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VOORHEES TOWNSHIP PLANNING BOARD MINUTES AUGUST 12, 2020\_

Chairman, Mr. Schwenke 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. Schwenke, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman,

 Mr. Brocco, Mr. Schallenhammer

Absent: Mr. Nicini, Mr. Mark Kleinman

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

MEMORIALIZATION OF RESOLUTIONS

LIDL US OPERATIONS, LLC

CORRESPONDENCE – REQUEST FOR AN EXTENSION OF APPROVALS FOR SUBDIVISION

ROUTE 73 & LAFAYETTE AVENUE

BLOCK 272; LOT 4 & 5

PC # 20-006

Mr. Rashatwar makes a motion to memorialize the resolution; seconded by Mr. Schallenhammer. The motion carries by the following roll call vote:

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Brocco, Mr. Schallenhammer

NAYS: None

ABSTAIN: Mr. Ravitz, Mr. Brozowoski, Mr. Stein

APPROVAL OF MINUTES

NEW BUSINESS

AUTOZONE NORTHEAST, LLC

PRELIMINARY & FINAL SITE PLAN

303 HADDONFIELD-BERLIN ROAD

BLOCK 139; LOT 30

PC# 20-005

Appearing before the Board is Mr. Michael Fekete, attorney, Mr. Kevin Murphy, Preconstruction Specialist for Autozone, Mr. Tim Kernan, Engineer, Mr. Rhett Chiliberti, Traffic Engineer, Mr. Jeffrey Fiore, of Maser Consulting.

Mr. Fekete gives a brief description of the application. He states the applicant is seeking Preliminary and Final Site Plan approval along with Bulk C Variances and design waivers to demolish the existing building and construct a 7,382 square foot Autozone retail and aftermarket automotive parts and accessories building store with parking on two sides of the building. The subject property is located at 303 Haddonfield-Berlin Road and is a permitted use in the B-Business Zone. Mr. Fekete states Autozone is proposing to install a landscaping buffer along the border of the adjoining residential properties, a rain garden, a 30 foot wide full movement driveway access, site lighting, landscaping and a stormwater management basin. Mr. Fekete informs the Board of the following variances being requested; a minimum 50 foot side yard setback from residential properties, a minimum 50 foot buffer from residential properties, minimum setback of parking from residential properties and the 70% of site clearing that is permitted.

Mr. Kevin Murphy testifies on behalf of the application. He states he has worked for Autozone for over 15 years and oversees all aspects of design, permitting and site development review. Mr. Murphy testifies that the proposed building design is the Autozone prototype. He states they are proposing a 7,382 square foot building with 7,009 square feet of that being finished floor space along with 40 parking stalls and landscaping. Mr. Murphy testifies that the main sales floor is about 3,300 square feet with a car parts area located in the rear of the store that is only accessible to the public when accompanied by an employee.

Mr. Murphy testifies that the building will have an overall height of 21 feet with a full 2 foot high parapet on the roof around the entire building. This building will not have a gutter system but downspouts for the stormwater system. He testifies the HVAC systems will be completely screened on the roof. He testifies the they are still in the design stages regarding the electrical service and not sure if the transformer will be ground or pole mounted. If it is ground mounted they will provide adequate screening in accordance with the Township code. The transformer and CT cabinet will be located in the rear of the building near the dumpster area.

Regarding operations Mr. Murphy testifies that typically Autozone would have a total of 12-15 employees with only 3-4 employees on any given shift. He states the hours of operations will be 8:00 Am to 9:00 PM Monday through Saturday and 8:00 AM to 7:00 PM on Sunday. He informs the Board they do not have a peak season but their peak time is on the weekends and evenings.

Mr. Murphy testifies that all lighting is current LED fixtures shielded and cut off 30 minutes after closing. He also states all stores are monitored by a company Venstar for burglary, HVAC systems and lighting procedures and can be controlled remotely.

Mr. Murphy testifies that they are proposing 40 parking stalls including two 8 foot wide ADA parking stalls and the 8 foot wide striped area for exiting the vehicle. The signage for the ADA spaces will be on the building in front of the stalls.

Regarding waste Mr. Murphy states minimal waste will be generated by the store. Trash will be picked by a private third party and recyclables will be transported back to the distribution center by Autozone. Mr. Murphy testifies deliveries will take approximately 30 minutes and occur between 1 to 2 times a week during off peak hours.

Mr. Chiliberti testifies on behalf of the applicant. He states the Autozone is a permitted use in the Business Zone which permits the sale of retail sale of goods. He states the site is currently developed with an existing 3000 to 4000 square foot two-story medical office building and has 21 parking spaces. He testifies the uses north/west of the property are residential and south/east are business and office. He testifies that the site is extremely narrow and there is an existing curb cut today that the applicant proposing to relocate to provide better alignment with Hudson Avenue. Mr. Chiliberti refers to Exhibit A1 which is the site plan. He testifies the proposed building is 7,382 square feet, 1-story with parking on the west and south side and ADA parking is located on the south side by the main entrance. The east side will have the loading area as well as the trash enclosure. There will be a curb cut on the south side of the site connecting with Haddonfield-Berlin Road along with ADA accessibility along the sidewalk. He testifies the site will be heavily landscaped and there are three stormwater management systems located on the site which are rain gardens.

