

Chairman Cupersmith 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. Cupersmith, Mr. Daddario, Mr. Leoncio, Mr. Willard, Mr. Weil, Mr. Cohen, Mr. Pannu, Ms. Tulman

Absent:

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

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MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

NEW BUSINESS

SAFETY IN GROUPS  
2515 EVESHAM AVENUE  
EXTENSION OF PREVIOUS APPROVALS  
BLOCK 207; LOT 4.18  
ZC# 2021-017

Appearing before the Board is Mr. Richard Goldstein, applicant's attorney and Mr. Eric Boory, applicant.

Mr. Goldstein gives a brief summary of the application. He states the applicant is seeking a 1 year extension of previously granted variance approvals for a group home for up to 15 developmentally disabled adults along with an ancillary recreational building to be used by the residents and their guests. He states the last extension that was granted took them through to July 2019 then again through March 2020 due to the permit extension act. Mr. Goldstein states the applicant will provide further testimony regarding the reason for the request of another extension but informs the Board the applicant has already recorded the Developers Agreement with the Township in 2019, has deposited the Performance Guarantee and escrow with the Township and is planning on moving forward with the project. Mr. Goldstein informs the Board there was a delay due to funding issues. Just recently the state has approved funding for these types of projects for the developmentally disabled and now the applicant no longer has to rely strictly on private funding.

Mr. Boory is sworn in. Mr. Boory testifies he is the president of Safety in Groups, Inc and that he intends to move forward with the project previously approved by the Board. He confirms the Developer's Agreement has been recorded and the Bond and Escrow have been deposited. Mr. Boory informs the Board that they have faced a few challenges moving forward with the project. He informs the Board three individuals including himself recognized the overwhelming need for housing for developmentally disabled adults and started this grass roots effort but unfortunately due to illness and deaths of two of the founding members there was a delay in moving forward. Then the Covid 19 pandemic delayed the process even further. Mr. Boory that they are now ready to move forward and also instead of relying on just private funds they are now eligible to receive grants from the State. The state also approved residents to use their budgeted dollars and not just private pay to live there. Mr. Boory also informs the Board this will be a 100% special needs group home.

There are no further comments from the Board. Mr. Cupersmith opens the meeting to the public. Seeing no public portion is closed.

Mr. Weil makes a motion to grant approval for the extension of approvals to October 5, 2022. Motion seconded by Mr. Cohen. The motion carries by the following roll call vote:

AYES: Mr. Weil, Mr. Cohen, Mr. Willard, Mr. Leoncio, Mr. Daddario, Mr. Pannu, Mr. Cupersmith

NAYS: None

ABSTAIN: None

VOORHEES RT 73 DEVELOPMENT GROUP LLC (WAWA)  
ROUTE 73 & KRESSON ROAD  
PRELIMINARY & FINAL SITE PLAN APPROVAL

Appearing before the Board is Mr. Tim Prime, attorney, Mr. Matt Sharo, engineer, Mr. Nick Verderese, traffic engineer.

Mr. Norman gives a brief description of the application. He states the following, The Applicant has submitted an application for Preliminary and Final Site Plan approval to construct a Wawa convenience store and fueling station on the above referenced site. The overall tract straddles the border between Voorhees and Evesham Townships. It comprises 4.16 acres with 3.48 acres contained within Voorhees Township and the remaining 0.68 acres in Evesham. Proposed improvements include construction of a 5,051 square foot Wawa retail building and a separate fueling station consisting of eight (8) fuel dispensers located under a 7,150 square foot overhead canopy. Its primary frontage and access are located in Evesham Township, along NJSH Rt. 73. Ingress and egress to the site from Rt. 73 will be provided via a right-in/right-out only driveway. Secondary ingress and egress to the Wawa site will be provided via a driveway accessing Kresson Road in the Voorhees portion of the tract that will restrict left turn egress. Roadway widening is proposed for both Rt. 73 and Kresson Road at the driveway intersections. There is an existing 1-story dwelling located adjacent to its Kresson Road frontage that will be demolished to facilitate construction of a driveway servicing the facility.

