VOORHEES TOWNSHIP PLANNING BOARD MINUTES NOVEMBER 13, 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. Rashatwar, Mr. Ravitz, Mr. Nicini, Mr. Vandegrift, Mrs. Sytnik,

 Mr. Schallenhammer, Mr. Kleiman, Mr. Brzozowski

Absent: Mr. DiNatale

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

MEMORIALIZATION OF RESOLUTIONS

Laurel Office Plaza

Minor Site Plan

Block 150.05; Lot 1.01

PC# 19-008

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

AYES: Mr. Fanelli, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Mr. Kleiman,

 Mr. Schallenhammer

ABSTAIN: Mr. Ravitz, Mrs. Sytnik, Mr. Brzozowski

NAYS: None

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated October 30, 2019; seconded by Mr. Kleiman. Motion carries by the assenting voice vote of all present board members with the exception of

Mr. Vandegrift, Mr. Ravitz, Mr. Brzozowski who abstained.

NEW BUSINESS

FPS RINK, L.P. FLYERS SKATE ZONE

WAIVER OF SITE PLAN/ROOFTOP SOLAR INSTALLATION

601 LAUREL OAK ROAD

BLOCK 161; LOT 23

PC# 19-015

Appearing before the board is Mr. Nial O’Brian, attorney; Mr. Walter Bronson, engineer; Mr. Jay Freeman, Flyers Skate Zone, Mr. Bradley Dakake, Sunpower Solar.

Mr. O’Brian gives an overview of the application. He states the property is located at 601 Laurel Oak Road and is the existing Flyers Skate Zone building. He states the applicant is seeking approval for a waiver of site plan for the installation of rooftop mounted solar array.

Mr. Freeman testifies on behalf of the application. He states that the existing building is the practice facility for the Philadelphia Flyers hockey team. The building also includes business offices, training facilities and kitchen. Mr. Freeman states that Comcast is part of the ownership company and have a green initiative which is why they are seeking solar array installation. He testifies that the refrigeration equipment uses so much energy that if approved the use of solar energy would only cover 50 to 54% of the electric expenses.

Mr. Bronson testifies in support of the application. He indicates on exhibit A1, the existing conditions plan and aerial view of the site. He states that the Voorhees Senior Living facility is located next door and the AAA office building is across the street. He states that none of the surrounding properties reach the height of the Flyers Skate Zone building therefore the solar panels would not be visible from the surrounding properties.

Mr. Bronson states that the existing building consists of three levels of roofs the lowest one being 25 feet high and the highest being 33 feet high. The applicant is proposing to cover the entire roof with panels. He also testifies that the lowest parapet is a least one foot high and in some cases as much as three feet and that the panels are set back anywhere from 4 to 8 feet from the perimeter of the building therefore you will not be able to see panels from ground level. He also states there will be no clearing of vegetation or trees and there will be no battery storage on site. Mr. Bronson also testifies that the applicant has agreed to comply with the Fire Departments request for training to all their staff regarding the panels.

Mr. Dakake of Sunpower Solar testifies on behalf of the application. He informs the Board that the panels will be facing east to west and will be oriented this way to eliminate the gap between panels and utilizes more space. He states that Sunpower Solar manufactures their own panels. He also states the proposed solar array system will not generate more power than the building needs. Mr. Dakake states the panels will be installed with a ballasted solution raking system and that the helix rubber footings will be the only thing touching the roof and that the system will not penetrate the membrane.

In response to a question from the board Mr. Dakake informs the Board the panels have a 25 year warranty and a 40 year life expectancy.

Mr. Darji states that the applicant has agreed to comply with his review letter and is satisfied with their testimony.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. Nicini makes 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 Waiver of Site Plan approval to permit the installation of roof mounted solar panels on flat roofs of three buildings rooftops on the Flyers Skate Zone Building with the following conditions/stipulations:

1. The applicant has agreed to comply with the Board Engineer’s review letter dated November 8, 2019.
2. The applicant shall comply with the Fire Marshall’s review letter dated November 12, 2019.The applicant will comply with all outside agency approvals.

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

AYES: Mr. Rashtwar, Mr. Vandegrift, Mr. Ravitz, Mr. Nicini, Mrs. Sytnik, Mr. Kleiman, Mr. Brzozowski,

 Mr. Schallenhammer, Mr. Fanelli

NAYS: None

Mr. Fanelli adjourns 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.