VOORHEES TOWNSHIP PLANNING BOARD MINUTES \_ JULY 24, 2019\_\_\_\_

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

Roll Call

Present: Mr. Fanelli, Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Ms. Sytnik, Mr. Schallenhammer

Absent: Mr. Vandegrift, Mr. Kleiman, Mr. Brzozowski

Also present was Alen Arneutovic, Board Solicitor and Mr. Rakesh Darji, Board Engineer

MEMORIALIZATRION OF RESOLUTIONS

Valumax Executive 3, LLC

Change of Use

Block 160; Lot 1.03

PC 19-005

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

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

ABSTAIN: Ms. Stroemel

NAYS: None

SOUTH JERSEY INDOOR SPORTS CENTER, LLC

BLOCK 262; LOT 4

1224 BERLIN ROAD

MINOR SITE PLAN

PC 19-006

Appearing before the board was Mr. Frank Tedesco, applicant’s attorney; Mr. Joseph Mancini, applicant’s engineer; Mr. Murali Alagiri, applicant.

Mr. Tedesco gives a brief summary of the application. He states that the applicant is proposing to lease 15,000 square feet of an existing warehouse space in the rear of the building and utilize it as an indoor recreation space for baseball, cricket, badminton, volleyball and table tennis. He states the applicant is seeking relief from various bulk variances and submission waivers and that they would be addresses by the applicant’s engineer.

Mr. Alagiri testifies that the hours of operation will be 3:00 p.m. to 10:00 p.m. during the weekdays and 10:00 a.m. to 10:00 p.m. on the weekends. He testifies the center would operate with one of the owners and a single full time employee at all times.

Mr. Alagiri testifies that there will not be much trash generation because they are not serving food and will just have vending machines and no kitchen and the trash will be mostly paper products. The trash will be picked up by a private contractor twice a week. He also states large trucks are not expected to be part of this use and will only be present for the initial drop off of building materials when renovating.

Concerning peak hours Mr. Alagiri states he anticipates peak hours to be 6:00 p.m. to 9:00 p.m. weekdays and 5:00 p.m. to 9:00 p.m. on weekends. He states the maximum number of patrons would be 25 to 30 daily and membership will be available and members would be able to make reservations.

Mr. Alagiri confirms that the applicant still intended to operate a front desk and small store for customers to buy or rent sports equipment. He also states that they will stagger play times for cricket and volleyball which will reduce traffic and parking issues.

Mr. Mancini the applicant’s engineer gives a brief description of the site. He states the site is 1.5 acres and is located in the Business zone. He states the proposed use would be located in the existing building. He states the applicant is improving the pre-existing non-conforming parking condition by increasing the number of spaces from 31 to 48. There will be 18 spaces in the front of the building and 13 at the rear. He states the amount of spaces would adequately serve the use and further testifies that the proposed width of drive aisle would reduce impervious coverage. He states the applicant will be cleaning the storage area and restriping the parking spaces. Mr. Mancini states the applicant withdraws the request for a variance concerning the bike rack and that the applicant would as a condition of approval install a bicycle rack and a 8ft bicycle/pedestrian path that would comply with the complete streets policy.

Mr. Mancini informs the Board that that the current draining plan manages the storm water and that additional curbing would require excessive disturbance and require additional stormwater management and is not warranted. He also informs the Board that the applicant did not need to request a bulk variance for the loading spaces because the 24 x55 foot loading space satisfied the intent of the ordinance. He also states the applicant has agreed to provide a nighttime lighting analysis as a condition of approval and that the applicant will return to the Board if seeking relief regarding signage. Mr. Mancini testifies that all of the variances can be granted without substantial detriment to the public good.

The meeting was opened to the public.

Steven Ginn

6 Town Lane

Voorhees, NJ

Mr. Ginn is concerned with the impact of this use would have on traffic.

Mr. Nicini make 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 to grant minor site plan approval to utilize the existing warehouse as an indoor recreation space with a front desk area, together with certain variances and submission waivers with the following conditions /stipulations:

1. The applicant shall construct an 8 foot path for a bicycle/pedestrian path that will comply with the Township Code’s complete streets policy.
2. The applicant agrees to submit a nighttime lighting analysis.
3. The applicant shall return to seek additional relief from the Board to the extent variances and/or design waivers are created by applicant’s proposed signage.
4. The applicant shall comply with the Board Engineer’s comments in his letters dated

June 20, 2019 and July 22, 2019.

1. The applicant shall comply with all comments in the Township Engineer’s report dated July 18, 2019.
2. The applicant shall comply with the comments of the Fire Department email dated June 24, 2019 and July 22, 2019.
3. The applicant will obtain all outside agency approvals.
4. The applicant shall comply with the non-residential development fee obligations.