Variances.

1. From Section 152.002 to construct an access driveway to the Wawa Convenience Store and Fueling Station on lot 16, which is located in the RR (Rural Residential) district. The RR district

does not permit driveways or commercial development as a principal use. Consequently, a d(l) use variance is required.

2. From Section 150.15(G)(3)(e) to permit the fuel pricing portion of a monument sign on the Kresson Road frontage to have an area of 17.69 square feet where the gasoline price portion of a freestanding sign is prohibited from exceeding 12 square feet.

3. From Section 150.15(H)(2)(a) to permit two (2) façade signs where one is permitted on each public street frontage. One (1) 9.03 square foot facade sign on the fueling canopy and a second 67.7 square foot facade sign on the convenience store.

4. From Section 150.15(H)(2) to install two (2) "spanner" signs, each with an area of 39.3 square feet on the canopy supports, where the Ordinance does not specifically permit spanner signs.

5. From Section 150.15(H)(2)(b) to construct a 49.87 square foot freestanding sign on the 73' frontage on Kresson Road (CR 671) where a freestanding sign is only permitted on a county road or municipal street frontage of at least 100 feet.

6. From Section 150.15(H)(2)(b) to construct a 49.87 square foot freestanding sign on the Kresson Road (CR 671) frontage where a maximum freestanding sign area of 0.5 square feet per linear foot of building frontage is permitted, and no building frontage is proposed on Kresson Road.

7. From Section 152.102(A) to permit the access drive from Kresson Road to encroach into the required 100' rear yard landscape buffer required by Ordinance Section 154.006.

8. From Section 152.102(A) requires a minimum frontage of 300' for convenience stores with gasoline fueling stations whereas the Voorhees portion of the subject tract has 73' of frontage on Kresson Road. It is noted that the Evesham Township portion has 323' of frontage on NJSH 73. Waivers.

9. Ordinance Section 154.006(A)(3) prohibits drive aisles within required buffers. Ordinance Section 154.006(A)(8) requires a minimum buffer of 50' from a residential use or zone whereas the access drive from Kresson Road encroaches to within approximately 28' of Block 220, lot 17 and the sidewalk on the opposite side of the drive encroaches to within 4.4' of Lot 15. Both lots are located within the RR zone and currently support a religious use and office use, respectively.

10. Ordinance Section 154.006(D)(3) requires that landscaping consisting of six-foot-high evergreen trees be installed to screen the perimeter of trash enclosure walls, however, none are proposed. And any other variances or waivers as may be required.

Appearing before the Board is Mr. Timothy Prime, applicant's attorney, Mr. Matthew Sharo, applicant's engineer and Mr. Nick Verderese, traffic engineer.

Mr. Rakesh Darji is sworn in.

Mr. Prime gives a brief summary of the application. He states the applicant is seeking approval to construct a Wawa convenience store along with a fueling station and related site improvements. He states this application is almost identical to the Wawa located at White Horse and Burnt Mill Roads that was approved by the Zoning Board in February 2020 it is slightly smaller. He informs the Board this application is different than the original application that was heard before the Planning Board because it has just one principal use on the site and that original application had a proposed Tractor Supply store included on the site which has now been eliminated. He also states this application also differs in that there is no longer left hand turns exiting the site onto Kresson Road. He informs the Board the store hours will be a 24 hour 7 day a week operation as most Wawas are. Mr. Prime states the use is a principal permitted use on the bulk of the site and conforms to the Zoning Ordinance in the MB Zone. He states the minor variances requested are for signage which is the typical sign package that was approved

for the Burnt Mill/White Horse Road site and that the other variances were created when the applicant moved the driveway on the site further away from the intersection on Kresson Road and made it a no left hand turn out exit which is preferred by the Camden County Planning Board.

