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. Brocco, Mr. Cohen, Mr. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Schwenke, Mr. Senges, Mr. Willard

Absent: Mr. Weil

Also, present, Chris Norman, Board Solicitor, Chris Dochney, CME, Planner, and Corrine Tarcelli, Zoning Board Secretary

**MINUTES FOR APPROVAL**

Mr. Willard motioned to approve the Minutes from the September 12, 2019 Zoning Board Hearing; seconded by Mr. Daddario; none (0) against; Mr. Cohen, Mr. Leoncio, Mr. Brocco, Mr. Cupersmith abstained.

**NEW BUSINESS**

**MTW Realty, LLC/Auto Lenders Liquidation Center, Inc.**

108 Route 73

Block 252, L4

Mr. Norman summarized the application. The Applicant is seeking a Use Variance to permit auto sales use on the east side of Route 73 where Ordinance 152.102(A) allows auto sales only on the west side of Route 73. Seeking Bulk Variance relief from 152.102(B) to permit 65% impervious coverage where 60% is permitted; relief from 152.102(C) to permit pervious coverage of 35% where a minimum of 40% is required; relief from 152.102(E) to allow a 25 foot parking setback from Route 73 where 50 foot minimum is required. Also seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals

Mr. Charles Rizzi, Capehart & Scatchard, 8000 Midlantic Drive, Suite 3005, Mt. Laurel, NJ, Attorney on behalf of the Applicant, introduced his professionals and witnesses. Mr. Michael Wimmer, Applicant, President of Auto Lenders, Mr. Mark Weiss, Vice-President, Auto Lenders, Mr. Jason Markus COO, Auto Lenders, Mr. Terrence Combs, Professional Planner on behalf of the Applicant, Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 were sworn in to testify. Mr. Rizzi thanked the Board for their accommodation stating it’s an indication that Voorhees is Applicant friendly.

Mr. Combs has a Bachelor’s of Science degree from Rutgers University and has been a licensed Planner and Landscape Architect for 30 years. He has appeared before many boards. The Board accepted his credentials and he was qualified as an expert. Mr. Combs presented two exhibits. An aerial photo of the site that was marked as Exhibit A-1, Concept Plan/Use Variance Plan was marked as Exhibit A-2. Mr. Combs stated Auto Lenders is located on the east side of Route 73 just north of the Cooper Road intersection. They have been in their current location for almost 20 years and have outgrown their space. Twenty years ago they appeared before the Zoning Board and obtained a use variance for the non-conforming use. Purchasing the adjoining site will enable them to place more inventory on site. The site will provide an additional 180 display spaces. The circulation of traffic will be internal. The entrance and exit to the site will remain the same as it is today. No additional entrances or exits will be installed on the expansion site. A stormwater management basin will be installed in the rear of the property. The existing site has a ten foot parking setback. On the proposed property, the Applicant is requesting a 25 foot setback where 50 feet is required. The Applicant is also proposing a pedestrian walkway. The walkway will be widened and added to the existing walkway. If they were to meet the required 50 foot setback, that would defeat the purpose of displaying inventory. The Applicant is also requesting 65% impervious coverage where 60% is permitted. Mr. Combs further stated the site is particularly suited due to the fact that auto dealerships are permitted within this zone just not on the southbound of Route 73. Frontage on a major highway provides an opportunity for Auto Lenders to expand. The expansion is not a new traffic generator for Route 73. There will be less moving back and forth of cars since there will be additional spaces on site. The adjoining site is an eye sore. It’s run down. It is currently being utilized as a residence. The Applicant will improve the aesthetics which in turn will provide a desirable visual environment. The property will be beautifully landscaped and an automatic sprinkler system will be installed.

Mr. Combs stated the use is compatible with the area, in particular the fact that Auto Lenders already exists. Within this zone, car dealerships are required to have a minimum of five acres. With the purchase of the adjoining property, it will bring the property into conformance. Additionally, the Applicant intends to consolidate the two lots. Mr. Combs further stated the benefits outweigh the detriments. The variances the Applicant is requesting are de minimis. Lighting on the new site will be duplicated from the current site. The new lights that exist at the current site are now LED.

Mr. Combs and Mr. Dochney discussed the review letter that was submitted by CME. Mr. Dochney confirmed everything in the review letter was addressed to his satisfaction. The outstanding items will be addressed at site plan since the application is being bifurcated.

Mr. Wimmer sated the new lot will provide 180 additional spots. Currently there are 225. Therefore, there will be a total of 405 display spaces. The additional spaces will alleviate the Applicant from having to stack so many cars behind the building. He further stated 100 cars a month are delivered and they sell 50% of their inventory each month. The hours of operation are from 9 a.m. to 6 p.m. Monday through Thursday, 9 a.m. to 8 p.m. Friday, and 9 a.m. to 6 p.m. Saturday. Blue laws still apply to car dealerships and therefore they are not opened on Sunday. He further stated he would like to have the new lot completed by March, 2020.

The meeting was opened to the public. Seeing no one from the public, the public portion was closed.

Mr. Cohen motioned to approve the Use Variance to permit auto sales use on the east side of Route 73 where Ordinance 152.102(A) allows auto sales only on the west side of Route 73. Seeking Bulk Variance relief from 152.102(B) to permit 65% impervious coverage where 60% is permitted; relief from 152.102(C) to permit pervious coverage of 35% where a minimum of 40% is required; relief from 152.102(E) to allow a 25 foot parking setback from Route 73 where 50 foot minimum is required conditional upon site plan approval. Secondly, the Applicant shall submit the lot consolidation documents for review by the Board Attorney, Board Engineer and file with the Department of Transportation within 30 days of the issuance of the Certificate of Occupancy; seconded by Mr. Cupersmith.

Ayes: Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Brocco, Mr. Cupersmith,

Mr. Senges

Nays: None

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

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Corrine Tarcelli

Zoning Board Secretary