Seconded by Mrs. Sytnik. Motion carries by the following roll call vote:

AYES: Mr. Rashatwar, Mrs. Sytnik, Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Nicini,

Mr. Schallenhammer, Mr. Fanelli

NAYS: None

VOORHEES HOUSING ASSOCIATES, LLC

PRELIMINARY & FINAL SITE PLAN

BLOCK 263; LOT 11

1223 BERLIN ROAD

PC 19-007

Appearing before the Board is Mr. James Burns, applicant’s attorney; Mr. Robert Stout, applicant’s engineer; Mr. James Haley, applicant’s architect; Mr. Nathan Mosely, applicant’s traffic engineer and Mr. Nicholas Cangelosi, applicant.

Mr. Jason Ravitz states for the record that he can sit objectively for this application. Mr. Burns finds no reason for Mr. Ravitz to recuse himself.

Mr. Burns gives a brief summary of the application. He states the proposed development is a permitted use in the Affordable Housing District and that the applicant is not seeking any variances. He states the applicant is seeking to construct 80 affordable housing units and one (1) unit being non-income restricted for the site manager. Mr. Burns informs the Board the applicant has agreed to comply with the Board Engineer, Township Sewer Engineer, Township Fire Marshall and the Township Environmental Commission’s review letters.

Mr. Cangelosi, Vice President of Michaels Development testifies in support of the application He states that Michaels Development is a residential developer based out of Camden, New Jersey and currently manages 55,000 residential units. He states the project will not be a Section 8 based development. He testifies the tenants will be required to pay rent which will be between $700.00 -$1,200.00 per month and that the tenants will undergo extensive credit, background and criminal screenings. He also states if approved construction would commence late summer or the fall of next year.

Mr. Cangelosi testifies that the applicant has been in communication with the Voorhees Township Board of Education and they believe that new staff and infrastructure are not anticipated as a result of the proposed development. They anticipate an increase of about 30-50 children.

Mr. Cangelosi states the proposed development will be a no smoking community with a clubhouse and enclosed recreation area and there will be a zero tolerance for drugs. There will be 81 units; 16 one bedroom, 44 two bedroom and 21 three bedroom units. He further states there will be security cameras installed throughout the entire exterior of the development and the interior of the clubhouse. He states the clubhouse will have a kitchenette, tot lot, fitness center and computer lab that will be utilized strictly by residents. He also states they will work in close partnership with the police and that the roads will be privately maintained. He also testifies the all trash, recycling and snow removal will be the property owner’s responsibility.

 Mr. Cangelosi gives the Board a brief history of the Affordable Housing requirements and states the application would help facilitate the Township’s affordable housing compliance. He also explains the application process for tenants.

The Board has concerns regarding the traffic and in response Mr. Cangelosi agrees that the applicant will conduct an additional traffic study one year after full occupancy and will also coordinate with the Board Engineer to implement additional plantings to address the buffer concerns by neighboring property owners.

Mr. Stout testifies that the applicant was not seeking any variances, meet all setbacks and NJDEP Stormwater Management requirements. He states the property is 8.12 acres and is surrounded by residential in the rear, a chiropractor’s office to the north west and a convenience store to the south east. Mr. Stout also states that a detention basin is proposed for the rear and sized to serve the entire site and that the site has good soils for runoff and drain time is about 21 hours.

Mr. Stout testifies that all 81 units will be distributed between nine (9) buildings. He states there is a 40 foot setback at the front of site and there will be two (2) entrance/exits on site. He also states the proposed application meets all RSIS standards and there will be one (1) ADA space in front of each unit. He also states the applicant has agreed to install a bike path along Route 561 and it will be walkable through interconnected sidewalks.

Mr. Stout testifies the applicant is proposing a looped water system that connects into the watermain on Route 561 at both entrances of the development. With regard to sanitary sewer the applicant will rely on gravity sewer and will have an underground pump system on site that will pump out to interceptor on Route 561.

Mr. Stout states there will be no light spillage from the proposed LED lighting and that they will install a solid wall around the dumpster. He also testifies the applicant proposes a 20 foot buffer along the entire perimeter of the site. He also testifies the applicant will be making a monetary contribution to the Voorhees Township Open Space Fund at a rate of $200.00 per tree for the first 199 trees and $100.00 after the initial 199.

