The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Cohen, Mr. Daddario, Mr. Fanelli, Mr. Leoncio, Mr. Rashatwar, Mr. Senges, Mr. Schwenke, Mr. Weil, Mr. Willard

Absent: Mr. Brocco, Mr. Cupersmith

Also, present, Stuart Platt, Board Solicitor, Ben Matlack, CME, Board Engineer, Chris Dochney, CME, Planner, and Corrine Tarcelli, Zoning Board Secretary

**MINUTES FOR APPROVAL**

Mr. Weil motioned to approve the Minutes from the March 14, 2019 Zoning Board Hearing; seconded by Mr. Willard; none (0) against, Mr. Fanelli, Mr. Rashatwar abstained.

Mr. Weil motioned to approve the Minutes from the March 28, 2019 Zoning Board Hearing; seconded by Mr. Willard; none (0) against, Mr. Cohen, Mr. Fanelli, Mr. Rashatwar abstained.

Mr. Weil motioned to approve the Minutes from the April 25, 2019 Zoning Board Hearing; seconded by Mr. Willard; none (0) against, Mr. Cohen, Mr. Fanelli, Mr. Rashatwar abstained.

Mr. Cohen motioned to approve the Minutes from the May 9, 2019 Zoning Board Hearing; seconded by Mr. Willard; none (0) against, Mr. Senges, Mr. Fanelli, Mr. Rashatwar abstained.

Mr. Willard motioned to approve the Minutes from the May 23, 2019 Zoning Board Hearing; seconded by Mr. Willard; none (0) against, Mr. Cohen, Mr. Fanelli, Mr. Rashatwar abstained.

**NEW BUSINESS**

**Hartford Properties, LLC**

801 Haddonfield-Berlin Road

Block 199.06, L35

Mr. Platt summarized the case stating the Applicant is seeking a use variance to remove all of the existing golf facility improvements (currently operated as “Golf Land”) within the western 12.3 acre portion of block 199.06, lot 35 and construct a 97,800 s.f. mixed use center that will consist of a mixture of non-residential uses including retail, restaurant, fast food restaurant, service, entertainment, exercise or fitness, office and professional office. A total of six buildings are proposed although the number of buildings is subject to change. Offices, professional offices and restaurants are permitted as conditional uses within the SH-Senior Housing zone, however, the other uses that Applicant proposes are not permitted in that zone. This is a bifurcated application seeking a D1 and D3 variance. If there were any action on the application, it would be subject to a full site plan and/or subdivision approval where all bulk variances and design waivers would be dealt with at that time.

Mr. Damien Del Duca, Del Duca Lewis Law Firm, Attorney for the Applicant, Hartford Properties, LLC stated the Applicant has been working on this project for well over a year. Mr. Del Duca further stated he feels as though this application is an asset to Voorhees. He introduced his team, Robert Hill, Owner/Applicant, Hartford Properties, LLC, Engineer, Mike Jeitner with Bohler Engineering, Architect Robert Gehrman with BCT Associates, Baltimore, MD, Traffic Engineer, John Harter, Atlantic Traffic, and Professional Planner, John McDonough.

Mr. Del Duca further stated exhibits were provided, A-1 through A-20. Exhibit A-1 is an aerial of the property, the Golf Farm, now called Golf Land, Block 199.06, Lot 35 located on Route 561, Haddonfield-Berlin Road, directly across from Eagle Plaza. It is currently one tax lot. Exhibit A-2, another aerial that shows the property triangular in shape. To the right of that is Lions Gate. Lions Gate is a senior community that provides services to seniors. The lot is one tax lot, 47 acre lot. Exhibit A-3 is another aerial zoomed in with the irregular shaped line that goes perpendicular, north south where the Applicant is proposing to subdivide the lot. Lions Gate is to the right, the Golf Farm is to the left. Hartford Properties, LLC is under contract to purchase the Golf Farm property which is 12.35 acres approximately. Hartford Properties, LLC is under agreement to purchase it from the owner of Lions Gate. No changes are proposed to the Lions Gate property.

