VOORHEES TOWNSHIP PLANNING BOARD MINUTES JULY 8, 2020\_\_\_\_\_\_\_

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. Schwenke, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Brzozowski, Mr. Stein,

 Mr. Schallenhammer, Mr. Brocco

Absent: Mr. Nicini, Mr. David Kleiman, Mr. Kleinman

Also present was Mr. Chris Norman, Board Solicitor, Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the minutes dated February 12, 2020; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Ravitz and Mr. Schallenhammer who abstained.

Mr. Rashatwar makes a motion to approve the minutes dated February 26, 2020; seconded by Mr. Stein Motion carries by the assenting voice vote of all present board members with the exception of

Mr. Schallenhammer and Mr. DiNatale who abstained.

NEW BUSINESS

AUTOZONE NORTHEAST, LLC

PRELIMINARY AND FINAL SITE PLAN

303 HADDONFIELD-BERLIN ROAD

BLOCK 139; LOT 30

PC# 20-005

Mr. Norman informs the board and public that this applicant has requested to be carried to the August 12, 2020 Planning Board meeting and will not be heard this evening. No further public notice will be given.

DR. ROBERT SOLLITTO AND THERESA

MINOR SITE PLAN

2 VAN BUREN ROAD

BLOCK 150.03; LOT 4.01

PC# 19-022

Appearing before the board is Mr. Kyle Eingorn, applicant’s attorney, Ms. Jill O’Brien, applicant’s representative, Mr. Phil Ruggieri, applicant’s architect and Mr. Gary Civalier, applicant’s engineer.

Mr. Eingorn gives a brief description of the application. He states the applicant is seeking Minor Site Plan approval to construct a 1,124 square foot addition to the existing one story medical office building. They are also proposing 12 parking stalls and installing a generator on a 5 x 9 foot concrete pad. The generator will be removed from the roof to the pad on the ground. Mr. Eingorn states the subject property is located between Van Buren Road and Lucas Lane with direct access to Van Buren and shares parking and access from Lot 4.02.

Ms. O’Brien testifies on behalf of the applicant. She states she is the office manager of the medical office has been operating at this location for 23 years and performs Mohs surgical procedures. The office hours are Monday thru Friday 8:00 AM to 5:00 PM. She states the office is staffed with one doctor and 6 employees and that the doctor sees about 40 patients per day.

 Ms. O’Brien also states the proposal has no effect on the hours of operation, number of employees or the current available parking. She testifies the proposal will provide better patient flow in the office and also more space in the waiting room which is currently insufficient in size. She states the generator is required for the procedures the doctor performs. She informs the board that office and medical supplies are delivered by van or box truck and that trash pickup is picked up by Waste Management weekly and medical waste is picked up every couple of months.

Mr. Phil Ruggieri testifies on behalf of the applicant. He states the proposed addition would provide better administrative efficiency and patient care. Mr. Ruggieri informs the board that the proposed improvements would provide a rest room for the waiting room and for the doctor’s office. He also testifies the proposed addition will match the existing materials and architecture of the building.

Mr. Gary Civalier testifies on behalf of the application. He states a Deed for Common Facilities exists for shared access and parking and would forward to the Planning board Solicitor for review and approval. After discussion regarding the fee for impervious coverage expansion the Board calculated the fee based upon the expansion only and the sum would be $2,444.00. Mr. Civalier testifies in support of the requested bulk variance relief. He states the Common Facilities Deed addresses the bulk variance for parking and the distance between structures on adjacent properties. He further testifies that the granting of the bulk variance could be based upon undue hardship which relates to the smaller size and add shape of the property. It is also stated that granting the variance would promote better patient experience and improved social distancing and that all the years the office has been in existence it has never caused any adverse impacts to the neighborhood. The Board finds that the requested bulk variance relief satisfies the positive criteria for the variance relief. The Board also grants the design waiver for the Parking Setback requirement based upon the Deed of Common Facilities.

Mr. Civalier agrees to all the recommendations in Rakesh Darji’s review letter dated March 31, 2020 except for comment #13 regarding the relocation of a 3 foot vinyl fence. After some discussion the Board agrees to waive comment #3. Mr. Civalier testifies that the applicant has agreed to the Board Engineer’s recommendations regarding buffer plantings including the area around the proposed emergency generator. He also testifies the applicant has agreed to the recommendations of the Sewer Engineer’s July 6, 2020 review letter including the sewer connection fee of $2,410.00.

Mr. Schwenke opens the meeting to the public, after no members of the public testified at the hearing public portion was closed.

Mr. DiNatale makes a motion to grant Minor Site Plan approval with bulk variances and design waivers to permit the construction of a 1,124 square foot building addition with 5.5’ x 9.93’ concrete pad for placement of a ground emergency generator with the following stipulations/conditions:

1. The applicant shall comply with the Board Engineer’s review letter dated March 31, 2020 except for comment #13.
2. The applicant shall comply with the Township Sewer Engineer’s review letter dated July 6, 2020 including the sewer connection fee of $2,410.00.
3. The applicant shall pay the impervious coverage fee of $2,444.00
4. The applicant will comply with the Board Engineer’s recommendations regarding buffer plantings, including the area around the generator.
5. Applicant shall submit the Deed of Common Facilities for the Planning Board Attorney’s review and approval.
6. The applicant shall pay any and all affordable housing fees required by law.
7. The applicant shall obtain all outside agency approvals.
8. The applicant will make a note on the conformance plan regarding roof drains.

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

AYES: Mr. DiNatale, Mr. Rashatwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Ravitz,

 Mr. Schallenhammer, Mr. Schwenke

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.