VOORHEES TOWNSHIP PLANNING BOARD MINUTES MARCH 27, 2019\_\_\_\_

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, Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Ncini, Mr. Vandegrift, Mrs. Sytnik, Mr. Kleiman, Mr. Brzozowski, Mr. Schallenhammer

Absent:

Also present were Mr. Arnautovic, Board Solicitor and Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

Edward Hale, Sr.

Minor Subdivision

Block 10; Lot 1 & Block 14; Lot 11

PC 19-001

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

AYES: Mr. Schallenhammer, Ms. Stromel, Mr. Vandegrift, Mrs. Sytnik, Mr. Brzozowski, Mr. Fanelli

ABSTAIN: Mr. Rashatwar, Mr. Ravitz, Mr. DiNatale, Mr. Kleiman

NAYS: None

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated February 13, 2019; seconded Mr. Nicini. Motion carries by the assenting voice vote of all board members present.

It is stated for the record that Mr. Ravitz was sworn in at caucus with the required quorum.

NEW BUSINESS

Jacob Sussman/Evergreen Energy

Waiver of Site Plan

Block 161; Lot 13

PC 19-002

Appearing before the board is Mr. James Burns, attorney, Mr. Jacob Sussman, applicant, Mr. Gerard O’Halloran, engineer.

Mr. Burns summarizes the application He states the applicant is seeking waiver of site plan approval to permit the installation of solar array panels on the flat roofs of four buildings. He also states the applicant is not seeking variances or waivers and that the applicant would comply with all of the recommendations in the Board Engineer’s review letter dates March 18, 2019.

Mr. Sussman states the proposal is to install a solar facility on the rooftop of four buildings located at 401 White Horse Road. He states they will be in compliance with all building and electrical codes. There will be no equipment visible from the perimeter. Mr. Sussman states the energy being produced will be sent back to the switchgear and will provide electricity to be used on-site.

Mr. Sussman introduces exhibit A-1 which is a slide presentation. The first slide is an aerial image of what the proposed panels would look like on the buildings. Mr. Sussman then testifies the panels would only be producing 25% of energy being consumed at the building therefore not creating a strain on the current grid. He also provided a copy of the current utility bills and states the applicant will meet the requirements of the solar ordinance.

Mr. Sussman then provides testimony regarding the visibility of the proposed solar panels. He states that unlike residential roofs which are sloped, the flat commercial roof of the subject buildings will help ensure the panels will not be visible to vehicular and foot traffic. Mr. Sussman further explains that the height of the buildings which ranges from 18 to 35 feet and the height of the roof parapets, which range from to 7 inches which will further shield the panels from view of pedestrians and drivers. He also testifies that the tilt of the panels would be 10.6 inches at the highest point above each roof. Mr. Sussman also states the black panels would blend with the preexisting black roof and there will be no glare issues.

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

Mr. DiNatale makes a motion to approve the waiver of site plan application to permit the installation of 3344 solar array panels on flat roofs of four (4) building rooftops with the following conditions/stipulations:

1. The applicant has agreed to comply with all the comments in the Board Engineer’s review letter dated March 18, 2019.
2. The applicant has agreed to comply with the Fire Marshall’s review email dated March 27, 2019

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

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

NAYS: None

John & Allison Bryant

Minor Subdivision

Block 206.13; Lot 27

PC 19-003

Appearing before the board is Mr. Peter Flannery, attorney and Mr. Brian Peterman, engineer.

Mr. Flannery states the applicant is seeking minor subdivision and bulk variance approval for the property located at 1 Berkshire Drive. The applicant is proposing to subdivide the existing double lot, Lot 27, into two lots, proposed Lot 27.01. The applicant intends to keep the existing residence and construct a new single family residence on the new lot which would front on Cooper Road with the driveway accessing Cooper Road.

Mr. Flannery states that regarding the buffer easement and the sewer easement that are on the property the applicant knows of no restrictions on development for those easements with respect to the driveway being constructed within those areas. He states the applicant will be ordering a title search and will be confirming that and providing a copy of that as a condition of any approval.