Mr. Del Duca further stated this is a bifurcated use application so sub-division and any site plan application would follow if the use variance is granted. The property is owned by an entity called SJFCCRC, Inc. (Referred to as SJF or Lions Gate). The property is in the Senior Housing zone. A zone that was created years ago for this property. In this zone it permits senior housing and also permits golf like the pitch and putt that has been at the Golf Farm. The zone does not permit certain uses the Applicant is proposing. The Applicant is proposing a mixed-use center of 97,800 square feet. Hartford Properties, LLC has put a lot of effort and resources in developing a unique and well-conceived plan that will be an asset to Voorhees and the surrounding communities and will provide a first-class, Class A retail shopping center, with services, entertainment and potentially office use. There are a mixture of uses proposed. However, the Applicant does not know what the tenant mix will be or what the use will be due to fact that this is the beginning of the process. Mr. Hill will discuss their efforts to market the property and the layouts provided in the exhibits are subject to change. In a bifurcated use variance, the law allows the Applicant to move forward to see if the use is approved and if so then the Applicant will submit an application for site plan and sub-division and will spend a lot more funds on engineering so that he can come up with a more specific plan with more specific uses. Even then the uses may change or the layout may change. All of those parts of the process will be subject to additional hearings in the future, notice will be given to all property owners within 200 feet and will be placed in the newspaper. What the Applicant has prepared for this evening is a series of plans that are designed to not only show you the uses that are proposed but to provide the Board with a detailed idea of the look and feel of the buildings and unique architectural features. Testimony will be presented that will provide an idea of what the site plan will look like which will of course be subject to formal site plan approval. Exhibit A-16 is a Use Variance Plan prepared by Bohler Engineering. It is dated May 30, 2019. It shows the layout of the site and shows the mixed use center. North is Staffordshire Farms residential properties, Lions Gate is to the right, and Eagle Plaza is toward the bottom of the exhibit. This is a classic use variance scenario. There is a single 47-acre lot which has been mostly developed for senior housing in the senior housing zone. There are 12 acres left over. Testimony will be presented as to why it is left over.

Mr. Del Duca continued to state there are two types of variances the Applicant is seeking, D1, a use variance because the senior housing zone doesn’t permit any of the uses proposed. Hartford Properties, LLC will show these uses will promote the general welfare because this site is particularly suitable for the proposed uses. The Golf Farm has been in existence for most if not all of our lives. It is under-utilized and is not in great condition and is located in a prime location for the type of uses proposed. There is significant traffic up and down the surrounding roadways. The developer wants to be where the people are and where the traffic is. It is right across the street from Eagle Plaza and other commercial uses. Although there is a residential neighborhood behind the site, the Applicant will provide substantial evidence that will buffer the residence behind and adjacent to the proposed center so that any impact upon the residents can and will be mitigated. The conditional use variances are unique. Section 152.043 of the ordinance states restaurants and professional offices are conditional uses. A conditional use is permitted under the law so long as the Applicant meets the stated conditions. It is different than a use variance, a D1 variance because in that case the use is not permitted. The standard of proof both on the positive and negative side is a less strict standard of proof than on a D1. In this case there are three conditions in this zone. One is building height, two Hartford Properties, LLC will have to demonstrate from a traffic stand point that there will be no significant traffic impact or show how they are introducing measures that will mitigate or alleviate a traffic impact. The third condition is the building setback from residential zones other than the senior housing zone. The Applicant does not meet in some cases, two of the three conditions. Exhibit A-16 shows six buildings, Building A, Building B, C, D, E and in the rear is Building F, and Building F2. All of the buildings are one story with the exception of Building F. The first condition states in the SH zone, the building height is limited to 20 feet unless the building is within 300 feet of an intersection of a municipal street and/or county road. The proposed site is in fact at an intersection of a municipal street, Voorhees Drive and Haddonfield-Berlin Road, Rt. 561. Exhibit A-16, shows a radius from 561 that goes through Building B, C, D and E. That is a 300 foot radius and that radius shows that those buildings mentioned are within 300 feet from that intersection. At least a portion of those buildings. The other buildings, Building A, F, and F2 are not within 300 feet of that intersection and therefore within 300 feet the building height can be 45 feet as opposed to 20 feet. If not, they have to be 20 feet. All buildings are proposed to be 26 feet high. Building F is proposed at 45 feet. Therefore, we need a conditional use variance for Buildings A, F, and F2 because they exceed 20 feet and they are not within 300 feet of the intersection.