Mr. Matthew Sharo testifies on behalf of the application. He gives a brief description of the application. Mr. Sharo presents Exhibit A1 which is an aerial image of the property 5/6/21. It is an aerial image of the property outlined in yellow and also shows the surrounding uses and properties and the 200 foot buffer. He gives a brief description of the surrounding properties including north of the site which includes a veterinarian office and a car wash, south includes residential use and business uses. He informs the board there is a 20 foot utility easement located in the rear of the site which will be vacated. He presents exhibit A2 which is an aerial image with the proposed Wawa overlay on the site dated 5/6/21. He states the Wawa will be 5150 square feet with a 7150 canopy over the 8 pump fueling stations which house 16 dispensers. Mr. Sharo testifies they are proposing to reduce the speed limit on Kresson Road from 45 mph to 35 mph. Mr. Sharo presents exhibit A3 which is the overall site plan rendering. He testifies that the access from Route 73 will be right in, right out only driveway. Regarding Kresson Road access Mr. Sharo testifies that there will be right in and right out of the driveway with no left turns permitted exiting onto Kresson Road. He also has a 25 ft drive isle through the site which includes traffic calming pavement and striping to slow down traffic. Mr. Sharo testifies the applicant is proposing 54 parking spaces where 46 are required and are all 10 x 20 stalls which meets the ordinance requirements. He points out the yellow striping on the concrete and informs the board that is installed by Wawa for safety reasons. Regarding pedestrian access Mr. Sharon testifies there are three sidewalks around the three sides of the building along with crosswalks and also parking on those three sides as well. He states there will be sidewalk installed on the entire Route 73 frontage with crosswalks installed for pedestrian access. He states a bike rack will also be installed. Mr. Sharo testifies the applicant is requesting a bulk variance for the setback for the frontage on Kresson Road. He also states there is a 100 foot buffer in the rear of the property with a significant amount of natural buffer and leaving it in tact. They are requesting a variance for a small portion of that buffer that encroaches on the driveway.

Mr. Sharo presents exhibit A4 which is an architectural and elevation plan. He reviews the trash enclosure which will have a privacy gate. He reviews the loading area for deliveries. He testifies deliveries will be as follows: fresh groceries 4 to 5 times a week, dairy 3 times a week, dry goods 5 to 6 times a week and baked goods will be delivered daily. He testifies that trash will be picked up 3 times a week. He testifies there will be 8 gasoline dispensers with 16 pumps and diesel fuel will also be sold. He testifies that fuel is delivered as needed and is delivered during off peak hours. He states LED lighting will be installed and will be downward facing and will be full shut off and they meet the Township design standards. He testifies there will be 40-50 employees with 10 to 12 working during three separate shifts. Mr. Sharo presents exhibit A5 which is the gas canopy elevations. He reviews the sloped design of the canopy and states the canopy will be made of the same materials as the building to better blend in the structure. Mr. Sharo reviews the landscaping plan. He testifies the applicant is proposing to install quite bit of landscaping including street trees along Route 73, perimeter shrubs along the driveways and evergreens along the curblin to screen the headlights. He also testifies that along the buffer they will be supplementing what is existing and will remain with additional evergreens, shrubs and trees. He testifies the applicant will be installing a total of 659 plantings and trees on the site. Mr. Sharo reviews the stormwater on the site. He testifies portions of the site drain onto both Route 73 and Kresson Road. He states they are mitigating the increase in peak discharge with an underground storage detention basin which will discharge into the stormwater management system on Route 73. He testifies the applicant meets or exceeds all state and local stormwater management regulations. Mr. Sharo reviews the proposed signage. He states the sign located in Evesham Township is a typical Wawa ID sign and is 59.7 square feet and 20 feet tall. It has the Wawa emblem and gas process underneath

with the same stone veneer finish as the building. He testifies regarding the signage on the Voorhees property. He states the canopy sign is 9.03 square foot sign and is located on the façade of the canopy. He states the applicant is also proposing a spanner sign underneath the canopy that spans the columns of the canopy with the Wawa logo and is 39.3 square feet and requires a variance. He testifies the applicant is requesting a variance for a second façade sign on the front of the building which is 67.7 square feet. He testifies the applicant is seeking a variance for the proposed monument sign located at the entrance to the site on Kresson Road which is 7 feet 10 inches tall and requires a variance for the size of the gas price portion of the sign.

