

Chairman Mr. Schwenke 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. Schwenke, Mr. Ravitz, Mr. Rashatwar, Mr. Dinatale, Mr. Brzozowski, Mr. Brocco, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Kleiman, Mr. Nicini, Mr. Kleinman

Also present was Mr. Chris Norman, Board Solicitor, Mr. Christopher Noll, Board Engineer

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MEMORIALIZATION OF RESOLUTIONS

Voorhees Township
Correspondence – Extension of approvals
Block 80; Lot 5
PC # 21-027

Mr. Rashatwar makes a motion to memorialize the resolution; seconded by Mr. DiNatale. Motion carries by the following roll call vote:

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

SAFStor Real Estate Co.; LLC
Preliminary & Final Major Site Plan
Block 213.01; Lot 94
PC # 21-019

Mr. Schallenhammer makes a motion to memorialize the resolution; seconded by Mr. Rashatwar. Motion carries by the following roll call vote:

AYES: Mr. Schallenhammer, Mr. Rashatwar, Mr. Brzozowski, Mr. Brocco, Mr. Stein
ABSTAIN: Mr. Schwenke, Mr. Ravitz, Mr. DiNatale

APPROVAL OF MINUTES

Mr. Schallenhammer makes a motion to approve the minutes dated October 27, 2021; seconded by Mr. Rashatwar. The motion carries by assenting voice vote of all present Board members:

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

Mr. Rashatwar makes a motion to approve the minutes dated November 11, 2021; seconded by Mr. Stein. The motion carries by the following roll call vote:

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale,
ABSTAIN: Mr. Ravitz, Mr. Brocco, Mr. Brzozowski, Mr. Schallenhammer
NAYS: None

OLD BUSINESS

ALFRED FURIA
PRELIMINARY & FINAL MAJOR SITE PLAN
308 BERLIN ROAD
BLOCK 144; LOT 2
PC# 21-014

Appearing before the Board is Mr. Michael Colluzzi, applicant's attorney, Mr. Rhett Chiliberti, applicant's engineer, Mr. Alfred Furia, applicant, Mr. Michael Mazzola, applicant's landlord.

Mr. Colluzzi gives a brief summary of the application. He states the applicant is seeking preliminary and final major site plan approval along with bulk variances and design waivers for the property located at 308 Berlin Road, to permit renovations to an existing 6,315 square foot building into an Italian speciality market and deli. He informs the Board this application was previously heard on August 11, 2021 and that there was a significant amount of feedback and concerns that evening so the applicant has now made some revisions to their plan that has addressed all the concerns. He states they have substantially reduced the amount of relief previously sought. Mr. Colluzzi informs the Board the revised plan now allows for a full free flowing parking area for customers and employees and have eliminated the trash enclosure. He states the design of the building is visually appealing and feels it will be a positive contribution to the community.

Mr. Colluzzi states Mr. Furia will be the owner and operator of the facility that will contain Italian speciality items, fruit and produce, deli and catering menu and family style dinners and take-out meals. Hours of operation will be in accordance with the Business zoning district.

Mr. Colluzzi states the variances and design waivers being sought have been very clearly enumerated specifically in regards to Mr. Darji's review letter dated December 2, 2021. There are three variances that are pre-existing non-conforming conditions. Regarding the variance being sought for impervious coverage, Mr. Colluzzi states the applicant has agreed to the cash contribution for impervious buydown. He also informs the board the applicant has eliminated the off-street parking variance previously requested. Mr. Colluzzi states the applicant has made some building modifications to reduce the adverse impacts to adjoining properties.

Mr. Chiliberti testifies on behalf of the application and presents the revised plan. He states the plan revisions include the construction of a 26' wide, one-way driveway from Haddonfield-Berlin Road and a 25' wide full movement driveway from Hudson Avenue. He also states the trash enclosure has been relocated to the interior of the building. The previously proposed front patio at the front of the building has been eliminated as have the previously proposed parallel parking spaces. He informs the Board the applicant is now proposing to remove approximately 1,000 square feet of the existing building along with the removal of the outdoor seating will create additional room for parking and circulation on the site. These revisions will result in a more convenient two way circulation throughout the parking lot which now consists of 21 spaces. The previously required parking variance has now been eliminated. Mr. Chiliberti states the number of employees has been reduced to three (3) which allows 18 parking spaces for patrons. He informs the Board the applicant is proposing a bike rack, sidewalk along Hudson Avenue and a 40 square foot, 7' foot tall monument sign on the Berlin Road frontage.

Mr. Chiliberti and Mr. Darji agree that there are existing hardships due to the size and location to the existing building. Mr. Chiliberti states the applicant has agreed to install porous pavement throughout the site. Mr. Chiliberti states the Stormwater Management is not being affected and that they have submitted an application to Camden County for approval. He also testifies the applicant is providing landscaping. Mr. Chiliberti present a rendering of the proposed sign A-3 and is compliant with the sign ordinance. He also reviews the architectural of the inside of the building which is A-4.