Mr. Del Duca further stated the second conditional use variance is for the third condition which relates to setbacks from residential zones and that condition states that all structures containing any use permitted under except for professional office shall be a minimum of 300 feet from any property located in a residential zone other than the SH zone. On the plan, there is a setback line that goes through Building F on an angle. The only building that is more than 300 feet is Building E. The Applicant does not meet that condition. Therefore the Applicant needs a conditional use variance. The focus on the conditional use variance is the deviation from the conditions and whether the site will accommodate issues normally associated with building height or setbacks. In this case evidence has to be presented as to whether the Applicant is taking other steps to alleviate any impact as a result of those deviations. Hartford Properties, LLC will mitigate any impact to the Staffordshire Farms neighbors. There is a significant grade change between Staffordshire Farms and the proposed site. Significant improvements additional trees and fencing that are being proposed will lessen any impact on the neighbors. In our summary the Applicant is seeking a condition of approval if the usage changes between now and when they are ready to start construction should the Applicant need to change their tenant mix. The Applicant is requesting flexibility regarding that. The summary states the Applicant is proposing a mixed use; a certain percentage between shopping center uses, professional offices, restaurants, fast food restaurants. Mr. Del Duca stated he can almost promise the Board that’s not exactly what it is going to be. If there are changes and the trip generation doesn’t go up as a result of those changes, the Applicant is requesting not to have to return for an amended use variance. Conversely if the opposite occurs and the Applicant wants to put a more intense use from a trip generation standpoint, then the Applicant would need an amended use variance approval. Therefore, the Applicant is requesting some flexibility from the Board. Mr. Del Duca further stated the traffic study proposes a certain amount of trips if there is an increase in those trips, the Applicant will have to seek amended use variance approval. The Applicant knows the layout of the buildings will not be exactly the same, the building configuration will not be exactly the same. The percentage proposed is only an estimate.

Mr. Platt stated the Board doesn’t approve users. However, they do approve the use based upon the use mix that is presented. Mr. Platt agreed that if the use mix is less intense based upon traffic the Applicant probably would not have to return to the Board. However, if there is any change to the use mix the Applicant will have to return for an amended use variance.

Mr. Del Duca stated there may be changes to the building layout. Building B for example is a rectangular shape building of approximately 17, 500 square feet. That building may get narrower, longer, shorter, and/or squarer possibly. That would be shown at site plan. If variances are required for that the Applicant will apply for that if the Board determines that requires an amended use variance.

Mr. Platt stated the building layout and configuration is not what the Board is hearing this evening. The square footage, that’s what the Applicant is seeking. If that changes, then that changes all the impacts. Should the square footage change, that will trigger an amended use variance application. The layout will be reviewed at site plan.

Mr. Del Duca stated regarding the D3 variance relating to the building height of 300 feet, the ordinance states the building height can increase to 45 feet if the buildings are located within 300 feet from an intersection of the two streets. As mentioned, some of the buildings are located within 300 feet but only a portion of those buildings. Mr. Del Duca and the Applicant interprets the ordinance to mean if a portion of those buildings are within 300 feet the height can be increased to 45 feet. It doesn’t state the entire building has to fit within that 300 foot radius. To the extent the Board interprets it the opposite way, the Applicant has applied for that conditional use variance as part of the application.

Mr. Platt stated the intent is that if a portion of the building is within the 300 feet then that condition has been met. If any portion of the building is within 300 feet then the conditional uses are satisfied and will not require proofs. However, the Applicant will have to put on proofs for Buildings A, F, and F2.

Mr. Del Duca stated they reviewed CME’s review letter dated April 15, 2019 and responded to those comments in a letter dated May 30 from Bohler Engineering. That letter was submitted to the Board in advance.

Mr. Jack Plackter, Esquire, Fox Rothschild, LLP, Attorney representing Eagle Plaza wanted to note his objections to the jurisdiction and wanted to state for the record the notice was defective. Mr. Platt stated Mr. Plackter can raise his objections during the public portion of the meeting. Mr. Platt requested Mr. Plackter be seated. Mr. Senges requested Mr. Plackter be seated or he would have to have him removed.

The following witnesses were sworn in simultaneously:

Mr. John Harter, Atlantic Traffic and Design, 35 Technology Drive, Warren, NJ Traffic Engineer on behalf of the Applicant.

Mr. Robert Gehrman, BCT Architects, 100 North Charles Street, Baltimore, MD, Architect on behalf of the Applicant.

Mr. Robert Hill, President of Retail Sites and Hartford Properties, LLC, 1000 Lenola Road, Maple Shade, NJ.

Mr. Andrew Goutan, President of the Jewish Senior Housing and Healthcare Services, Inc., property owner, 119 Greenvale Court, Cherry Hill.

