

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. DiNatale, Mr. Rashatwar, Mr. Nicini, Mr. Brzozowski, Mr. Brocco, Mr. Stein,

Absent: Mayor Mignogna, Mr. Ravitz, Mr. Kleiman, Mr. Mark Kleinman

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

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

NEW BUSINESS

SCHAEFFER LAND LLC
CORRESPONDENCE – DRIVEWAY MODIFICATION TO PREVIOUSLY APPROVED MINOR SUBDIVISION
207 KRESSON-GIBBSBORO ROAD
BLOCK 213.04; LOTS 121, 122, 124
ACTION DATE: 9/20/21
PC# 21-020

Appearing before the Board is Mr. Richard Hoff, attorney, Ms. Pam Pellegrini, engineer, Mr. Tim Schaeffer, applicant

Mr. Hoff states this application was previously approved by the Board in April. For a 4 lot subdivision. Mr. Hoff presents the previously approved plan outlining the driveways. He presents the new plan showing that they eliminated the second access off of Kresson-Gibbsboro Road and have implemented the bulb for emergency access vehicles to turn around which is what the Board and Mr. Wharton the Fire Marshall had requested. Mr. Hoff states that an email was sent to Ms. Flite, Board Secretary, from Mr. Wharton stating he received the turning template to review and was satisfied with the revisions made.

Mr. Darji states that the applicant took into consideration the concerns of the Board and the public when they appeared at the previous meeting. Mr. Darji states they will be required to establish a Homeowner's Association to manage the Stormwater and also this shared driveway. He states this layout is preferred and also states the subdivision lines and lot lines have not changed however easement lines and drainage have. Mr. Darji also states he has requested the driveway meets the RSIS classification and for the road to be widened to 20 feet leading up to the bulb at least. Mr. Hoff states they would like it to remain at 18 feet to limit the impervious coverage.

Ms. Pelligrini states the Stormwater Management Plan is essentially the same that proposed before due to the revision to one driveway there is now a reduction in impervious coverage. She states the applicant is still proposing pervious paving with a stone bed underneath as previously submitted with the original application. She states they will conduct more test pits and recalculate the data and make any changes if necessary.

Seeing no further testimony from the applicant Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. DiNatale makes a motion to close public portion, seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present Board members.

Mr. DiNatale makes a motion to grant Correspondence approval for the revised minor subdivision plan to provide for a shared single driveway access servicing each to the four (4) residential lots for the property located at 207 Kresson-Gibbsboro Road with the following conditions/stipulations:

1. Applicant shall submit the form of the deeds and legal descriptions for the four lots and cross-easements for shared driveway access and maintenance for review by the Planning Board Engineer and Planning Board Solicitor.
2. With the exception of this modification the applicant shall comply with all other conditions of approval of Planning Board resolution 21-016.

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

AYES: Mr. DiNatale, Mr. Nicini, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schwenke

NAYS: None

ABSTAIN: None

ALFRED FURIA

PRELIMINARY AND FINAL MAJOR SITE PLAN

308 BERLIN ROAD

BLOCK 144; LOT 2

ACTION DATE: 8/24/21

Pc# 21-014

Appearing before the Board is Mr. Michael Coluzzi, attorney, Mr. Alfred Furia, applicant, Mr. Rhett Chilliberti, engineer, Mr. Michael Mazzola, property owner

Mr. Coluzzi gives a brief summary of the application. He states the applicant is seeking Preliminary and Final Major Site Plan approval for the property located at 308 Berlin Road along with bulk variances for impervious coverage, number of required parking spaces and setbacks and some existing non-conforming pre-existing conditions. He states the applicant is also seeking some design waivers. He informs the Board the applicant is seeking to develop the property into an Italian specialty market. He states the property is located in the Business Zone and is a permitted use. He states the current owners of the property have owned the property for over 20 years and are in full support of the application. The property has been vacant for many years.

Mr. Coluzzi states the proposed Italian Specialty food and grocery market will feature on site prepared Italian food items, prepackaged imported food items, fruit and produce. The location will feature a deli, catering menu, family style dinner menu and take out menu. He states the hours of operation are anticipated to be 8:00 AM to 6:00 PM six days a week. Mr. Coluzzi informs the Board Mr. Furia has many years in the food service industry.

Mr. Coluzzi informs the Board that the applicant originally proposed indoor/outdoor dining at the store but has since removed these features from the application. Mr. Coluzzi states Mr. Furia's intention is to keep the store/deli a take-out and online ordering establishment and maintain a quick turn around experience.

Mr. Coluzzi reviews the variance requested. He states the first four variances requested are existing/non-conforming issues.

1. Front yard setback
2. Rear yard setback
3. Minimum side yard setback
4. Buffer to the residential properties

The additional relief sought is for

5. impervious coverage
6. Parking setback
7. Size of parking spaces

He states are also seeking design waivers.

Mr. Furia is sworn in and testifies on behalf of the application. He states he will be owner and operator of the establishment. Mr. Furia informs the Board of his background in the food industry. He has over 20 years experience in all aspects of the food industry. Mr. Furia describes to the Board what a typical day would be at the proposed market. He states he himself would be at the market around 6 AM to prepare for the day. He would have approximately 4 employees which are typically family and he would provide delivery service for his catering service.