Mr. Furia testifies that the space that is eliminated was only going to be used as some storage space. In response to Mr. Schallenhammers question regarding installation of solar panels, Mr. Furia states he is not proposing solar at this time and also there is no proposed lighting at the rear of the building. He states they will clean up landscaping in the rear. Mr. Schallenhammer has concerns with the parking on Hudson Avenue.

Mr. Colluzzi states he doesn't feel the applicant is required to install no parking striping on Hudson Avenue now that the plan has been significantly revised. Mr. Schwenke states that at this time parking is permitted on portions of Hudson. There is a no parking sign for a certain section of the road.

Mr. Noll states that in regards to the review letter dated December 2, 2021, the applicant has addressed all comments including the architectural drawings that were submitted today. He states the applicant has agreed to the cash contribution for impervious coverage and that the revised plan has addressed all concerns.

Mr. Coluzzi states the applicant has agreed to all conditions in the Churchill Sewer Engineers review letter dated December 1, 2021 and also the Fire Departments comments.

Seeing no more comments from the applicant Mr. Schwenke opens the meeting to the public.

Lee Pinardo
1107 Hudson Avenue

Mr. Pinardo asks for peak hours of operation. They assume peak hours will be lunch and dinner. Mr. Pinardo has concerns with the impact on traffic on Hudson Avenue during the hours of 4:00 -6:00 PM with the existing preschool across the street.

Mr. Coluzzi states a traffic study was not required.

Mr. Pinardo requests no access onto Hudson or no right turn onto Hudson Avenue.

Mr. Norman states the street is a public roadway.

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

Mr. DiNatale makes a motion to approve the preliminary and final major site plan along with bulk variances and design waivers to permit the renovation of an existing 6,315 square foot masonry building into an Italian speciality market and deli located at 308 Berlin Road; Block 144; Lot 2 with the following stipulations/conditions:

1. The applicant has agreed to comply with Mr. Darji's review letter dated December 2, 2021.
2. The applicant shall comply with Churchill Engineers's Sanitary Sewer review letter dated December 1, 2021 .
3. The applicant has agreed to comply with the Fire Departments report
4. The applicant will obtain all outside agency approvals.

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

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Stein, Mr. Brocco, Mr. Brzozowski, Mr. Rashatwar,
Mr. Ravitz, Mr. Schwenke

NAYS: None

ABSTAIN: None

NEW BUSINESS

BRE DDR IVB ECHELON NJ, LLC
PRELIMINARY & FINAL SITE PLAN
MINOR SUBDIVISION
1120 WHITE HORSE ROAD
BLOCK 150.18; LOT 7.07
PC# 21-023

Appearing before the Board is Mr. Larry Calli, applicant's attorney, Mr. Capanigro, applicant's engineer, Mr. Jeffrey Thompson, applicant, Mr. John McDonough, applicant's planner.

Mr. Calli gives a brief description of the application. He states the applicant is seeking Preliminary and Final Major Site plan approval to permit the construction of a 3,500 square foot medical dentis office building on a 10 acre site in the TC Zone. The property is an existing shopping center located at 11020 White Horse Road.

Mr. Calli states the applicant is also seeking a Monor Subdivision approval to subdivide the existing lot into four (4) conforming pcommercial pad lots. He states the reason for the subdivision is financial. This proposed subdivision will have no impact on the community or change the intensity of the use on the site. He states the site will still function as one cohesive shopping center, there will be cross access rights for the patrons of the shopping center. Mr. Calli states the applicant is seeking bulk variance relief for rear yard setback, 15 feet required where 5.6 feet proposed; minimum side yard setback, 15 feet required where 5.6 feet is proposed, maximum impervious coverage, 60% maximum where 72.8 is proposed and minimum parking setback, 25 feet required where 23.2 feet is proposed from White Horse Road and 13 feet proposed from the access drive servicing the shopping center. The applicant is seeking to convert the old fast food restaurant into a drive in bank.

Mr. Norman swears in the professionals.

Mr. Caponigro testifies on behalf of the application. He presents the current survey of the property which is 10.5 acres and is a single block and lot. He states the frontage of the shopping center is serviced by White Horse Road which is a County Road. The back of the property is serviced by Bibbs Road which is a Township Road. The shopping center has two prime access points from White Horse Road with a right in, right out driveway located at the easterly end of the frontage and a second signalized intersection driveway located at the westerly most White Horse Road frontage.

Mr. Caponigro testifies that the anchor part of the shopping center is now a fitness center with additional retail stores along the center. The front of the property has a vacant 2,528 square foot building which will be converted to a bank and 1,800 square foot Dunkin Donuts. He states there are 416 existing parking spaces and has 81.3 % impervious coverage. He presents exhibit 1-A which is the proposed site plan, an aerial overlay of the site. This plan indicates the location of the proposed 3,500 square foot medical-dental office building in the southwest corner of the site. Between the existing parking lot and the signalized driveway accessing White Horse Road. He testifies the remainder of the shopping center will remain the same. The proposed dental office is Aspen Dental and the bank will be a Citizens Bank. Exhibit 1B is the subdivision plan. Mr. Caponigro states the proposed Block 2 will contain the new dental/medical office, with parking, Lot 1 will be the existing shopping center in the rear of the property, Lot 3 is proposed bank and the existing Dunkin Donuts will be Lot 4.

