VOORHEES TOWNSHIP PLANNING BOARD MINUTES MAY 12, 2021

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. Kleiman, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Nicini,

 Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Ravitz

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

MEMORIALIZATION OF RESOLUTIONS

Schaeffer Land LLC

Minor Subdivision

207 Kresson-Gibbsboro Rd

Block 213.04; Lots 121, 122 & 124

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

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Kleinman, Mr. Mr. Stein, Mr. Kleinman

 Mr. Schallenhammer

ABSTAIN: Mr. Mr. Nicini, Mr. Brzozowski, Mr. Brocco

NAYS: None

Justin Haig, LLC

Amended Preliminary and Final Major Site Plan

310 South Burnt Mill Rd

Block 26; Lots 2 & 3

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

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Brocco, Mr. Nicini

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

NAYS: None

Garden Medical Spa

Minor Site Plan

100 Route 73

Block 251; Lot 4

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

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Brocco, Mr. Nicini

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

NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated April 28, 2021 was made by Mr. Schallenhammer; seconded by

 Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman, Mr. Stein, Mr. Kleinman, Mr. Brzozowski who abstained.

NEW BUSINESS

SHURGARD STORAGE CENTERS, LLC

WAIVER OF SITE PLAN

612 BERLIN ROAD

BLOCK 147, LOT 1

PC# 21-005

Appearing before the Board is Ms. Lisa John-Basta, applicant’s attorney, Mr. Fabian Wika, applicant’s engineer.

Ms. Basta gives a brief description of the application. She sates the applicant is seeking approval to install solar panels on one existing self-storage building located at 612 Berlin Road. Ms. Basta introduces Exhibit A-1 , photos of the site.

Mr. Wika testifies that the panels will be installed on the one story office building and will not be visible from the ground due to the parapet walls on the flat roof.

Ms. Basta introduces Exhibit A2 which is a plan illustrating the solar panels on the building. Mr. Wika states he panels will be placed and installed in the typical manner. Mr. Wika testifies the system is a one piping system to the second floor and all equipment is placed indoors. He also testifies the amount of energy produced will not exceed what is permitted by ordinance.

Mr. Darji stated the applicant has provided testimony regarding his concerns of esthetics and glare. Mr. Darji also states the applicant will be submitting documentation regarding energy to be produced.

Mr. Wika testifies the panels will be installed on a corrugated metal roof and also states the applicant has agreed to remove the panels if the building abandoned.

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

Mr. Schallenhammer makes a motion to approve the Waiver of Site Plan application for the installation of a rooftop solar array system for the property located at 612 Berlin Road, Block 147; Lot 1; with the following conditions/stipulations:

1. The applicant has agreed to submit PSEG approval.
2. The applicant has agreed to all comments in the engineer’s review letter dated May 7, 2021.
3. The applicant has agreed to comply with the Townships’ Renewable Energy Ordinance.

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

AYES: Mr. Schallenhammer, Mr. Nicini, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Brzozowski, Mr. Kleinman, Mr. Brocco, Mr. Stein, Mr. Schwenke

NAYS: None

ECHELON II, LLC

PRELIMINARY AND FINAL MAJOR SITE PLAN

213, 221 & 227 LAUREL ROAD

BLOCK 150.02; LOTS 1.01’ 1.02, 1.06

PC# 21-008

Appearing before the Board is Mr. James Burns, attorney, Mr. Terrence Combs, Engineer, Mr. Keith Peltzman, Independent Solar, Mr. Drew Biddle, Independent Solar and Mr. David Cohen, applicant

Mr. Burns gives a brief summary of the application. He states the applicant is seeking Preliminary and Final Major Site Plan approval to install solar panels on the roofs of two existing buildings as well as proposed carports to be constructed in the existing parking lots.

Mr. Peltzman, President of Independent Solar testifies on behalf of the application. He states he has installed commercial rooftop solar systems throughout the area including Voorhees. He testifies the proposed parking structures will have between 14 ft and 18 feet clearance. He states they will be installing solar panels that absorb the suns reflection from underneath as well as the top. He states the applicant will be upgrading site lighting to LED lighting. He states the panels will be black and all wiring will be concealed. The applicant states they are not planning on installing charging stations at this time but will have the wiring available for future install.

Mr. Combs provides testimony regarding the requested variances and states the benefits outweigh the detriments and the. He states the applicant will add curbing restoration details and coordinate with Mr. Darji regarding this. Mr. Combs also testifies that the applicant will coordinate with the Fire Marshall regarding his concerns with the turning radius around the far end of the proposed canopy, to ensure an aerial ladder can make that turn and concerns regarding access for an aerial ladder to reach the roof of the building, especially the building facing Laurel Road. Mr. Combs testifies the applicant will also comply with the Fire Marshall’s concerns due to the over hang from the trees along the sidewalk there, requiring the apparatus be set-up further from the curb for accesses.

Mr. Darji informs the Board the applicant even after the elimination of parking spaces they are still in compliance with the parking ordinance.

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

Mr. DiNatale makes a motion to approve the Preliminary and Final Major Site Plan along with certain variances to permit the installation of solar panels on the roofs of two existing 3 story office buildings as well as carports to be constructed in the existing parking lot for the property located at 213, 221 and 227 Laurel Road with associated site improvements with the following conditions/stipulations:

1. The applicant has agreed to comply with all recommendations in the Engineer’s review letter dated May 7, 2021
2. The applicant will comply with the Fire Marshalls concerns .
3. The applicant will comply with the Township’s renewable energy ordinance.

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

AYES: Mr. DiNatale, Mr. Nicini, Mr. Kleiman, Mr. Brzozowski, Mr. Kleinman, Mr. Brocco, Mr. Stein,

Mr. Rashatwar, Mr. Schwenke

NAYS: Mr. Schallenahmmer

ABSTAIN: None

Seeing no further business Mr. Schwenke 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.