Mr. Michael Jeitner, PE, Bohler Engineering, 74West Broad Street, Bethlehem, PA, Civil Engineer on behalf of the Applicant.

Mr. John McDonough, 101 Gibralter Drive, Morris Plains, NJ, Planner on behalf of the Applicant.

Mr. Goutan stated he is the President of the Jewish Senior Housing and Healthcare services, Inc. It is a volunteer position. He served as the Chief Volunteer Officer in charge of the Board of Directors of the Senior Housing Organization. It is a wholly owned subsidiary which is SJFCCRC, Inc. trading as Lions Gate and that is the entity that operates the Lions Gate project. The property is 49.14 acres. Lions Gate has developed the eastern portion of that which is 36 acres and the Golf Farm is approximately 12 acres to the west. The 36 acres was developed for the continuing care retirement community. Lions Gate leases the 12 acres to the individual who owns the Golf Farm. Lions Gate has four different entities on the property. There is a large area wherein the units are owned and live in independent living. The residents pay to have the interest in those units. There are 152 apartments of different sizes that are located in the main building. There are six cottages. Each cottage has two residential units, therefore there are 12 cottage units in those six buildings. Additionally, on the back end of the property there is an entrance to an assisted living area where there are 70 units and then there are 78 units in the skilled nursing facility.

Mr. Goutan stated adjacent to the skilled nursing building, they built an additional building. That building is the rehabilitation building that has 30 rehabilitation beds in an area where rehab is provided for people who are recovering from various sorts of hospitalizations. This is operated as a continuing care retirement community so that people who move to Lions Gate and live in the independent units have the option as they need a larger amount of care to move through the continuum and move from independent to assisted living and then ultimately they can move to our skilled nursing area if necessary. Lions Gate also allows individuals who are not members of the community to move into either assisted living or skilled nursing if there are available vacancies in those areas. Since Lions Gate opened over ten years ago, they always have had the opportunity to welcome members of the community who haven’t bought into the independent living to come and be part of the assisted living or skilled nursing communities. However, their first priority would always go to people in the independent living. If somebody needed to transition, they would get the first option if there was an available unit, before someone from outside would have the opportunity to move.

Mr. Goutan further stated Lions Gate is 13 years old. He has been in his position for eight years. His mother resided in the skilled nursing facility. He became involved with the organization eight years ago. The Board supervises the marketing efforts and gets reports from the professional staff, and CEO. The marketing department is involved with the marketing and potential sale of the Golf Farm property. The Golf Farm tenant does a good job mowing and keeping the property maintained. The buildings on the property are old. The owner has known of their interest in selling the property for some time. There hasn’t been much in the way of investment other than basic maintenance at the Golf Farm for quite a few years.

Mr. Goutan stated originally the plan was after Lions Gate developed the area that they developed initially, they thought there would be a market for additional cottages and that they would then build on the remaining areas of the property. Unfortunately, what they have learned as a result of the initial period of operation, is that there really isn’t a market for the cottages. There are 12 available units. They never sold all 12 in the entire time they have been in business. They may be up to ten now. It has been a very tough sell. There are no plans whatsoever to build anymore cottages. People who move to a continuing care retirement community want to be in the main building. In the main building they have dining and other activities and the residents don’t have to come out in the winter time or in the rain and go from their own separate building and home to get to the place where there are those activities. For a variety of reasons it’s been hard to market the cottages. He stated they did very well when they initially built this project. They were up to at one time over 140 of the 152 units. The occupancy is down to 130, high 120s, so there are a lot of units available in the independent area as well. Therefore, from their perspective they do not feel that there is a market that they need to fill and they don’t see a need at least for the foreseeable future for additional senior housing in a continuing care retirement community which is what was originally planned. They are actively trying to fill the units they have currently and based on what they see if they could have a 140 units out of the 152 in independent living filled, they would be very pleased. The residents in the cottages they have learned feel removed from the core services and most of the activities that go on in the common areas. Lions Gate supports the proposed development of the Golf Farm site both as a Board and as a community. Mr. Hill and his organization have met with the residents on several occasions from the independent living community and also met separately with residents of the cottages. The community is pleased and excited about the opportunity that this development provides for Lions Gate and they are looking forward to hopefully being able to coexist in a positive way with the new venture. The plans show pedestrian interconnection between the two properties. Lions Gate stated they did not want a road or a way for traffic to go from the proposed development into the Lions Gate development. The residents are very interested in having a pedestrian walkway so they can walk over to a restaurant or retail location if they wanted to take advantage of that. While many residents drive, a lot of the residents do not. The average age of the residents today is approximately 86 years old. There are some individuals in their 70s and individuals who are well in their 90s and a couple who are 100.