Mr. Mosely testifies he conducted a traffic study concerning the proposed development’s impact. He states the study was conducted during peak hours in the morning between 8:00 a.m. and 9:00 a.m., and 4:30 p.m. and 5:30 p.m. in the afternoon. He also states that 40 trips are currently generated during the morning peak hours and 40 trips during the afternoon peak hours. He also testifies the additional traffic will have minimum bearing on the intersections to the north and south of the property. Mr. Mosely also testifies the applicant is proposing left turns in and out of the site and will need County approval.

Mr. Haley gives a brief description of the buildings. He states the exterior design will be two story and will have a residential appearance that compliments the surrounding neighborhood. He also states the units will have porches and be pedestrian friendly. Mr. Haley outlines the layouts of the apartments through Exhibit A-3 and the Clubhouse in Exhibit A-4 He states the units will be energy star efficient and that a couple of units will be fully handicapped accessible.

The application is opened to the public:

Joy Staas

8 Town Lane

Voorhees

Ms. Staas is concerns regarding the traffic study and is also concerned with the developments buffer area.

Joe Fierro

4 Bennett Way

Voorhees

Mr. Fierro is in support of the two story design however is concerned as to soil testing and buffering in the rear.

John Dusek

8 Bennett Way

Voorhees

Mr. Dusek has concerns regarding the sidewalks on Route 561 and the replacement of trees on the property.

Rich Wojdon

12 Northgate Drive

Voorhees

Mr. Wojdon is concerned with the impact on traffic and the impact on the schools as well.

Christine Mays

7 Northgate Drive

Voorhees

Ms. Mays expressed concerns regarding the traffic impact and the impact on the schools and class sizes.

Edward Marshall

6 Bennett Way

Voorhees

Mr. Marshall expressed concerns regarding the trees and buffer behind his property.

Frank Dutton

4 Northgate Drive

Vorohees

Mr. Dutton states he is concerned as to the dumping that is currently taking place on the property, the sidewalk on Route 561, the capacity of the stormwater detention basin and requested clarification on the capacity of the sewage discharge system.

David Hargrave

3 Bennett Way

Voorhees, NJ

Mr. Hargrave is concerned with the adequacy of the traffic study that was prepared.

Michael Ward

118 White Horse Road

Voorhees

Mr. Ward expressed concerns as to the adequacy of the buffering proposed by the applicant.

Seeing no further public comments Ms. Stroemel makes a motion to close public portion; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to grant Preliminary and Final Major Site Plan approval to permit the construction of 80 affordable housing unit garden style apartments and one (1) site management unit with associated storm facilities, sanitary facilities, parking, sidewalks, clubhouse and recreation space together with certain submission waivers with the following conditions /stipulations:

1. The applicant as a condition of approval will conduct an additional traffic study one year after full capacity at it’s own expense and provide a copy to the Township.
2. The applicant shall coordinate with the Board Engineer regarding plantings to address buffering concerns raised by the neighboring property owners.
3. As a condition of approval the applicant shall coordinate with the Board Engineer to evaluate the number of trees on site and perform tree counts. The applicant will then comply with the Township’s Compensatory Tree Ordinance. If unable to replant trees on site the applicant has agreed to make a monetary contribution to the Township’s Open Space Fund for the balance of the compensatory plantings at a rate of $200.00 per tree, up to and including the first 199 trees, and $100.00 per tree after the initial 199 trees.
4. The applicant shall submit a Phase 1 Environmental Site Assessment and will comply with any required remediation.
5. The applicant shall submit road and paving cross sections and profiles for the improvements on the County Road.
6. The applicant shall submit Camden County Planning Board, NJDEP and County Soil Conservation District approvals.
7. The applicant shall provide a submission of a TWA permit application.
8. The applicant will be required to pay the Township’s Sewer Connection Fee.
9. The applicant will abide by the terms of a Developer’s Agreement.
10. The applicant has agreed to comply with all comments in the Board Engineer’s review letter dated July 19, 2019.
11. The applicant has agreed to comply with all comments in the Township Sewer Engineer’s report dated July 18, 2019.
12. The applicant will comply with all comments of the Fire Department email dated July 22, 2019.
13. The applicant shall comply with the Voorhees Township Environmental Commission’s report dated July 24, 2019.
14. The applicant shall obtain all outside agency approval.
15. The applicant shall comply with the Township of Voorhees affordable housing obligations if any resulting from this approval.

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

AYES: Mr. Nicini, Mr. DiNatale, Mr. Rashatwar, Mr. Ravitz, Ms. Stroemel, Mrs. Sytnik,

 Mr. Schallenhammer, Mr. Fanelli

NAYS: None

Mr. Fanelli adjourns the meeting.

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 Wendy Flite

Voorhees Township Planning Board Secretary

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.