

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. Ravitz, Mr. DiNatale, Mr. Nicini, Mr. Brzozowski, Mr. Stein,  
Mr. Schallenhammer

Absent: Mr. Rashatwar, Mr. Kleiman, Mr. Brocco, Mr. Kleinman

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

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MEMORIALIZATION OF RESOLUTIONS

RESOLUTIONS FROM PLANNING BOARD REORGANIZATION MEETING 1/12/2022

1. Planning Board Secretary
2. Planning Board Chairman
3. Planning Board Vice Chairman
4. Planning Board Solicitor
5. Planning Board Engineer
6. Completeness Review Committee 2022
7. Development Review Committee 2022
8. Planning Board Conflict Solicitor 2022
9. Planning Board Conflict Engineer 2022

Mr. DiNatale makes a motion to memorialize the resolutions, seconded Mr. Schallenhammer. Motion carries by the assenting voice vote of all present Board members with he exception of Mr. Nicini and Mr. Brzozowski who abstained.

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated December 22, 2021, seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Schallenhammer and Mr. Stein who abstain.

Mr. DiNatale makes a motion to approve the minutes dated January 12, 2022, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Nicini and Mr. Brzozowski who abstained.

NEW BUSINESS

VOORHEES STORAGE, LLC  
MAJOR SITE PLAN  
COOPER & KRESSON-GIBBSBORO ROAD  
BLOCK 230.27, LOT 47.13  
PC# 21-022  
ACTION DATE: 2/18/22

Appearing before the Board is Mr. Tyler Prime, applicant's attorney, Mr. Donald Haas, applicant's engineer, Mr. Mitchell Feldman, applicant.

Mr. Prime summarizes the application. He states the applicant is seeking Major Site Plan approval to permit the construction of 121,000 square foot modern climate controlled self- storage facility. He states the property which is currently a wooded vacant lot is located in the Office 3 (O3) Zone. He informs the Board the applicant is not seeking any variances and it is a by-right application. Mr. Prime states the applicant has prior to this evening met with the County and with the Engineer and as a result of their feedback revised the plan to be fully conforming. He informs the Board they have eliminated previously proposed access points according to the request of the Fire Department.

The professionals are sworn in.

Mr. Haas testifies on behalf of the application. He states the applicant took into account the access, sight lines and with properties when orienting the building on the site along with those factors they look at stormwater. Mr. Haas testifies the site is designed to meet current DEP requirements along with Soil Conservation compliance.

Mr. Haas testifies the primary access is off Cooper Road and is set back as far as possible from the intersection. He states that they have provided room for trucks and emergency vehicles to maneuver safely throughout site. Mr. Haas testifies the Fire Marshall has approved the plan.

Mr. Haas presents Exhibit A1 which is the Site Plan. Mr. Haas informs the Board that they are proposing a single access driveway off Cooper Road. He explains that the customers will enter the site through a gate in order to access the office and sides and rear of the building. He points out the location of the fire hydrant and fire department connection on the plan which is at the rear of the building and was approved by the Fire Marshall. Mr. Haas testifies that water and sewer will be serviced off Royal Court. He states there are no driveways proposed onto Royal Court.

Mr. Haas testifies there is an existing sewer lateral stub to the property from Royal Court. H states the proposed self-storage will use minimal sewer. He states this use will have low impact and use less sewer than a typical home. He states typically customers are not using the restroom at the storage facility and there are only 1or 2 employees on site. He states this is a low impact project.

Mr. Haas provides testimony regarding the garage at the rear of the building. He testifies the customers will access the garage utilizing a keypad. He states the units are indoors and the customer can use the garage for loading and unloading items while being protected from the elements of the weather. He states four cars can access the garage at once.

Mr. Haas testifies that the applicant is proposing a building façade sign at the northeast corner of the building which provides the greatest sight advantage to people on Cooper Road and Kresson-Gibbsboro Road. Mr. Haas states that this particular use produces the lowest amount of traffic for a commercial property. He states the Feldman Properties keep well-maintained established buildings.

Mr. Prime presents the renderings of the site along with video of the building and the layout in relation to the site.

Mr. Feldman testifies that he is the applicant and that his company has been building self-storage buildings for over 20 years. He states his facilities are throughout the east coast. Mr. Feldman states his company owns the building but leases them to a third- party operator and management, this location being Extra Space Storage. He testifies the units will be climate controlled. He testifies the office hours will be 9:30AM-6:00PM and access to the units is 6:00AM-10:00PM. He states the building is highly secure with a gate and security cameras.