Mr. Chiliberti testifies regarding signage. He states the pylon sign will be located adjacent to the sidewalk and will be LED illuminated with a landscape base. He also states there will be one wall sign on the west side of the building facing the street which wlll be LED illuminated as well. He testifies that all site lighting will meet all Township Ordinances and will not adversely impact the roadway or neighboring residential properties. He also states bollards will be installed in the parking lot area to protect pedestrians.

Mr. Chiliberti testifies regarding the exit and entrance to the site. He states they relocated the entrance to across from Hudson Avenue. He states the rain gardens will not have any impact onto neighboring properties. He informs the Board they submitted an application to the Camden County Planning Board have been in contact with the Camden County Planning Board and they have agreed to meet with the applicant after Township approval.

Mr. Rashatwar asks Mr. Murphy if they are proposing to install roof mounted solar panels. Mr. Murphy states there is no solar installation proposed.

Mr. Fiori testifies on behalf f the applicant. He states that he prepared a traffic study in January 2020 during pre-Covid conditions. He states he took traffic counts at the intersection of Route 561 and Hudson Avenue during evening peak hours of 4:00 PM to 6:00 PM on a weekday and on Saturday 11:00 AM to 2:00 PM. Mr. Fiore states he utilized the IT Trip generator and that calculated 20 vehicles entering and exiting the site during weekday PM peak hours and 40 during the weekend peak hours. He then states he conducted a service level analysis which indicated that turning movements would be 30-40 seconds for egress from Autozone and there are also adequate gaps to exit the site and make a left onto Haddonfield-Berlin Road. He testifies the relocation of the full movement driveway will be an optimal 1,500 distance from the nearest traffic signal and that the relocation of the access drive to align with Hudson Avenue would minimize turning movement conflicts and improve traffic safety.

In response to Mr. Brocco’s question regarding staffing on the weekend, Mr. Murphy states they do not increase staff on the weekend during peak times.

Mr. Kernan testifies on behalf of the applicant regarding the requested variances as follows:

152.08 C(3)(a)- minimum side yard building setback (50’ required from a residential zone where 25’ is requested; Section 152.085(D) minimum buffer width (50’ required to a residential zone where 15’ from residential Lot 29 and 25’ from proposed building); Section 152.085(G) Site clearing (70% permitted where more than 70% is existing or proposed). Mr. Kernan testifies that the bulk variances should be granted due to the narrowness of the existing lot which only has a width of 175 feet and cannot otherwise accommodate the building or parking lot area. He states that the proposed location of the building on the lot is intended to screen the parking lot area from the adjacent residential property located on Lot 29. He testifies any adverse impacts would be mitigated by the proposed landscaping to screen the adjacent residential properties. He further testifies that currently the site is cleared and there is no landscape buffer so the proposed landscape improvements will establish a buffer to the properties located to the North and East.

Mr. Kernan testifies that the bulk variance relief is further justifies because the proposed development plan represents a better planning alternative that a conforming plan. He states the proposed development will be consistent with ordinance requirements for impervious coverage, it will also enhance residential buffering and will be a benefit to the community and will provide a service to the community. He testifies that it is consistent with the 2012 Master Plan which encourages redevelopment and restoration of the existing developed properties.

Mr. Darji and the Board do not object the granting of the requested bulk variances. Mr. Darji also states he does not have any objections to the requested submission and design waivers since a reasonable landscaping plan was provided that takes into account existing site conditions.

Mr. Darji reviews his August 7, 2020 and states the applicant had revised the plan in accordance to the review. He also states the applicant must submit an Operations and Maintenance Manual for stormwater management facilities, the applicant shall deed restrict the lot to provide for the perpetual maintenance of the stormwater management system in accordance with the approves stormwater management plan and the applicant shall modify the landscape plan as set forth in Paragraph 22 of the Board Engineer’s August 7, 2020 report and the applicant shall install a man-gate on the trash enclosure.

The meeting is opened to the public. Seeing no public comments Mr. Schallenhammer makes a motion to close public portion; motion is seconded by Mr. Rashatwar.

Mr. DiNatale makes a motion to grant preliminary and final major site plan approval with bulk variances and design waivers to permit the demolition of an existing building in order to construct an Autozone retail building with associated site improvements with the following conditions/stipulations:

1. The applicant will comply with the comments of the Board Engineer’s review letter dated August 7, 2020.
2. The applicant shall submit an Operation and Maintenance Manual for stormwater management facilities for review by the Board Engineer.
3. The applicant shall submit a deed restriction for the lot providing for the perpetual maintenance of the stormwater management system in accordance with the approved stormwater management maintenance plan by the Board Engineer and Board Solicitor which will then be recorded at the County Clerk’s Office.
4. The applicant shall modify it’s landscaping plan as set forth in Paragraph 22 of the Board Engineer’s August 7, 2020 report.
5. The applicant shall install man-gate on the trash enclosure.
6. In the event the transformer is ground-mounted will be appropriately screened.
7. LED lighting shall cut off 30 minutes after store closure.
8. The applicant will enter into a Developer’s Agreement
9. The applicant will obtain all outside agency approvals.
10. The applicant will pay COAH fees.

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

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

Mr. Schallenhammer, Mr. Schwenke

NAYS: None

Seeing no further comments the Chairman adjourns the meeting

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Wendy Flite, Planning Board Secretary

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.