The Board has no questions for Mr. Sharo.

Mr. Nick Verderese testifies on behalf of the application. He states he prepared the traffic study for this application. He testifies the traffic study was prepared. He informs the Board he prepared the study following all standard methodology including state and county. He states a traffic study was conducted when the application was previously submitted with 2 uses and that study showed higher traffic volumes but due to the fact this application is a smaller use and smaller building he anticipates less traffic. Mr. Verderese testifies there will be a right in and right out only onto the site from Route 73 and they will be widening the shoulder at that area to 12 feet. He also states that on Kresson Road the driveway permits right in right out movements along with a left into the driveway from Kresson Road but prohibits a left out of the site onto Kresson Road. The County has also agreed to reduce the speed limit on Kresson Road from the intersection from 45 mph to 35 mph. He states the driveway from Kresson Road is for the Wawa site only and that the applicant has shifted the driveway 600 feet away from the existing intersection. He testifies this use is a pass by use and not a destination site. He testifies the applicant will be retuning to DOT for a permit for the changes from the previous application with 2 uses. He feels this use will not have a huge impact on traffic. He states there is no requirement or benefit to install a left hand turn lane on Kresson Road. He testifies the delivery trucks will access the site from Route 73. He states the site will have ADA access.

The applicant agrees to comply with the Compensatory Tree Ordinance.

The meeting is open to the public.

Pam Rafter  
333 Kresson-Gibbsboro Road

Ms. Rafter has concerns with traffic and safety due to the fact there are schools close by. Also concerns with the access off Kresson Road and the amount of trash and debris from the site.

Anthony Smeglin  
4 Birch Street

Mr. Smeglin has concerns with the increase in traffic. He is concerned with the amount of u-turns to be made on Birch Street. He states there is already an overflow of parking from the ballfield. Safety concerns regarding bike path and traffic. He is concerned with the traffic backup for EMS vehicles.

Lewis Horvitz  
6 Birch Street

States his backyard will face the Wawa. He is concerned with the traffic issues on Kresson Road and is not in favor of the entrance and exit onto Kresson Road.

Mary Horvitz  
6 Birch Street

Concerns with the do not block the box and traffic issues on Kresson Road,

Glen Slovevs  
4 Chipley Run

Concerns with traffic on Kresson Road and states it already impossible to get into the intersection from Kresson Gibbsboro Road. He is also concerned with safety as he is an avid bicyclist.

Deepal Patel  
3 Covington Lane

He is please that there will be a decrease in the speed limit but is concerned with uturns and increased traffic and safety.

Howard Sobel  
507 Kresson Road

Mr. Sobel is raising jurisdictional issue. He states for the record that he is representing Voorhees Law Center which he is the sole member. He states he would like to cross examine the applicant. He feels the agenda is incorrect and the meeting dates listed is incorrect. He states the notice was inaccurate because he was unable to access documents and records. He states the documents that were sent to him were ineligible. Mr. Sobel is given the opportunity to appear before the Board on July 8<sup>th</sup> with his planner. Mr. Prime agrees to send Mr. Sobel copies of all the plans and documents.

Heather Furey  
508 Kresson Road

She states she lives across from the proposed Wawa and is concerned with traffic and children getting the bus on Kresson Road.

Shanley Horvitz  
6 Birch Street

Is concerned with the increase in traffic.

Colleen Brown  
4 Birch Street

Is concerned with traffic and the safety of children.

Mr. Cupersmith does respond to the public comments regarding already existing traffic issues and informs the Board those issues are an enforcement issue with the Police Department.

Seeing no further public comments Mr.Cupersmith closes public portion.

It is announced that this application will be continued to the July 8, 2021 meeting and will begin at 7:00 PM. No further notice is given.

Mr. Cohen makes a motion to adjourn the meeting. Motion seconded by Mr. Weil. Motion carries by the assenting voice vote of all present Board members.

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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.