Mr. Feldman testifies the contract with the tenant states they tenant is responsible for removing all goods from units if they do not Extra Space Storage will remove anything left in the units. He states there will be no dumping of trash or goods left in units on site.

Mr. Darji informs the board that the applicant has provided testimony regarding comments in his review letter dated January 21, 2022. In response to the amount and types of vehicles expected to access the facility Mr. Hass testifies that the largest vehicle is a single unit moving truck which is just a bit larger than a box truck which is typical for self-storage units. He also testifies they will not provide or rent moving trucks. There also will not be any storage of vehicles on site.

In response to Mr. Nicini's comments regarding the amount of traffic expected Mr. Feldman testifies The national average is 6.8 cars per 100 units. He states this facility will have around 900-950 units which would equal around 4.5 cars an hour.

Mr. Darji asks if there will be any home-based businesses being run out of the units. Mr. Feldman testified they do not allow businesses to be run from the facility and they do not accept deliveries for tenants. He testifies the facility is not a flex space, no business operations to be run out of units and no home- based businesses will be run. Mr. Feldman agrees to submit a copy of the lease agreement with the tenants for review by the engineer and solicitor.

Mr. Darji asks for testimony regarding the use of the drainage basin in connection to the sewer located on the adjacent property and characterizing the flow that is actually discharging into the existing basin. In response Mr. Haas testifies that they looked at the existing site which is wooded with Type A soils which is a bit of a challenge when designing the site because not much runs off the site. Mr. Haas testifies that currently the site drains in a southerly direction primarily towards the existing basin along Royal Court. He states they calculated using the regulations for the 100 year storm when designing the site. He states they are proposing 8 infiltration water quality basin storage pieces on the site so after post development they will have less volume and less rate of water leaving the site going to the existing basin. Mr. Haas confirms a net positive impact on the basin from the existing condition.

Mr. Darji asks for testimony regarding the sewer connection the applicant is proposing to tie into that is a private pump station and maintained by a private HOA. Mr. Prime states they have not had any discussion with the Homeowners Association and informs the Board they have an easement on file which allows the applicant to do so. He also states the applicant is agreeing to any connection and maintenance fees that are associated with the HOA but ask that the Township review the agreement and their usage. Mr. Haas states their usage would be less than the average home. He states the office staff may use the bathroom but typically customers do not. Mr. Darji states the office is approximately 900 square feet which equates to 90 gallons of flow per day and that a house has a calculated volume of about 300 gallons per day. Mr. Darji recommends that if the Board acts favorably on the application that a condition of any approval the applicant should obtain an agreement with the Royal Court Homeowners Association to gain sewer access.

Mr. Darji states no signage details were provided and asks that if approved the applicant complies with the sign ordinance. If they meet all requirements they will not be required to return to the Board.

Mr. Darji states the applicant is requesting a waiver to not provide sidewalk. Mr. Darji states he does not recommend granting the waiver. Mr. Prime states the applicant will comply with installing the sidewalk.

Mr. Prime states the applicant will comply with Mr. Darji's review letter and also agrees to comply with the sewer engineer's review letter dated November 15, 2021.

In response to Mr. Schwenke's comments regarding the exterior façade, Mr. Feldman testifies the buildings are constructed with insulated metal panels on a steel frame on a concrete slab with two elevators.

The applicant has agreed to comply with the Fire Departments comments regarding the knox box and providing them with the interior layout of the building.

In response to Mr. Schwenke's regarding the installation of solar panels, Mr. Feldman testifies they are not considering the installation of solar at this time.

Mr. Feldman testifies the average size of the units is 10 x 10. He states trash removal will take place during regular business hours between 9:00Am- 5:00PM Mr. Has states there a just few exterior access units proposed at this site.

In response to Mr. Schallenhammer's question regarding distance from the corner of the building where the garage is located to curb line Mr. Haas testifies it is 15 feet. In response to his question regarding lighting, Mr. Haas testifies that it meets the IENSA for brightness levels needed at exterior parking facilities with a minimum to maximum ratio of less than 4 to 1. He states the lighting will be balanced. He states the lighting is designed to not trespass onto the property line to produce a nuisance to any of the adjoining properties. He states the applicant is also leaving as much of the natural vegetation between the building and Royal Court and that they are also providing additional landscaping along the backside of the building.

Mr. Darji informs the applicant they must comply with the state legislature regarding installing an EV charging station in the parking lot. He states they don't necessarily need to install the charging station but must provide the infrastructure for future install.