Mr. Platt questioned what opportunities Mr. Goutan was referring to, what does the proposed center provide to the community and why are the residents embracing the project. Mr. Goutan stated the residents will have a place that they can go to restaurants, retail and especially the idea of restaurants and possibly a coffee shop. Lions Gate provides dining on the premises. However, those residents who do drive or who are mobile look forward to the opportunity to having some choices that are convenient to them. Mr. Platt stated Lions Gate according to Mr. Goutan’s testimony is unable to sell or rent to the cottages because the residents don’t want to walk outside in the inclement weather. However, they are embracing the opportunity to walk to the retail use? Mr. Goutan stated in the rain or the snow or terrible cold the residents will not go to the main building at Lions Gate and they will not go to the proposed center either. If the weather is inclement, the residents will stay home.

The Board took a five minute break due to a tornado warning.

Mr. Robert Hill, Owner of Hartford Properties, LLC and Retail Sites, LLC was previously sworn in to testify. Mr. Hill stated he is a graduate of the Wharton School of Business with a degree in finance and real estate. He has been in commercial real estate for 38 years. Approximately 33 years of that in retail development in the Philadelphia area. Retail Sites, LLC was started in 2007. Their most recent projects Shops at Brookhaven, is a 150,000 square foot center in Brookhaven, Delaware County anchored by a Giant Foods and LA Fitness. That project entailed the rezoning of 25 acres of ground. He still owns the center. Another project, Douglas Town Center, in Montgomery County, is also anchored by a Giant Foods and resides on approximately 10 acres and is 90,000 square feet. The Shops of Upper Providence is a ten acre project in Montgomery County, PA anchored by a Lidl Supermarket and comprises of 36,000 square feet of other stores. Retail Sites was formed in 2007 prior to that Mr. Hill spent approximately 28 years with a firm by the name of Interstate Commercial Real Estate previously known by the name of Site Development. Mr. Hill is still partners with them in approximately 600,000 square feet of retail projects throughout the Delaware Valley. Mr. Hill is involved in all aspects of the development process. Mr. Hill’s portfolio is approximately 300,000 to 400,000 square feet. Current occupancy rate is over 99%. Mr. Hill owns the sites and his expectation is to own this site as well. In his 33 years of development and real estate, he was involved in approximately 40 different projects. He’s only ever sold four, two shopping centers in Ohio and two Jiffy Lubes in Texas. He develops all of the projects to own on a long term basis. Hartford Properties, LLC is the contract purchaser of 12.35 acres from the Lions Gate organization. That contract was signed in April, 2018. Mr. Hill personally guarantees the debt service for the centers.

Mr. Hill further stated he lived in Voorhees and his daughter Morgan was born in Voorhees. He used to play golf and hit balls at the driving range. He was involved in the original development of Holy Ravine. He is familiar with the area. When the Golf Farm became available he became very interested in developing the site. Mr. Hill thought the location, the neighborhood and the surrounding area deserved a project at a different level not only from the quality of the tenants but the quality of design. In meeting with the architectural firm, BCT, they have seen their work most notably the King of Prussia Town Center anchored by Wegmans and LA Fitness, and was impressed with the land planning and the amenities in the common areas. Therefore, Hartford Properties, LLC wanted to bring their expertise and have them help bring their organization forward in the design and not build a typical project. The current plan is probably version 30 of all the different plans they have gone through to try to create a sense of place and something that is a more unique than a typical center. They would like to create a design that would buffer and mitigate impact to the surrounding neighborhood. Mr. Hill than spoke to various exhibits that were presented before the Board.

Mr. Hill stated relative to the layout, access and visibility from the tenant’s point is really paramount. The focus is on how to get people in and out of the site with Voorhees Drive coming in since that is the natural location of the entrance. The goal of the shelf or drive area is the same elevation of the plaza so a pedestrian can walk back and forth and wouldn’t have to step up and down. If there were an event on a Thursday or a Saturday in the park, bollards could be placed. The park creates a common area.

