VOORHEES TOWNSHIP PLANNING BOARD MINUTES OCTOBER 16, 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, Mr. Ravitz, Mr. Nicini, Mr. Vandegrift, Mr. Kleiman, Mr. Schallenhammer

Absent: Ms. Stroemel, Mr. Rashatwar, Mr. DiNaatale, Ms. Sytnik, Mr. Brzozowski

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

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Mr. Ravitz makes a motion to approve the minutes dated July 24, 2019; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman and Mr. Vandegrift who abstained.

Mr. Nicini makes a motion to approve the minutes dated August 14, 2019; seconded by Mr. Fanelli. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman, Mr. Ravitz and Mr. Vandegrift who abstained.

Mr. Schallenhammer makes a motion to approve the minutes dated September 11, 2019; seconded by Mr. Vandegrift. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Ravitz and Mr. Kleiman who abstained.

NEW BUSINESS

PATRICK DECKER

CORRESPONDENCE-SEEKING RELIEF FROM PREVIOUS CONDITIONS OF APPROVAL

23 LAFAYETTE AVENUE

BLOCK 288; LOT 7

PC# 19-013

Mr. Arnautovic informs the board and public that this application is not being heard this evening. When it is rescheduled public notice will be required.

LAUREL OFFICE PLAZA, LLC

MINOR SITE PLAN

101 LAUREL ROAD

BLOCK 150.05; LOT 1.01

PC # 19-008

Appearing before the board is Mr. Matthew Madden, Esq., applicant’s attorney, Mr. Steven Bach, applicant’s engineer and Mr. Robert Colleluori, applicant.

Mr. Madden gives a brief description of the application. He states the applicant is seeking Minor Site Plan approval to expand their current parking facilities. He states the property is located in the TC Zone (Town Center) and the applicant owns the existing two story office building. He sates the applicant is proposing to increase the number of parking spaces from the existing 39 spaces to 59 spaces. He also states the applicant is seeking a variances for the following. The applicant is proposing impervious coverage totaling 72% where the maximum permitted is 60% and relief from the parking setback requirement of 25 feet where 4 feet and 8 feet are proposed.

Mr. Colleluori testifies that he is the current owner of the property and purchased it in 2007 and only renovated the interior when purchased. He testifies the business is an online medical education programming company and currently has 63 employees and the parking is insufficient at this time.

Mr. Colleluori also states he is installing a bike rack and many employees will be working remotely which will also alleviate the insufficient parking conditions.

Mr. Bach testifies on behalf of the application. He states the 13,700 square foot two-story building is located in the TC Zone. He states the applicant is proposing to expand their onsite parking spaces to 59 spaces by installing a one way drive with angled parking stalls across the front of the building along Laurel Road. He also testifies the applicant will update the current lighting and it will meet current standards. Mr. Bach states the proposed landscape plan provides a robust perimeter buffer on both Burnt Mill and Laurel roads.

Mr. Bach testifies the applicant will be enhancing the stormwater management by replacing the existing inlets with eco watershed grates and will also be installing pervious pavers in 12 parking spaces along Burnt Mill Road which are detailed to DEP Standards. The applicant will also meet ADA standards and provide the three handicapped parking stalls. Mr. Bach also states the applicant is seeking a design waiver for the 5 ft perimeter screening and that they will be replacing three trees. He states the applicant is also seeking relief from installing sidewalk. Mr. Bach provides testimony and exhibits regarding this issue. He states due to the utilities and water drainage system located on Burnt Mill Road and the fact there is no sidewalk along the frontage of the property located next to the subject property a waiver should be considered.

Mr. Bach states the applicant has agreed to coordinate with county, municipality and public entities to provide easements for sidewalks in the future. He also testifies that due to the unique trapezoid shape and arcs at the corners of the property, the fact the existing building demands more than 39 spaces and that the benefits outweigh the detriments the variances should be granted and if granted the site will become more compliant with available onsite parking.

Mr. Madden states there was an error found in the legal descriptions and that the applicant will be making the corrections needed and will file a perfected deed.

Mr. Darji suggests that the applicant change the existing parking lot from a one way which was originally proposed to a two way and keep the newly proposed lot fronting on Laurel Road one way. It is determined that the relocation of the trash dumpster will also allow the trash trucks and box truck deliveries to exit more easily.

Mr. Bach states the applicant is not proposing to install doors at the back of the building and are proposing a walkway.

Seeing no further public comments Mr. Nicini makes a motion to close public portion; seconded by

Mrs. Sytnik. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to grant Minor Site Plan approval and certain variances and waivers to expand on-site parking from 39 spaces to 59 spaces by installing a one-way drive with angled stalls across the front yard of the building along with site improvements with the following stipulations/conditions:

1. The applicant shall comply with the Board Engineer’s review letter dated September 6, 2019.
2. The applicant shall comply with the Voorhees Environmental Commission’s recommendations dated September 9, 2019.
3. The applicant will record a perfected deed to include corrections on legal descriptions.
4. The applicant will provide easements for sidewalks to County, Municipality and public entities.

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

AYES: Mr. Nicini, Mr. Ravitz, Mr. Vandegrift, Mr. Kleiman, Mr. Schallenhammer, Mr. Fanelli

NAYS: None

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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.