, CME Consultant also present.

NEW BUSINESS

**Nomination for Vice-Chairperson**

Mrs. Schwartz makes a motion to nominate Mrs. Brown for the position of Vice-Chairperson.

Mr. Garbowski seconds the motion.

Motion carried by the following roll call vote:

*Ayes:* Mrs. Brown, Mr. Garbowski, Mrs. Schwartz, Mr. Gaffney, Mr. Khayati, Mr. Hale

*Nay:* None

*Abstain:* Mr. Sytnik

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

**Tractor Supply Co & Wawa**

Block: 220 Lot: 9,10,11,12 & 14 @ 995 Route 73, Voorhees

The application presented is for the completion of a retail and convenience store, with gas station, located at the corner of Route 73 and Kresson Road. Mr. Tim Prime, Esq. from Prime Law and Ms. Pam Pellegrino, PE from Maser Consulting introduced them as representing the applicant. The proposed development is a total of 5.37 acres that falls within both Voorhees Township and Evesham Township and wraps around the TD Bank property, fronting Route 73. Evesham Township has decided to defer to the Environmental Commission for recommendations. The site currently sits on (4) lots, (3) of which have homes and (1) is wooded land.

Ms. Pellegrino explains that the NJDEP has no environmental concerns and that the current plan results in a shortage of (74) trees that will be addressed with the Planning Board under the Compensatory Tree Plan. The Preliminary Assessment and the EIR show above ground tanks, abandoned wells and septic systems that will be addressed on the construction plans submitted to the Planning Board. During a previous site inspection lead contamination was found (1) foot deep at the front of the Tractor Supply site. It should be noted that non-contaminated samples have been recorded as recently as October 2017. The EIR was written by Jim Biegen of Maser Consulting and Ms. Pellegrino agreed to additional supplemental information.

Mr. Hale refers to Mr. Giddings consultant review letters dated 1/5/18 and 1/8/18 and requests a response by Ms. Pellegrino and Mr. Prime:

1. The applicant agrees to provide additional information regarding the existing plantings; the shortfall of (74) trees and provides plans in accordance with the Compensatory Tree Plan under Township Ordinance 154.006(E).
2. In regards to the lead contamination a separate firm, Dynamic Earth, is in the process of developing a (RAW) Remedial Action Workplan to appropriately outline remediation steps. Al information and documentation will be forwarded to Mr. Giddings.
3. Applicant agrees to include location of wells and septic systems on plans.
4. Applicant agrees to add a note to the plans that fill will be certified clean.

Mr. Hale addresses concern with the site being over-built and therefore not meeting the buffer set-backs. He explains that Lot(A) will definitely have buffer issues at the egress. Ms. Pellegrino stated that these issues were discussed during concept meetings with the Planning Board. She advised that the lot in question has a storm-water basin for recharge and the rear buffer has existing vegetation of 25 ft. Ms. Pellegrino advises that a small swale has been created in that area to reduce the size of excavation. She further explains that the residential homes at the back of the property sit lower than the rear buffer which is more of a ridge. Ms. Pellegrino states that the loading is done with mobile dock that sits at the front of the storm-water basin. Mrs. Brown asked Ms. Pellegrini what the hours of operation are for the (2) businesses. Mr. Prime advises that the Wawa is a 24/7 operation and the Tractor Supply will be normal retail hours. Mr. Prime advises that there will be (2) scheduled deliveries per day both of which after 7:00 AM. Any deliveries for Tractor Supply will happen while the business is open.

Mr. Hale acknowledges that the demolition and stripping of the land to build will result in additional light and noise pollution to the properties at the rear of the site. He states that the existing vegetation is minimal and that he would like to see the buffer and set-backs follow the Zoning Ordinance accordingly to protect the quality of life for the residents at the rear of Lot B. Mr. Prime and Ms. Pellegrini agreed to work with the Planning Board on buffers and construction of a fence to reduce light and sound pollution. The applicant further advised that the project with be creating a dedicated left turn lane, closing the curb cut at Commerce Bank and will be preparing a traffic impact report through Maser Consulting.

COMMISSION RECCOMENDATIONS

The following recommendations have been made to the Planning Board regarding Site (A) Tractor Supply Co. and Site (B) Wawa:

1. With regards to the Consultants letter dated 1/5/18 and the supplemental letter dated 1/8/18, the applicant has agreed to comply with each of the recommendations.
2. The reported shortfall of 74 trees should be addressed by the Planning Board.
3. In addition the applicant agrees to construct a fence on the West side length of Kresson Road at the ingress and egress, where it abuts the residential properties.
4. Applicant has also agreed to ask that Tractor Supply only receive deliveries during regular business hours.
5. With respect to the rear buffer of Tractor Supply, the Commission respectfully recommend that additional buffering, in the form of a solid fence be placed on the East edge of the storm water basin and that natural buffering be placed on the West side to mitigate noise and light pollution.

ROLL CALL VOTE

Aye: Mrs. Brown, Mr. Garbowski, Mrs. Schwartz, Mr. Gaffney, Mr. Khayati, Mr. Sytnik amd Mr. Hale

Nay: None

Seeing no public comment, Mrs. Brown motions to close the public portion and Mr. Garbowski seconds the motion.

All Commission members in favor.

MEETING ADJOURNED

VEC Secretary,

**Kendralyn Cornwall**