In further describing the layout, Mr. Hill stated this is multi-tenant retail building, a coffee shop, a cell phone store, a restaurant. Building F and F2 is basically one in the same building. A porte-cochere covered drive will be provided so individuals can be dropped off in inclement weather. They brought the building closer to Haddonfield-Berlin Road to provide enough parking. Running parallel to Haddonfield-Berlin Road would be landscaping, possibly a rain garden or some features to soften the look from the road. Hartford Properties has reached out to their particular contacts. They have been speaking to Starbuck’s since they’ve done several shopping centers with Starbuck’s. A lot of tenant’s like to be married so to speak with another particular tenant, and so on. Building F is a two-story building and he feels as though there is enough parking and there is a need for it, and he would like to obtain a mixed-use component for that building. Building E and F are connected. Behind Building E would be a service entrance so the tenants in Building E could receive their deliveries. The two buildings abut one another but are physically separate. The supermarkets today tend to fall into a 65,000 to 75,000 footprint, an Acme, Shop-Rite or a Giant Food store. They could not fit into this center. Another group of markets like Sprouts, Trader Joe’s, a 15,000 to 30,000 square foot store. He would love to have a supermarket if they could find one.

Mr. Hill further stated the center includes a jewel box building, Building D. Something creative architecturally whether it’s a coffee shop, donut shop, restaurant of some sort. This building provides two purposes, one to create something architecturally interesting and to bridge the gap between the right side of the plan and the left side of the plan. This will not be a typical south jersey strip center or shopping center. The uses and the tenant mix varies. Parking may require adjustments as tenants come in. Retail used to be five parking spaces per thousand, office was three per thousand. In some of the projects the non-restaurant tenants do not require as much parking. The office and the medical offices want six or seven spaces per thousand. It’s a combination of the use and the turnover. For example, for a high end hair salon, spaces are not turning over that quickly. A coffee shop turns over their clientele the quickest. Building F will draw parking from both the front and back and behind C which is one of the reasons we have Building F2. It is an entry point to Building F.

Mr. Hill further stated he had two meeting with the residents at Lions Gate. One meeting with the residents at the main building and a separate meeting with the residents from the cottages. Thirty people in the first, 10 to 15 in the second meeting. Mr. Hill sent a package of information with the site plan, renderings and cross sections to the residents of Staffordshire; the residents on both sides of Westminster Drive. Mr. Hill spoke to three or four residents and Mr. Del Duca spoke to one resident directly. The package was sent in March and he indicated he would be more than happy to speak with the residents individually or as a group. Mr. Hill further stated they have mitigated the impact on the residents while working with existing conditions and improving those conditions. Photographs were taken from the street and the sidewalk between each home on Westminster. There are two drone photographs taken to understand the conditions because the conditions do change from property to property in particular the grading.

Mr. Platt requested Mr. Hill discuss what are the negative impacts that have to be mitigated. Mr. Hill stated one would be light spillover. That is mitigated by the height and the placement of parking lot lights. With the technology of LED there is a lot of control over the spillage. The light level requirement is at zero foot candles at the edge of the property and they would comply with that. A series of high trees will be planted with a fence underneath and additional landscaping to provide mitigation at a lower level. He stated they would comply with any noise ordinances and visual impact will also be mitigated. Exhibit A-19, comprise of 20 photographs shows the existing conditions in relationship to the residential homes behind the property on Westminster Drive. Mr. Hill spoke to the various photographs in Exhibit A-19 and A-19.1 through A19.3. A fence and significant buffering will also be added on the opposite side of the property from east to west. A six foot solid fence, trees will be 10 feet at planting, 20 feet at maturity behind the homes located on Westminster Drive.

Mr. Platt inquired as to whether or not there are any impacts on any other properties other than those located on Westminster Drive. Mr. Hill stated the subdivision line will be on the Lion’s Gate side of the road. The plan is to have a fence stopping at the pedestrian walkway. The same considerations will be given for the property at the opposite end where the daycare is located. Mr. Hill does not see any impact to Eagle Plaza. Mr. Platt inquired from a business standpoint why Mr. Hill believes this development is site suitable for this location and further stated It would be problematic should this center fail. Mr. Hill stated in the number of years he has been in the development business, he speaks to various tenants regarding their level of interest. He has heard on a number of occasions from tenants that they want to be in Voorhees. Retail wants to be seen and wants to attract disposable income, well-educated customers and they like to be near competitors. Burger King grew by building across from McDonald’s and they would like to be in areas where other retailers have had success. If the project across the street was failing, the new center would not be successful in attracting tenants. Mr. Hill stated he had no interest in building projects that aren’t going to stay leased. Most of the leases for a larger tenant would be 15-20 years, medium tenants are 10-year leases, and smaller businesses are 5-year leases so there are relatively long commitments from tenants. The traffic count is a typical criteria of a tenant. A way for the customers to enter and exit the center. In a location of a traffic light is really key as well.

