

The Vice- 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. Kleiman, Mr. Nicini, Mr. Rashatwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein
Mr.Schallenhammer

Absent: Mr. Schwenke, Mr. Ravitz, Mr. DiNatale, Mr. Kleinman

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

MEMORIALIZATION OF RESOLUTIONS

Virtua-West Jersey Health System
Amended Final Site Plan
Block 228; Lot 7
PC# 21-021

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. Kleiman, Mr. Brzozowski, Mr. Stein

ABSTAIN: Mr. Nicini, Mr. Brocco

NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated September 22, 2021 was made by Mr. Rashatwar; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini and Mr. Brocco who abstained.

NEW BUSINESS

SAFStor LAND CO., LLC
PRELIMINARY & FINAL MAJOR SITE PLAN
SELF STORAGE FACILITY
604 CENTENNIAL BLVD
BLOCK 213.01; LOT 94
ACTION DATE: 10/29/21
PC# 21-019

Appearing before the Board is Ms. Kimberly Bennett, attorney, Mr. Jim Bob McElroy, applicant, Mr. James Burt, Engineer, Ms. Laurel Martin, architect, Mr. Kyle Humphreys, engineer

Ms. Bennett gives a brief summary of the application. She states the applicant is seeking preliminary and final major site plan approval to construct a 102,000 square foot three story self-storage facility. The property is located at 604 Centennial Blvd, is approximately 5.76 acres and located in the Office 3 Zone. There will be a small office and 1-2 people working per shift.

Mr. McElroy testifies he is a representative of SAFstor which is a vertically integrated self-storage facility which works alongside nationally known companies throughout the country. He testifies that this site will be leased and operated by Cube Smart. He states that Safstor also is community minded and will set aside 3 units varied in size to non-profit charities or a family that may have been affected by a natural disaster of some kind and could utilize the unit to store their belongings free of charge. Mr. McElroy informs the Board they also set aside one room for law enforcement to use as a substation or a small community meeting space.

Mr. McElroy states SAFstor chose this location for a number of factors including, traffic, population, income. He testifies that this site will remain owned by SAFstor and will be leased and operated by Cubesmart. He states that anyone who needs to access their unit would have do so by entering the main lobby entrance because units are all interior access only. Customers can take the elevator to the

floor where their unit is located or a hallway if on the first floor. Regarding the operations of the facility he testifies the majority of the unit leasing is done online. He testifies hours of operations of the office is Monday thru Friday 9:00 AM to 6:00 PM, Saturday 9:00 AM to 5:00 PM and are closed on Sunday. Customers would have 24 hour access to their units utilizing a card reader. He states the average visit time to a unit is 30 minutes. He also testifies there is security cameras on site also.

Mr. McElroy testifies no business can operate out of a unit and there will be no outside storage. He states solid waste and recycling will be picked up by an outside company. He also states they do not offer moving trucks or vans.

In response to Mr. Rashatwar regarding the community room, Mr. McElroy states the community can fit a table and about 12 chairs and will be free to use by a community organization and will be reserved but will not be rented or leased. The Board requests information on insurance to use the community room.

Mr. Kyle Humphreys testifies on behalf of the application. He presents exhibit A1 – Site Photos which is an overhead photo of the existing conditions which is vacant and predominately wooded. He states there is an existing apartment complex to the north border of the site. Centennial Blvd and an office complex are located to the east and to the south is the L & L Redimix Concrete site. He reviews additional photographs containing views from the street including a sidewalk that is not connected which he states the applicant is proposing to connect he sidewalk if approved.

Mr. Humphreys presents exhibit A2 which shows the clearing limits in relationship to Centennial Blvd. He states the site is lower than the surrounding properties which does not provide them with much stormwater relief. He states they tried to concentrate the clearing to the south of the site. Mr. Humphreys states the applicant has agreed to meet with the landscape engineer from ERI to calculate the number of trees for compliance with the Compensatory Tree Ordinance.

Mr. Humphreys presents exhibit A3 which is sheet 4 of the site plan which contains monument sign detail that was not previously submitted indicating a 25 feet setback from the right of way line adjacent to the entrance drive isle. Mr. Humphreys testifies that the applicant took into consideration the residential uses when laying out the site. They provided a 100 foot buffer from the apartment use and more than 200 feet away from the single family homes. He also states the single family use is about 20 feet higher than the site. He states the applicant concentrated the development to the front of the site.