In response to Mr. Stein's question regarding the setback to the homes in Royal Court, Mr. Haas testifies the closest home is less than 200 feet but is provided the most buffer. He states they have complied with the 50 foot buffer as per ordinance.

Regarding tree compensation Mr. Haas testifies they are installing additional landscaping at the southside of the building towards the fire station as well as at the front of the building. He states there is additional plantings screening the dumpster and also plantings within the water quality best management practice zones.

Mr. Darji states the Township Ordinance requires a 1 for 1 compensation for any of the non-exempted areas and in the case all the trees cannot be replanted a contribution of \$250.00 per tree will be made. The applicant agrees to this condition.

Seeing no further testimony or comments Mr. Schwenke pens the meeting to the public.

Jeff Senges  
13 Royal Court

Mr. Senges testifies he is representing the HOA of Royal Court. He states he would like an assessment of the system since it was designed for 13 homes.

Mr. Senges would like to know the buffer between the back of the building and the basin. Mr. Haas states it is over 100 feet.

Mr. Senges has concerns with the height of the building and the view from the homes on Royal Court.

Mr. Haas states the building is 3 stories high. Mr. Senges asked for a study of sight lines.

Mr. Senges is concerned with the existing trees and the buffer. Mr. Senges was concerned with the time of trash pick-up. Regarding the sight line study Mr. Prime states it is not warranted. Mr. Haas testifies the lighting will be on a timer and the building mounted lights are a flat lens where you do not see the lighting element.

Linda St Martin  
496 Cooper Road

Ms. St. Martin is concerned this facility being so close to residential properties. She is concerned with the property values. She states an application that was previously submitted for her property was denied after having to conduct a sight line study along with a traffic study. She testifies that she is concerned of any future road widening onto her property.

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

Mr. DiNatale makes a motion to grant Major Site Plan approval to construct a 3 story self-storage building with office space on the property located at the corner of Copper and Kresson-Gibbsboro Road at Block 230.27; Lot 47.13 with the following conditions/stipulations:

1. The hours of operation for the site are 6:00AM-10:00 PM
2. The applicant will submit a copy of the tenant lease agreement for review and approval by the Board Solicitor
3. The applicant will submit proof of an agreement with the Royal Court HOA regarding the sewer connection fees and annual fees
4. The applicant will comply with the sign ordinance
5. Applicant will provide the sidewalk as required by ordinance
6. The applicant will comply with comments in the Board Engineer's review letter dated January 21, 2022
7. The applicant will comply with the sewer engineer's review letter dated November 15, 2021
8. The applicant will comply with the Fire Marshall's comments dated January 7, 2022
9. The applicant will install the infrastructure for an EV charging station as required by State legislature
10. The applicant has agreed to comply with the Tree Compensation Ordinance and will provide supplemental plantings
11. The applicant has agreed to the compensatory tree calculation of \$250.00 per tree.
12. The applicant has agreed that trash removal will be between the hours of 9:00 AM -5:00 PM

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

AYES: Mr. DiNatale, Mr. Nicini, Mr. Brzozowski, Mr. Schallenhammer, Mr. Schwenke

ABSTAIN: Mr. Ravitz

Nays: Mr. Stein

RAJ KAMAL, LLC  
AMENDED SITE PLAN  
311 S. BURNT MILL ROAD  
PC# 21-024  
ACTION DATE: 2/18/22

Appearing before the Board is Mr. Jeffrey Baron, attorney, Mr. William Nicholson, engineer and Mr. Rajit Patel, applicant

Mr. Baron gives a brief summary of the application. He states the applicant received Site Plan approval in 1999 for a change off use with certain variances including side yard setback. He states that the current pre-existing conditions are in result of the variances granted back in 1999. Mr. Baron informs the Board that the applicant received amended and preliminary final site plan approval in 2017 to permit the addition of a body shop with paint booth together with a variance to permit 63% impervious coverage where a maximum of 60% is permitted along with other site improvements.

Mr. Baron states the applicant is currently seeking Amended Site Plan approval to continue to permit the continued use of an auto repair and mechanical shop, retail sales of auto accessories, to construct a 369 square foot addition to the rear of the existing building for use as a body shop with a paint booth. The proposed also includes extending the cartway within the vacated portion of Haddon Avenue which will be paved. He states the applicant will reconfigure an existing chain link fence along with a 25' wide gate. The applicant is also proposing two new overhead garage doors on the rear of the building. Mr. Baron presents exhibit A1 which is the site plan of the property.