Mr. Del Duca marked Exhibit A-21 into the record, Use Mixed Table. The table was provided in the application. The table represents the mix of uses the Applicant is asking the Board to approve and consists of 49.4% of a combination of retail, service, exercise and entertainment uses. Those are uses representative of today’s shopping centers as they are evolving, including restaurants; 7.7% restaurants with drive-through, 7.4% without. Office consists of 25.5%.

Mr. Robert Gehrman, Architect, BCT Architects was previously sworn in to testify. Mr. Gehrman and has been working in architecture for 34 years, registered architect 21 years and working for BCT Architects for 21 years as well. He is licensed in the state of New York, Virginia, Maryland and has been approved in New Jersey; awaiting the Certificate. Mr. Gehrman was qualified as an expert. BCT started as a retail firm as a spin off from the Rouse Company. They were a retail oriented community developer and developed many malls throughout the country. Our expertise is in mixed-use oriented projects. Mr. Hill contacted BCT directly after he saw the retail center they developed in King of Prussia, a mixed use retail oriented project. BCT is known for creating community spaces. Mr. Gehrman’s office created Exhibits A-8 through A-14. Mr. Gehrman spoke to Exhibits A-8 through A-14. The importance of this type of project is not so much what the buildings are but the space between the buildings. For example, installing dancing fountains that individuals could sit and enjoy while drinking a cup of coffee and a place children would enjoy, the lushness of the vegetation, the creativeness, the lighting exciting and very creative, creating gathering spaces. These spaces drive great tenants because the customers want to be there. There are people that will walk here and a place where individuals would want to linger and spend more time. The jewel box buildings are smaller pavilion type buildings, potential use could be an ice cream parlor, yogurt shop, or a candy store. However, they are also meant to create these indoor/outdoor spaces so in addition to having these outdoor seating areas where there are benches and tables so the customer is not just walking up into the storefront and then leaving. It is meant to start to create a dialogue between the interior and exterior. They are fairly expensive to build however, they create great energy around those open plazas.

Some of BCT’s projects include outdoor movie nights, great community spaces. Tenants are now demanding these type of spaces in today’s marketplace because they attract people to stay for a longer period of time. The exhibits are intended to give everyone an idea of the look, feel and scale of the proposed building as well as the outdoor spaces described. All of the buildings are proposed to be 26 feet other than Building F, proposing 45 feet.

Mr. Michael Jeitner, PE, Bohler Engineering, Civil Engineer on behalf of the Applicant was sworn in previously to testify. Mr. Jeitner is a Professional Engineer in the field of civil engineering in the Commonwealth of Pennsylvania, New Jersey, and Delaware. He has appeared before the Zoning Board of Voorhees Township and has been accepted on prior applications. He is also a native son of Voorhees. Mr. Jeitner was qualified as an expert. He has been involved in a number of commercial applications from single tenant to multi-tenant shopping center projects. He stated that Mr. Hill previously outlined a number of shopping centers in his testimony that he has worked on over the last 19 years or so and Mr. Jeitner has worked on every single one of those centers with him in the Pennsylvania and New Jersey market over the past ten years which accounts for seven shopping centers. Mr. Jeitner also works with major shopping center developers in the region. Relative to the King of Prussia Town Center, a Board hearing was a part of that project and Mr. Jeitner assisted on that project as well. The overall tract of the Lions Gate and residual Golf Farm property is a total of 49 acres plus or minus. The proposal is to subdivide approximately 37 acres of the Lions Gate property creating a balance of 12.35 acres which would make way for the proposed shopping center. That subdivision will be part of any future site plan application before the Board. Mr. Jeitner spoke to various Exhibits including Exhibit A-16. He stated there will be two main access points from Haddonfield-Berlin Road, Route 561. The fourth leg of the intersection will be created making way for the main entrance to the shopping center which will have a main ingress and separate egress, through, left and right maneuvers coming out of the shopping center itself. Closer to Building A, there is a separate right in, right out to provide a relief valve for the shopping center in regards to a secondary access point. However, the main access point will be through Voorhees Drive. You will not be able to enter the left or right parking areas until you come up to the center point of the main east/west drive that exists in front of Buildings E and B. On each side of the main access point, there is a significant landscape strip in between the parking areas. This serves as two main functions. It provides for both landscaping and will provide for buyer retention in the form of stormwater management providing some necessary mitigation. Proceeding to the back of the site is a two-way drive aisle, hardscaped. The speeds will be low. There will be a rear parking area for the balance of the rear Building F and Building C. Significant landscaping will be provided in the islands for some additional stormwater management facilities through that area. Along the back of the property line and rear property line to the north, there is a 50 foot buffer area. Within that 50 foot buffer area, there is existing landscaping in the form of the evergreens which are in some cases as high as 35 feet in height. Additional landscaping will be provided for lower lines of sight and a dense screen between the rear property line and curb line. They are proposing a 6-foot high board on board or vinyl fence. The fence will extend from the pedestrian connection to the Lions Gate facility to the East and that will extend from that location all the way to the rear property line along the entire rear property line and down along the west property line down to Rt. 561. The fence will be along that entire stretch in addition to the existing landscaping and additional landscaping. Barricades or bollards will not be placed in that area. The curb along the rear property with the additional landscaping and 50 foot area itself will be more than sufficient.