Mr. Caponigro testifies the site has drainage across the property from north to south and that there are existing inlets that capture stormwater runoff. Stormwater is then collected and connected to the County Stormwater System. He states they are not changing any drainage patterns with the proposal .

Regarding lighting Mr. Caponigro states there is existing lighting at the area which they are looking to maintain. He states an additional lot light might be needed and if so they will adhere to Township Ordinance. Mr. Caponigro reviews the variances requested. He also testifies that the applicant has submitted to the County regarding the right of way and has stated they will dedicate to the County.

Mr. Caponigro testifies regarding the operations of Aspen Dental. He states the hours of operation will be 9 AM – 6 PM on weekdays with Saturday's open one day per month with 6-8 staff during the shift. Deliveries would be by Fed EX and box trucks for medical/dental supplies. The trash will be picked up once a week with typical office waste and any hazardous materials would be picked up by a private vendor. He testifies the applicant has agreed to relocate the trash enclosure to the front of the property with frontage on White Horse Road. The applicant will provide screening of that enclosure as well. Mr. Caponigro states there will not be a significant increase in traffic with a peak increase of 10-15 cars. In regards to Stormwater Management he states the proposed does not meet definition of a major development with minimum impervious coverage increase.

Mr. Caponigro presents the architectural for Aspen Dental which were previously submitted with the application. He reviews the facades of the buildings. Keith from site centers testifies that Aspen Dental is a national tenant which is corporation owned and request to be at the front of shopping centers. The architectural is the typical prototype for the dental office. He anticipates the presence of Aspen Dental and the bank will entice other business to lease in the inline spaces.

Mr. Schallenhammer has concerns with the setback of the dental office building to the corner and the sight lines for traffic. Mr. Caponigro testifies that the applicant relocated the trash enclosure to provide a better sight line and also proposes to install a stop sign and the entrance/exit of the office. He testifies that a driver would have about 200 feet of sight lines to the entrance drive.

Mr. Noll requests that the site triangle be put on the final conformance plan.

Mr. McDonough testifies on behalf of the application. He presented Exhibit A3 a 5 page packet of drone aerial photos taken earlier that day. He states that the proposed use is permitted with the increase of impervious coverage being insubstantial and the number of overall parking spaces will increase from 405 to 419 and that these changes represent a better planning alternative than the existing development at the site. He testifies the medical/dental office and conversion of the vacant restaurant to a bank will promote economic development. He states the requested variances because of the minor subdivision is intended for financing purposes only and that the proposed uses are permitted in the Town Center (TC Zone). The proposed will add value, quality and will flow, function and operate safely.

Mr. Noll reviews the engineer's letter dated December 2, 2021. He states that of the County does require additional dedication of the right of way on White Horse Road that would affect the front yard parking setback. He states the applicant will be required to submit cross-access easements and parking easements for the proposed four created lots on the property. The applicant should provide clarification for the 30 foot stormwater easement that belongs to the County. The applicant provides testimony and an exhibit A4 which is an architectural of the proposed Citizens Bank. The structure is existing they will update the façade and the drivethru lane is strictly an ATM. The applicant will restripe the parking lot area of the proposed bank. The applicant shall submit a sign package and a stripping plan. The applicant has agreed to resurface some areas of the site.

Seeing no further comments the Chairman opens the meeting to the public. Seeing no public comments Mr. DiNatale 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 approve The Minor Subdivision and Preliminary Final Site Plan application together with certain Bulk Variances and Design Wivers to permit the construction of a 2,500 square foot medical/dentist office building and the renovation of an existing 2,528 square foot building to a bank with ATM drive thru along with site improvements for the property located at 1120 White Horse Road; Block 150.18; Lot 7.07 with the following stipulations/conditions:

1. The applicant has agreed to comply with the recommendations of the Board Engineer's review letter dated December 2, 2021
2. The applicant will submit cross parking and access easements for review and approval of the Board Engineer and Solicitor.
3. The applicant will provide details of the bank signage and restriping of the bank parking lot
4. The applicant will comply with the Electric Car Charging stations as per State Statute if it applies.
5. The applicant has agreed to comply with the Sewer Engineers review letter November 10, 2021
6. The applicant has agreed to comply with the Fire Departments comments
7. The applicant will reduce the parking setback if the County requires additional right of way

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

AYES: Mr. DiNatale, Mr. Stein, Mr. Brocco, Mr. Brzozowski, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Mr. Schwenke

NAYS: None

ABSTAIN: None

There being no further business before the board, 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.