Mr. Nicholson is sworn in and will testify on behalf of the application. He testifies the applicant is proposing the removal of a paved area at the rear of the property to allow for the addition and at the front also. He testifies the applicant is also proposing the removal of a portion of the existing fence to relocate it on the property line. He also states the applicant is seeking approval to install a 25 ft gate at the rear of the property to allow access.

Mr. Patel testifies his father owned the property but now he and his brother run the day to day operations of the auto shop. Mr. Patel testifies he was part of the application in 2017. He testifies that at that time there was concern regarding the amount of cars parked on the property. Mr. Patel testifies that at that time there were complaints about nuisance vehicles and debris. He testifies he removed those vehicles immediately. Mr. Patel testifies he has not satisfied all of the conditions of the previous approvals. He states he has replaced all the overhead doors, painted the outside of the building, replaced all the lighting inside and outside of the building and added a security system. He testifies he has also replaced the slates in the front fence to provide a better screening to the rear of the property. He states the fence at the rear of the property belongs to the owner of the self storage facility.

Mr. Patel testifies the hours of operation are 8:00AM to 7PM Monday – Saturday. He states there are approximately 7 employees who park on the premises. He testifies he anticipates an additional 5 more employees which will be a total of 12.

Mr. Patel testifies the double bays hold 8 to 10 vehicles at a time. The body work bays will hold 10 total cars. He states that on occasion they have to stage vehicles that are in need of more repair. There cannot be more than 6 inoperable vehicles on the site for over 3 days. Mr. Patel states the vehicles outside are waiting for parts or waiting to be picked up. He testifies 60-65 vehicles would be the number of vehicles on site.

Mr. Patel testifies he may look into customers making appointments to help alleviate too many vehicles and also to provide customers with timely service. He states they allow walk ins especially for small services which they provide often to the Echelon community particularly for the elderly or disabled. In response to Mr. Nicini's comments regarding cars that are never picked up, Mr. Patel testifies that unfortunately the car will sit longer due to the amount of time it takes for the legal process to get rid of the vehicle.

Mr. Patel presents photos of the parking area in the rear. These photos show vehicles have been removed from a certain area of the back lot which is the area where he will be installing some landscaping.

Mr. Patel testifies that he was not financially able to complete all the improvements that were part of his conditions of approval from 2017. Mr. Patel has agreed that all the previous conditions must be met prior to the issuance of permits for the addition.

Mr. Schwenke opens the meeting to the public.

Alan Keller  
301 S. Burnt Mill Road

Mr. Keller testifies he is the property owner of the self-storage behind Mr. Patel's property. Mr. Keller testifies he is concerned with the number of inoperable vehicles parked on the property. He states they are unsafe, an eye sore along with concerns of public safety. He also states it seems Mr. Patel never follows through with improvements or with the maintenance of the property. He recommends additional buffer in front of the fence. Mr. Keller presents an aerial photo of the property showing an overwhelming number of cars in the lot. He testifies this is what the property typically looks like. He states the photos Mr. Patel shared were

Mr. Schwenke is concerned with the repeated enforcement issues at the property.

Seeing no further comments Mr. Schwenke closes the public portion.

Mr. Nicini makes a motion to approve the Amended Site Plan application to permit the continued use of an auto repair and mechanical shop, retail sales of auto accessories, to construct a 369 square foot addition to the rear of the existing building for use as a body shop with a paint booth, extending the cartway within the vacated portion of Haddon Avenue which will be paved, reconfiguring an existing chain link fence along with a 25' wide gate and installing two new overhead garage doors on the rear of the building for the property located at 311 S. Burnt Mill Road, Block 100; Lot 26 with the following conditions/stipulations:

1. The applicant will satisfy the condition of the 2017 approval except for the front portion of the building near the construction area
2. The applicant shall not lease the space to any other contractors
3. Applicant has agreed that 30 days is the maximum time for the storage of vehicles
4. Applicant will stripe and maintain 66 parking spaces in rear lot where cars are to be parked in spaces only
5. The applicant will install a split rail fence along the vegetated area as shown on the plan
6. The applicant has agreed to plant landscaping in the grass area which will need to be reviewed and approved by the Board Engineer.

Motion seconded by Mr. Schwenke. The motion carries by the following roll call vote:

AYES: Mr. Nicini, Mr. Schwenke, Mr. Brzozowski, Mr. Stein, Mr. DiNatale, Mr. Ravitz  
NAYS: Mr. Schallenhammer  
ABSTAIN: None

Seeing no further business Mr. Schwenke 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.