Mr. Jeitner stated he looked at four different distinct areas throughout the property to provide a good feeling in regards to the height of the existing buildings, the height of the proposed building, the berm, the vegetation to determine how they can buffer the neighbors from the development and provide that necessary visual screen. Using the existing topography and proposed topography, they were able to create the proposed surfaces of the site itself. In looking at the adjacent properties to the north which are the residential properties, they were able to get a general idea of the topography on those properties in order to prepare the line of sight exhibits. Most concerning is the second level of the residences. The first floor will be blocked by the fence and landscaping. At the berm will be provided some existing as well as proposed landscaping that will be 20 to 25 feet in height at maturity. The second floor window elevation is 129 feet, the existing vegetation is blocking that view currently. The proposed landscaping will also provide a visual screen. In another area the elevation is 133, the berm currently is 135, additional landscaping height of ten feet will increase that to 145. The visual impact will be mitigated. There is a significant lateral distance as well providing that necessary screen. Regarding the 50-foot buffer along the rear curb-line of that area, Mr. Jeitner stated BCT will work with the Township to provide additional screening if necessary. Mr. Jeitner feels as though 50 feet is more than adequate to provide substantial screening within that area.

Regarding Exhibit A-16 relative to lighting. Mr. Jeitner stated the rear curbline is 50 feet off the property line. They are proposing lot lights along that edge of the curb-line and those would be typical LED shoebox fixtures that will provide lighting from the curb line towards the buildings and will provide LED and zero cutoff literally a couple of feet behind that light fall. The lighting itself will be directed from that curb-line towards the site. With LED fixtures they have more control than with the prior lighting that is seen in some of the older shopping centers. Mr. Jeitner stated they will work with Voorhees Township’s professionals in regards to the lighting. He feels very confident with the existing vegetation, proposed vegetation, and the distance between the homes and the shopping center, that there will be a zero foot candle level well beyond the edge of the property line. Lighting will be taken very seriously and will be part of the site plan application.

Mr. Jeitner further stated there is no adverse impact from a stormwater standpoint due to preliminary stormwater management investigation, buyer retention areas at the front of the property, and underground facilities at the front of the property. Mr. Jeitner stated they will comply with above and beyond what is required by the ordinance for this particular site. All drainage will be directed away from the residents, collected and controlled in volume, quality and rate in accordance with the municipal ordinance.

Mr. Matlack inquired as to why they are exceeding maximum impervious coverage relative to parking. Mr. Jeitner stated different types of tenants require different types of ratios. The concern is to provide ample enough parking throughout the site for those type of potential uses, fitness, medical, and restaurants. Those uses generate a higher ratio. The parking is what they expect relative to the demand of the buildings and also to accommodate the tenant’s available parking within a certain distance to their door.

Hearing no further witnesses, Mr. Weil made a motion to continue the application to the hearing of July 25, 2019; seconded by Mr. Willard.

Mr. Platt stated there will be no further public notice required.

Ayes: Mr. Cohen, Mr. Daddario, Mr. Fanelli, Mr. Leoncio, Mr. Rashatwar, Mr. Senges,

Mr. Schwenke, Mr. Weil, Mr. Willard

Nays: None

Seeing no further business Mr. Senges made a motion to adjourn, seconded by Mr. Weil.

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Corrine Tarcelli

Zoning Board Secretary