VOORHEES TOWNSHIP PLANNING BOARD MINUTES SEPTEMBER 9, 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. Kleiman, Mr. Brzozowski,

Mr. Stein, Mr. Schallenhammer

Absent: Mr. Nicini, Mr. Kleinman, Mr. Brocco

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

MEMORIALIZATION OF RESOLUTIONS

Autozone Northeast, LLC

Preliminary and Final Major Site Plan

Block 139; Lot 30

PC# 20-005

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

AYES: Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Brzozowski, Mr. Stein,

Mr. Ravitz, Mr. Schwenke

ABSTAIN: None

NAYS: None

APPROVAL OF MINUTES

NEW BUSINESS

VALCANO OF NJ LLC

MINOR SUBDIVISION

206 KRESSON-GIBBSBORO RD

BLOCK 222; LOT 3

PC# 20-009

The Board is informed that this applicant has requested to be carried to the October 28, 2020 meeting.

DEAN DEVELOPMENT ASSOCIATES, LLC

AMENDED PRELIMINARY AND FINAL SITE PLAN

122 ROUTE 73 AND SIGNAL HILL DRIVE

BLOCK 252; LOTS 9 AND 9.01

PC# 20-002

Appearing before the board is Mr. Robert Baranowski, attorney, Mr. Richard Clemson, engineer, Mr. James Sassano, traffic engineer, Mr. Viken Kirian, applicant, Mr. Jay Troutman, planner, Mr. Steve Lennon, architect, Mr. Philip Ruggieri.

Mr. Baranowski gives a brief description of the application. He states the applicant is seeking amended preliminary and final major site plan approval with bulk variances and design waivers to permit the construction of a 14,000 square foot retail building with 75 parking spaces, drainage basin and other site improvements. He states the property is located at the intersection of Route 73 and Signal Hill Drive.

Mr. Baranowski informs the board the applicant was previously granted approval in 2006 but never moved forward with construction. He states since that approval Zoning District was amended to a Major Business Zoning District. He states the applicant is still proposing the same size building but has moved the building further forward to create more of a buffer in the rear of the property which backs up to residential properties. The applicant is proposing landscaping and fencing. He states the plan is well designed. The professionals are sworn in.

Mr. Baranowski states the applicant is requesting the following bulk variances in connection with the application. A minimum side yard setback of 29.09 feet where 50 feet is required; a minimum 100 feet buffer in the rear yard; loading area, access drive and stormwater basin proposed in the first 50 feet of the buffer; a minimum parking setback from Route 73 of 39.4 feet where 50 feet is required.

Mr. Baranowski reviews the following design waivers the applicant is requesting. The proposed parking improvements encroach to within 39.4 feet and stormwater basin encroaches to within 31 feet of the Route 73 streetscape standards installed a minimum of 50 feet from the right of way; one-way internal collector drives minimum width of 18 feet where 16 feet is proposed; proposed traffic islands are 3.6 feet where 8 feet are required; 2/3 of the building not in the same setback line; the proposed building is utilizing entirely same setback line; at least 50% of the building façade positioned at the required from yard setback of 100 feet from Route 73 where proposed building setback is between 215 to 223 feet

Mr. Clemson presents Exhibit A1 an aerial photo of the proposed shopping center and states the 2.6 acre site is partially wooded. He testifies that the Board had previously granted preliminary and final site plan in 2005 and 2006. Mr. Clemson testifies that that previously approved plan has been modified by moving the shopping center 20 feet closer to Route 73 creating a larger buffer from the two residential lots on Qual Ridge. Mr. Clemson testifies the applicant would accept a 50 foot conservation easement to the rear of the property to ensure a permanent buffer will be maintained. Mr. Clemson describes the properties surrounding the area. Mr. Clemson testifies the applicant would plant 60 compensatory trees to replace the 36 trees to be removed. He states the building will consist of 9 units being 1400 to 2100 square feet each. He testifies the applicant is proposing 70 parking spaces and the access from route 73 will be right turn in and out only. He also testifies the access from Signal Hill was moved west 20 feet closer to Route 73 and that the property will be served with public water and sewer. Mr. Clemson testifies the applicant has enhanced the stormwater management system which will be fully compliant with state stormwater regulations. He state there will be an above ground infiltration and two rain gardens. Mr. Clemson introduces Exhibit A2 which is a color rendering of the site. He identifies the 8 foot wide bituminous walkway and the pedestrian link along the southerly driveway to the building and also from Signal Hill Drive. He reviews the turning template and the screened trash enclosure.

Mr. Ravitz asks if the design could be changed in order to mitigate the variance requests. Mr. Clemson states the applicant has tried to strike a balance and made revisions to the previously approved plan. He states the proposed uses would be suitable to the public.