Mr. Brian Peterman introduces Exhibit A-1 which is the proposed minor subdivision plan for the subject property. He testifies that the 1.31 acre lot is located in the Medium Density Residential Zone and is oversized as compared to similar properties. It is currently conforming now and even with the proposed subdivision all area and bulk standards will conform other than the item Density Contribution. It presently has a density of 1.53 where the ordinance allows up to 1.50, the difference relates to about 826 square feet that the property is lacking. The applicant is seeking a waiver from the revisions of the map filing law because they intend to file the subdivision by deed. The applicant is also seeking a waiver from providing contours based on USGS Datum, Mr. Peterman states that the base survey they have been provided, all proposed improvements are contained within the property and no adjoining properties are affected. Due to this proposed development.

Mr. Peterman states the applicant is also seeking a waiver from providing contours beyond 200 feet of the property due to the fact the improvements are contained within the property. The applicant is also seeking a deferral of individual trees per Township Ordinance until the subdivision is finalized. He states the applicant has agreed to the contribution in lieu of installing sidewalk. Mr. Peterman also states that the applicant appeared before the Camden County Planning Board and received Minor Subdivision approval from them. Mr. Peterman states there is an existing shed on the dwelling lot that will remain with a setback of 3 feet where the ordinance requires 10 feet and is asking relief from that also.

Mr. Peterman testifies that the applicant is requesting a waiver of the payment of the $25,000.00 Open Space Fund. With regard to the eight (8) factors. Mr. Peterman states the soil erosion impact would be de minimis because the clearing of the property would be limited. Mr. Peterman states the drainage patterns would be split into three different directions and would have no adverse impact.

In regards to sanitary sewer Mr. Peterman states that the applicant intends to tie into both sanitary and potable water. They will tie into sewer on Cooper Road which is available. There are also no adverse impacts with regards to soil fertility due to the fact they are maintaining woods. He also testifies that the construction of the one home would not impact traffic. He states the County maintain a turn around and proper sight visibility to exit onto Cooper Road.

Mr. Flannery requests that the Board waive the $25,000.00 density buy down, the Board denies that request.

Mr. Darji recommends the applicant be required to capture the roof run off and be infiltrated. There is also further discussion regarding the bump out for the turn- around in the driveway.

Mr. Peterman states the applicant is seeking relief from the requirement for street shade trees because they are maintaining street shade trees and have limited clearing.

Mr. Peterman also states the applicant will comply with sewer engineer’s review letter and understands there will be a sewer connection fee.

Mr. Darji recommends the installation of a dry well for roof run off.

The applicant is also made aware of the required COAH fee and the Tree Compensation Fee of $200.00 a tree.

The Chairman opens the meeting 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

Mr. Rashatwar makes a motion to approve the minor subdivision application to subdivide 1.31 acre property, Block 206.13; Lot 27 into two separate lots, with the existing Lot 27 with existing dwelling to be reduced to .6 acres and the proposed lot 27.01 being .71 acres to permit the construction of a two story single family dwelling together with a rear yard setback variance to permit a pre-existing shed on Lot 27 with a setback of 3 feet from the proposed rear property line where a minimum setback of 10 feet is required, to permit a density of 1.53 units per acre for a single-family detached dwelling on proposed Lot 27.01, together with ancillary waivers and deferrals and associated improvements with the following conditions/stipulations:

1. The applicant shall comply with the Township Ordinance regarding the Township Open Space Fund contribution.
2. The applicant will submit all documentation pertaining to the five (5) deferral requests to the Board Engineer and Solicitor.
3. The applicant shall construct an on-site drywell on the proposed Lot 27.01.
4. The applicant shall make a contribution to the Township Sidewalk Fund in lieu of installing sidewalks on Lot 27.01.
5. The applicant will comply with the Board Engineer’s review letter dated March 19, 2019.
6. The applicant will comply with the Sewer Engineer’s review letter dated March 27, 2019.
7. The minor subdivision shall be filed by deed and the proposed deeds and legal descriptions will be submitted to the Board Solicitor and Board Engineer for review and approval.
8. The applicant will be required to pay the COAH fee.
9. The applicant will be required to pay the sewer connection fee.
10. The applicant will obtain all outside agency approvals.