Mr. Humphreys states the applicant is proposing a single entrance driveway at the southern portion which fits with the main approach of orienting the building to the front of the site as close to the road as possible. The office is located at the southwestern corner which is also where the majority of the parking is located. The entrance is off of Centennial Blvd and you can then travel to one of the two loading areas. He also states the traffic will be spread out throughout the day so the driveway proposed is not going to effect the driveway directly across from the site. The applicant is seeking a design waiver for this because the proposed driveway is less than 100 feet from center line to the driveway directly across the street.

Mr. Humphreys testifies the applicant is proposing a trash enclosure located at the western portion of the building near the loading area. He refers to the turning template and states the trash truck will utilize the K-turn after pick up and exit the site. They are not proposing a loop around the building in order to maintain the buffer on the other side of the building. Mr. Humphreys presents Exhibit A-9 which is an aerial ladder truck that maneuver to all three sides of the building to allow exterior entry to the building.

Mr. Humphreys refers to Exhibit A2- sheet 7 which is the landscaping plan. He states a lot of care was taken to screen the building from the residential areas next to the site. The applicant did not want to overplant the front of the site in order to see the building and signage but that provided adequate landscaping in other areas. He also states the applicant will comply with Compensatory Tree Ordinance. The applicant will be supplementing plantings in areas needed.

Mr. Humphreys provides testimony regarding the lighting. He states the applicant is proposing predominately building mounted lights but kept the lights of the side of the building that faces the residential portion. They are proposing enough lighting to provide security for the operations. They are averaging about a foot candle in the drive isles and loading areas and a little more than that at 1.5 in the parking areas and 1.4 in the pedestrian areas.

Mr. Humphreys refers to sheet 5 of the site plan regarding stormwater for the site. He testifies the applicant is proposing 2 infiltration basins with 4 bays to capture runoff. They interconnected them to better equalize the runoff. He states in the southern portion they are installing underground stormwater piping and some overland discharge for the eastern and western portions of the site.

Mr. Schallenhammer has some concerns regarding the lighting especially the lighting facing the residential properties in the back. Mr. Humphreys states that the lighting will be building mounted and are directed downward. He also states the applicant will place shields over the lights.

Mr. Schallenhammer asks if the applicant is proposing to install solar panels. Mr. McElroy states they are not.

Mr. Rashatwar asks if a Phase 1 study was conducted. Mr. Humphreys states a Phase 1 Study was completed and there were no significant environmental concerns. He states there are piles of asphalt and liter that will be removed from the site. Ms. Bennett informs the Board that the applicant did meet with the Environmental Commission last month and there were no concerns. Mr. Humphries states a Phase 2 was not recommended. They tested the soil of the piles and found no issues. He also states the applicant will provide an ESA for the engineer's review.

Ms. Bennett informs the Board the applicant is seeking a variance for the number of wall signs. She states there are two façade signs, one on Centennial Boulevard and one on the southern façade away from the apartments.

Ms. Martin testifies on behalf of the application. She reviews Exhibit A4 which is the architectural package. She states the applicant is proposing a three-story building with varying sizes of storage units. She states the design provides different frontages to provide some visual interest. She testifies that in the southwest corner is the entrance to the building which is about 890 square feet and includes the office, lobby and bathroom. The doors leading to the interior corridors are located there as well. The building also has stairs and elevators to access the second and third floors and also provides emergency exit.

Ms. Martin reviews exhibits A5, A6 and A7. One is a daylight shot from Centennial side of the building pushed to the south end of the entrance base. She informs the Board that the signage for Cube Smart which is indicated on the drawings is the vendor that will be operating at this site. She testifies there are several different commercial grade finishes proposed on the building which will not require maintenance and maintain their colors and visual appeal. She reviews A6 which is a nighttime view of the building. The building is 36 feet high to the top of the parapet. Ms. Martin testifies that the building meets all ADA requirements. She states parking is located on the western façade and they are providing two handicapped spaces at the closest point to the entrance of the building. Mr. Humphries testifies the applicant is proposing 20 parking spaces two of which are handicap spaces.