Mr. Troutman testifies that he prepared the traffic impact study. He states the peak hour is mid-day afternoon on weekdays and during the AM hours on Saturday morning. He also states that traffic counts are not significant while school is in session. He testifies that one third of traffic generated by the shopping center would be ingress/egress directly onto Route 73. Mr. Troutman testifies that the proposed shopping center would increase the traffic delay by less than one second. He states his opinion is that the site access will be safe and efficient and that DOT is anticipated to reissue the DOT Access Permit. After Mr. Stein’s comments regarding the signal lights being timed differently Mr. Troutman suggested that could be presented to DOT.

Mr. Lennon testifies on behalf of the applicant. He states the proposed landscaping meets the Route 73 design standards and includes plantings in the stormwater basin with rain gardens. Supplemental landscaping will also be installed in the parking lot area and that it exceeds the tree compensation amounts and irrigation will be provided. He states evergreens and juniper bushes will be planted around the trash enclosure. Mr. Lennon testifies an 8 foot fence would be installed along the back perimeter of the property that would be earth tone in color. He states the applicant will agree to install timers to cut off lighting approximately 30 minutes after the center closes. Mr. Lennon testifies that the proposed shopping center is consistent with the 2012 Master Plan and it would promote the purposes of the Zoning Ordinance.

Mr. Kirian testifies that 7-9 retail stores are proposed including 2 restaurants. He states the proposed would be a neighborhood shopping center. He states the proposed lighting would have cutoffs and there would no light spillage. Deliveries would be restricted to avoid traffic issues during peak hours and would be restricted to ingressing and egressing from the shopping center to Route 73. He states he will consider installing security cameras and that no bollards will be installed at the front of the building. He testifies he will provide a one-person gate at the trash enclosure He states he agrees with the Sewer Engineer’s review letter and will include grease traps for the restaurants. He states he will coordinate with the Board Engineer on any pedestrian signage and striping.

The meeting is opened to the public.

Birdina Brookins

2 Quail Hollow Court

Ms. Brookins states she resides directly behind the shopping center and is concerned regarding traffic.

George Peters

29 Brookview Drive

Mr. Peters is concerned with traffic and the right turn movement onto Signal Hill Drive.

Edward Ferrugia

President of Sturbridge Lakes Homeowners Association

Mr. Ferrugia asks to have William Green, PE provide expert traffic testimony. After some testimony and cross examination the Board unanimously votes to not accept Mr. Green as a traffic expert and no further testimony was given by him.

Mr. Ferrugia testifies that the Homeowner’s Association feels the currently proposed is excessive because it is not compliant with the current zoning planning design requirements. He suggests the applicant redesigns the shopping center with a smaller building footprint.

Nancy Masterson

14 Kings Croft Lane

Ms. Masterson is opposed to the shopping center due to it’s close proximity to the school.

Greg Offit

25 Fox Hollow Drive

Mr. Offit is concerned with the impact it will have on the existing traffic issues during school hours.

Adam Austino-167 William Feather Drive

Elsa Anzideo – 20 Signal Hill Drive

Connie Wagner – 172 William Feather Drive

Michael Twist – 57 Bethany Hill Drive

Pamela Rosenberg – 117 William Feather Drive

Each of these individuals testified that the Signal Hill School would be located too close to the school and it would create unacceptable traffic delays and safety issues especially during school commuting hours.

David Phung

4 Quail Hollow Road

Mr. Phung is concerned with traffic issues.

Maryann Twist

161 William Feather Drive

She is concerned for the school children safety

John Martin – 14 Redstone Drive

Melissa Shack – 19 Fox Hollow Drive

Mike Cianfrone – 23 Tenby Chase

Each of these individuals testifies that the applicant should reduce the building size so that is more proportionate with the size of the lot.

Rashi Shyam

12 Signal Hill Drive

Objects due to traffic concerns

George Flunt

3 Tenby Chase

Testifies he is concerned with the stormwater basin and the maintenance.

Mr. DiNatale makes a motion to close public portion; seconded by Mr. Schallenhammer. Motion carries with the following voice vote of all present board members. The meeting is closed to the public

The Board finds that the proposed development is excessive for the size of the lot and the requested variances and design waivers should not be granted for the benefits do not outweigh the detriments or benefit the community. The proposed development would make a bad traffic situation worse and there is simply no additional capacity for Signal Hill Road to accept more development.

Mr. DiNatale makes a motion to deny the application; seconded by Mr. Brzozowski. Motion carries by the following roll call vote.

AYES: Mr. DiNatale, Mr. Brzozowski, Mr. Rashatwar, Mr. Schallenhammer

NAYS: Mr. Ravitz, Mr. Kleiman, Mr. Stein, Mr. Schwenke.

Meeting is adjourned

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.