H.C. Klover Architect

Preliminary & Final Major Site Plan

Block 150.18; Lot 7.15

PC 18-0015

Appearing before the board is Mr. Frank Tedesco, attorney, Mr. Billy Newton, Panda Express and Mr. Henry Klover, architect.

Mr. Tedesco summarizes the application and states the applicant is seeking preliminary and final major site approval to construct a 2,200 square foot Panda Express drive thru Chinese restaurant. It will be located at 1150 White Horse Road, Block 150.18; Lot 7.15 and is located in the Town Center Zone. It is currently a restaurant site which has been closed for some time. The applicant is proposing if approved to demolish the existing 3,300 square foot building and construct a new building on basically the same footprint. The new building would be a casual drive thru Chinese Restaurant with 39 parking spaces, reconfigured circulation, landscaping and site lighting. Mr. Tedesco states the applicant is requesting a variances for exceeding impervious coverage, parking setback.

Mr. Billy Newton who is the Senior Project Manager for Panda Express testifies in support of the application. He states the hours of operation would vary between 11:00 a.m. and 10:00 p.m. seven days a week and there will be seven employees at peak operation times. He testifies that waste removal will usually take place 2 to 5 times a week and the grease trap cleanups will take place once a month.

Mr. Newton testifies that tractor trailer delivery of food will take place three times a week and the time of delivery would most likely be at night or early in the morning. Mr. Newton also testified that bottled products would be delivered separately about two (2) times per month.

Mr. Klover testifies that the applicant would comply with the engineer’s review letter with one exception with regards to the recommendation by the Board Engineer to use hardwood mulch and instead rock mulch in the planting beds. Mr. Darji is not opposed to the applicant’s rock mulch proposal.

Mr. Klover testifies that the applicant is requesting a variance for the impervious coverage of 81% and the proposed parking setback of 20.1 feet. He states the site has existing right of ways and easements and pre-exisitng conditions are what makes them necessary. Mr. Klover also testifies the applicant would reduce the size of the island facing White Horse Road to increase the availability of parking. He also states the addition of 39 spaces to address the traffic from the neighboring businesses and that the proposed construction will not affect the shared access easement drive.

Mr. Klover testifies that the proposed building footprint will be decreased compared to the existing structure to seat 57 customers. He also states the applicant will remove and replace the existing light poles.

Mr. Klover introduces Exhibit A-1 which is the sign package. Mr. Klover testifies that the proposed “Thank You” sign located at the end of the drive thru actually serves as a directional sign because the other side is labeled as “Do Not Enter”. He further testifies the applicant is seeking bulk variances to permit a 3.3 square foot functional clearance bar sign, 28 square foot order board sign and a 7 square foot directional “Thank You” sign. Mr. Klover submits a neighboring sign package which demonstrates similar sign packages at neighboring fast food restaurants.

Mr. Klover then discusses the applicant’s proposed trash enclosure. He indicates that the current trash enclosure would be demolished and replaced with a new trash enclosure. Mr. Darji states he is not opposed to the applicant’s proposed trash enclosure.

The meeting is opened to the public.

David Chung

1160 White Horse Road

Voorhees, NJ

Mr. Chung the owner and operator of Echelon Health & Fitness expresses concern regarding the location of the trash enclosure.

Mr. DiNatale makes a motions to close public portion; seconded by Ms. Stroemel. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to approve the preliminary and final major site plan application to permit the construction of a 2,200 square foot Panda Express casual Chinese restaurant on a .93 acre lot with reconfigured internal circulation, drive thru and 39 parking spaces together with site improvements with the following conditions/stipulations:

1. The applicant has agreed to comply with the all the comments in the Board Engineer’s review letter dated March 22, 2019.
2. The applicant has agreed to comply with the all the recommendations in the Township’s Sewer Engineer’s review letter dated March 26, 2019.
3. The applicant will comply with the non-residential development fee.
4. The applicant will obtain all outside agency approvals.

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

AYES: Mr. Nicini, Mr. Schallenhammer, Mr. Vandegrift, Mrs. Sytnik, Mr. DiNatale, Mr. Rashatwar,

Mr. Ravitz, Ms. Stroemel, 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.