\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

VOORHEES TOWNSHIP PLANNING BOARD MINUTES DECEMBER 11, 2019\_\_\_\_\_

Mr. Fanelli called the meeting to order and stated that the meeting 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. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Kleiman, Mr. Brzozowski

Absent:

Also present was Mr. Alen Arnautovic, Board Solicitor, Mr. Jeremy Noll, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

Virtua-West Jersey Health System, Inc.

Preliminary and Final Site Plan/Proton Therapy Addition

Block 228; Lot 7

PC 19-009

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

AYES: Ms. Nicini, Mr. DiNatale, Mr. Kleiman, Mr. Schallenhammer, Mr. Fanelli

ABSTAIN: Mr. Rashatwar, Mr. Ravitz, Mr. Brzozowski

NAYS: None

FPS Rink, LP

Waiver of Site Plan/ Solar Installation

Block 161; Lot 23

PC 19-015

Motion to memorialize the resolution was made by Mr. Rashatwar, seconded by Mr. Nicini.

The motion carries by the following roll call vote:

AYES: Mr. Ravitz, Mr. Rashatwar, Mr. Nicini, Mr. Kleiman, Mr. Brzozowski, Mr. Schallenhammer,

Mr. Fanelli

ABSTAIN: Mr. DiNatale

NAYS: None

APPROVAL OF MINUTES

Motion was made by Mr. Schallenhammer to approve the minutes dated November 13, 2019; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all board members present with the exception of Mr. DiNatle who abstained.

NEW BUSINESS

VALUMAX EXECUTIVE 3, LLC

CHANGE OF USE/WAREHOUSE WITH OFFICE

2 EXECUTIVE DRIVE

BLOCK 160; LOT 1.03

PC# 19-017

Appearing before the board is Mr. DeClement, attorney and Mr. Brian Benson, Tenant

Mr. DeClement informs the board that the applicant had previously received Planning Board approval for a change of use for warehouse and office space for a medical supply company. He states the applicant is now seeking approval for 39,000 square feet of the warehouse be subleased to a trucking company to serve as a storage point for dry, non-hazardous goods.

Mr. Benson testifies that he would be leasing space from Valumax and that he is the owner and operater of a trucking and storage company. He states that his company unloads containers and stores products from the ports in New York and Philadelphia. He states he will be storing non- perishable products such as paper products and there will be no lumber or hazmat materials stored.

Mr. Benson testifies that he will employ 4 warehouse personnel and 3 administration staff. He states they will palletize the products and load the pallets onto the container. He also states the machinery will be stored inside the warehouse. Mr. Benson states the delivery and pickup times will be from 6:00 am to 8:00 pm with 5 to 8 deliveries and pickups per day. He also states there will be no refrigeration units on site.

Mr. DeClement states the applicant is not requesting any variances and has agreed to comply with the conditions of the previous approvals. Mr. DeClement states the applicant will make improvments to the parking lot and submit a striping and circulation plan to the Board Engineer for review. He also states the applicant will be installing lighting upgrades to address security concerns. Mr. Benson also confirmed that as a condition of approval he has agreed to install sidewalk along Executive Drive and will also maintain the sidewalk in inclement weather.

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

Mr. Fanelli makes a motion to grant change of use approval 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

There being no further business before the board, Mr. Fanelli adjourns the meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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.