Mr. Furia testifies vendors would deliver during off hours. He testifies trash removal would take place 2-3 days a week during off hours. Mr. Furia also states he has eliminated the indoor/outdoor aspect of application.

Mr. Chiliberti testifies on behalf of the application. He states the existing non-conforming issues are due to the orientation of the existing building to the property lines. He presents exhibit A1 which is an aerial photo of the property. He presents exhibit A2 which is a survey of the property. He states the site has unique properties it has 2 street frontages on Berlin Road and Hudson Avenue. and there are some challenges when it comes to developing the site.

Regarding impervious coverage Mr. Chiliberti states the applicant is proposing pervious pavers and pavement. 52.6 % impervious coverage is proposed. Mr. Chiliberti states the applicant is seeking to renovate the existing building and parking area. He testifies the 3 feet parking setback being requested is on the one side of the property which will be next to an existing office building with a large parking lot that is currently around 3 feet from the property line. He testifies the applicant is requesting 18 parking spaces where 26 are required.

Mr. Chiliberti testifies regarding the requested waivers. He states the request for a waiver from the trash enclosure screening of 6 foot high evergreens is due to the fact there is parking right next to the enclosure. He states the applicant is requesting a waiver from the 18 feet minimum aisle width to 15 feet. Regarding the proposed parallel parking spaces Mr. Chiliberti states they will be reserved for employees who will be there for the duration of the day.

Mr. Chiliberti testifies regarding the requested waiver for the minimum entrance drive length of 15 feet on the southside of the property where 20 feet is required is due to the proposed circulation. The applicant is requesting 42 feet Minimum centerline separation between driveways where 60 feet is required. He testifies they are moving the existing curb cut slightly and mitigating this issue by creating one way circulation to avoid conflicts with vehicles. Mr. Chiliberti also states they presented this plan informally to the County who saw no issues with the proposed plan. Mr. Chiliberti also testifies the applicant will be required to submit a final plan to the County for final approval.

Mr. Chiliberti states the applicant is requesting a waiver for the requirement for loading areas to be screened from any public street where loading will be visible due to the applicant trying to maximize the parking on the site.

Mr. DiNatale states he concerned with the amount of variances and waivers being requested and would like the applicant to consider demolishing existing building and constructing new. The applicant states it would not be feasible.

Mr. Schwenke has some concerns regarding the impervious coverage. Mr. Darji states the pervious pavement and pavers proposed still count in the calculation of the impervious/pervious coverage. He states the coverage for this application is 70.1%. He states the ordinance does allow for a buy up/buy down regarding impervious coverage which the applicant would have the option to do so which would eliminate that variance. Mr. Darji informs the board that the ordinance regarding the amount of parking spaces required is based on the type of use and due to the unique nature of this business the calculation was reduced due to the elimination of the dining indoor/outdoor aspect of the application. Mr. Darji also states if the applicant were to construct a new building there would still be an issue with the parking area.

Mr. Darji and Mr. Schwenke suggest the applicant eliminates parking space #1 and relocate the trash enclosure on an angle. And turn the drive aisle to 18 feet where the parallel spaces are proposed. Mr. Darji states the remaining drive aisle width is 25 feet. This would eliminate the variance required.

Mr. Furia states he is looking to have a quick turn around of customers.

In response to Mr. Rashatwar's question regarding the installation of bollards in front of parking spaces Mr. Chiliberti states the applicant is proposing installing 8 bollards in the spaces facing the building.

Mr. Darji states the applicant does not disturb more than one acre and does not create more than ¼ acre of net increase of impervious coverage or motor vehicle coverage therefore it does not need to meet the DEP Stormwater Requirements. They do however need to submit some data analysis regarding stormwater runoff to be reviewed to determine there are no adverse conditions created by runoff.

The applicant agrees to comply with Churchill Engineer's review letter and provide more details of the grease trap. No additional sewer connection fee is required.

The applicant will amend the architectural drawings to not include outdoor seating or pergola. (Exhibit A4) The applicant is not committing to the architectural drawing submitted.

Seeing no further comments the Chairman opens the meeting to the public.

Michael Burns
1106 Hudson Avenue

Mr. Burns is concerned with the parking on Hudson Avenue. His home is the first house next to this building. He states parking is permitted on Hudson Avenue. He states there are issues with people blocking driveways, mailboxes and impeding on sight lines. He informs the Board there is some signage regarding no parking from here to corner on a portion of Hudson Ave.

Lee and Stephane Pinardo
1107 Hudson Avenue

Mr. and Mrs. Pinardo state they are concerned with parking on the street. Concerns with 3rd party pick up services parking on the street out of convenience. They also state they have concerns with the trash pickup noise.

Joe Piskai
300 Berlin Road

Mr. Piskai states he is the owner of the Orthodontics office directly next door to the subject property. He is concerned with the trash enclosure screening. He is concerned with the waiver to screen the loading area.

Seeing no further public comments Mr. Nicini makes a motion to close public portion, motion seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present Board members.

After further discussion the applicant has requested to carry the application to the September 8, 2021 Planning Board meeting and it is announced no further notice will be given. The applicant also extends their action date.

Mr. DiNatale makes a motion to accept the applicant's request to be carried, seconded by Mr. Nicini. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Nicini, Mr. Rashtwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schwenke
NAYS: None
ABSTAIN: None

Seeing no further business Mr. Schwenke adjourns the meeting.

Wendy Flite

Voorhees Township 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.

