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VOORHEES TOWNSHIP PLANNING BOARD MINUTES APRIL 28, 2021\_\_\_\_\_\_ \_\_\_

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. Schallenhammer, Mr. Rashatwar, Mr. DiNatale,

Mr. Nicini, Mr. Brocco

Absent: Mr. Kleiman, Mr. Brzozowski, Mr. Kleinman, Mr. Stein

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

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Motion was made by Mr. Rashatwar to approve the minutes dated April 14, 2021; seconded by

Mr. DiNatale. Motion carries by the assenting voice vote of all board members present with the exception of Mr. Brocco and Mr. Nicini who abstained

NEW BUSINESS

JUSTIN HAIG, LLC

AMENDED SITE PLAN  
310-314 SOUTH BURNT MILL ROAD  
BLOCK 26, LOTS 2 & 3

PC #21-003

Appearing before the board is Mr. Jordan Goldberg, applicant’s attorney, Mr. Jack Gravlin, applicant’s engineer and Mr. Doug Dividovich, applicant.

Mr. Goldberg gives a brief summary of the application. He states the applicant is seeking approval to install a 760 square foot refrigeration box in the rear of the existing building. The box will be installed on a concrete pad that replaces existing asphalt paving. He informs the board the property is located in the Business Zone and the principal use of the site is Sweet Eats Bakery.

Mr. Gravlin informs the board that the applicant had previously received approvals to construct a parking lot and stormwater basin along with the consolidation of lots 2 and 3 by resolution 17-023 and Applicant previously was granted Preliminary and Final Major Site Plan Approval by Resolution 17-023 to construct a parking lot and stormwater management basin and to consolidate Lots 2 and 3. In addition, Applicant was granted Amended Site Plan Approval to construct a 2,000 square foot storage building on piers over the stormwater management basin located behind the existing building.

Mr. Gravlin testifies that the proposed refrigeration box will be installed on a concrete pad in the rear of the exxisitng building on Lot 2. He states five parking spaces would be eliminated to maintain access to create a new loading area. He states that the applicant would still conform with the required amount of spaces of 81 proposed where 64 spaces are required.

Mr. Dividiovich testifies that he has recently purchased lot 3 and will be submitting an application within the next 6 months. He informs the board that due to the Covid pandemic and finiancial issues the previously approved construction was not completed. He states the new plan will include a building addition and revised parking plan.

Mr. Darji states he is satisfied with the comments from the applicant and also adds the Stormwater Management is determined by their previous approval.

Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Schallenhammer. Motion carries by assenting voice vote of all present board members.

Mr. Schallenhammer makes amotion to grant Amended Site Plan approval to install a 760 square foot refrigeration box at the rear of the building with the following conditions/stipulations:

1. The applicant has agreed to comply with the Board Engineer’s review letter dated April 23, 2021.
2. Applicant shall file a development application addressing outstanding compliance pla issues within six (6) months of the memorialization of this Resolution.
3. Applicant shall pay any and all affordable housing fees as required by law

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

AYES: Mr. Schwenke, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale,

Mr. Nicini, Mr. Brocco

NAYS: None

GARDEN MEDICAL SPA

MINOR SITE PLAN

100 ROUTE 73

BLOCK 251; LOT 4

PC# 20-016

Appearing before the board is Mr. Tim Quinlan, applicant’s attorney and Dr. Jay Mirmanesh applicant.

Mr. Quinlan gives a brief description of the application. He states LJM Associates, LLC/Garden Medical Spa is the owner of the subject property at 100 Route 73. He states the property consists of 2.37 acres and is currently developed with a 5,009 square foot two-story medical office building. He states the use is a permitted use in the Major Business Zone. Mr. Quinlan states the applicant is proposing to construct a two-story office addition, consisting of 1,169 square feet, plus additional site improvements, including a reconstructed portion of an existing 8-foot wide concrete path and extending concrete sidewalk across the rear face of the addition. A portion of existing pavement in proximity to the addition will be removed, regraded and replaced with new asphalt. Applicant also proposes replace an existing monument sign with a new 61 square foot pylon mounted sign at height of 15.33 feet which would require a variance. Mr. Quinlan also informs the board that the Board Engineer recommended the applicant’s request for certain submission waivers.

Dr. Jay Mirmanesh testifies on behalf of the application. He states the addition is needed to add more exam rooms for the pediatric practice and also for the New garden Medical Spa. Dr. Mirmanesh states the propsed expansion will include four exam rooms, two treatment rooms and three storage rooms. Dr. Mirmanesh testified that the medical office will operate Monday to Friday with two shifts, from 8 AM - 4 PM and 1 PM to 8 PM. Trash collection will occur once per week and medical waste removal will occur once per month. Applicant will provide LED lighting as part of the site improvements. Six parking spaces will be eliminated, thus requiring a parking variance (44 spaces required; 42 spaces provided).

Dr. Mirmanesh testifies that the reason for a bulk variance for the proposed pylon sign (61 square feet proposed; 32 square feet permitted) and also for the other design waivers requested is that he has acquired additional lands and has plans to build a medical center in approximately 6-12 months. The Planning Board Engineer posed no objection to the granting of the requested parking and sign variance and design waivers given the representation that an application will be filed in 6-12 months. The Planning Board Engineer further noted that the existing monument is 45 square feet. The Planning Board finds and concludes that the requested bulk variances and design waivers should be granted based upon the recommendation of the Planning Board Engineer and the representation made by Dr. Mirmanesh that a future application will be filed in the next 6-12 months.

Dr. Mirmanesh testifies there is no change with trash pick up which is once a week and medical waste is picked up once a month. Dr. Mirmanesh agreed to coordinate with the Planning Board Engineer on the relocation of the trash enclosure. Dr. Mirmanesh requests that any current concerns with lighting and landscaping be put on hold until he returns with a new plan for the Medical Center.

Dr. Mirmanesh agrees to recommendations in both the April 23, 2021 report of the Planning Board Engineer and April 21, 2021 report of the Township Sanitary Sewer Engineer .

Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Nicini. Mootion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion to grant application for minor site plan approval with submission waivers, bulk variances and design with the following conditions and stipulations:

1. Applicant shall comply with the recommendations set forth in Board Engineer’s review letter dated April 23, 2021.
2. Applicant shall comply with the recommendations set forth in the Township Sewer Engineer’s April 21, 2021 review letter.

3. Applicant shall file an application within 12 months of the memorialization of this Resolution for the construction of a new medical center and shall address the Route 73 landscaping requirements at that time.

4. Applicant shall coordinate with the Planning Board Engineer regarding the relocation of the trash enclosure.

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

AYES: : Mr. Schwenke, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale,

Mr. Nicini, Mr. Brocco

NAYS: None

There being no further business before the board, Mr. Schwenkei 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.