In response to Mr. Rashatwar's question regarding the installation of an electric car charging station, Mr. Darji informs the Board and applicant that the State of New Jersey has passed legislation requiring the installation of 15% of the spaces be EV spaces. Mr. Norman states he will review the legislation further to determine if this is applicable to this type of use. Mr. Burttt testifies that the applicant will install one make ready space for future use as an EV charging station.

Mr. Darji addresses his review letter. He states the applicant meets all the requirements for the zone. Mr. Darji states the applicant is requesting relief for the façade signage. He asks that the applicant provide the sign details for the façade signs and the monument sign be indicated on the final conformance site plan. The applicant testifies the size of the signs will be compliant with the Township Ordinance.

Mr. Burttt presents Exhibit A-10 which is the sign package. He testifies the sign facing south will be the larger of the two proposed façade signs. The second façade sign will be facing the road. Mr. Burttt also informs the Board they are proposing two signs indicating the office and loading zone. Ms. Bennett states the façade signs are located where they are so that motorists traveling in both directions will be able to find the site and the monument sign is there to designate the driveway entrance. The loading area and office signs are there to direct users once they are on site to exactly where they need to be going. The applicant agrees to increase the driveway width to 25 feet. The applicant states they are planting at the front of the building. The loading area are glass sliding doors.

In response to Mr. Darji's review letter the applicant has provided testimony there will be no resident manager on-site 24/7, the applicant has provided testimony there will be no businesses operating out of units and the units are to be used for personal use only. The applicant provided testimony there will be no outside storage permitted. The applicant has provided testimony regarding concerns with spillways from the adjoining property they will provide documentation on who will be maintaining it. Regarding stormwater management the applicant will modify the design and provide further details and calculations. The applicant has stated they are proposing to provide more plantings in the basin to defer the amount of trees needed to be planted in accordance to the Compensatory Tree Ordinance.

Mr. Darji informs the Board and applicant that the cost per tree is \$250.00.

Mr. Darji has some concerns regarding the spillways. Mr. Humphries testifies the applicant will modify the design in order to address his concerns and states emergency runoff will go to basin1 instead of running off into the parking lot or toward the apartments. The applicant has agreed to comply with any comments regarding landscaping. The applicant has agreed to comply with the stormwater management regulations.

In regards to the Fire Marshalls comments in reference to his request to have access around the entire building and provide an 18 foot drive isle for emergency vehicle access. The applicant states they will comply with all other comments and states there are no gates to enter the site. Mr. Schallenhammer states he has concerns with not having full access around the building. Mr. Humphries suggests a heavy duty grass paver ring road around that side of the building. Mr. Humphries states this type of paver will withstand the weight of the equipment. The applicant has agreed to submit a revised plan to include an 18 foot wide driveway for emergency use only with a chain and bollards to prevent thru traffic for review and approval by the Fire Marshall. Mr. Humphries states there is no trash compactor onsite and there will be a dumpster with an enclosure to comply with Township Ordinance.

The applicant agrees to comply with all comments in Churchill Engineers Sewer review letter dated September 20, 2021.

Vice Chairman Kleiman opens the meeting to the public.

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

Mr. Nicini makes a motion to grant Preliminary and Final Site Plan approval along with certain design waivers with the exception to widening the driveway to 25 feet and sign variances to permit the construction of a 3 story 102,350 square foot self-storage building with office space and associated site improvements with the following stipulations/conditions:

1. The applicant has agreed to one make-ready space for an EV charger
2. The applicant has agreed to submit a Phase 1 Environmental Assessment to confirm there are no environmental issues.
3. The applicant has agreed to include sign details on the final site plan
4. No business can be run out of the units at the site
5. No outside storage is permitted on the site
6. The applicant will provide supplemental plantings to comply with the Compensatory Tree Ordinance or a contribution of \$250.00 per tree. The applicant has agreed add more plantings to the screen residential properties and also to screen the basin
7. The applicant has agreed to install a grass paver 18 ft width ring road and chain links on both ends fore emergency access only subject to review and approval by the Fire Marshall and Board Engineer. If there is not satisfaction met the applicant must return to the Board for Final Site Plan approval
8. The applicant has agreed to comply with the Churchill Engineers review letter dated September 20, 2021
9. The applicant has agreed to comply with Rakesh Darji's review letter with the exception of what was modified at this meeting.
10. The applicant will obtain all outside agency approvals.

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

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

NAYS: None

ABSTAIN: None

Seeing no further business Mr. Kleiman 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.