

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. Nicini, Mr. Brocco, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Rashatwar, Mr. Kleiman, Mr. Brzozowski, Mr. Kleinman

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

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MEMORIALIZATION OF RESOLUTIONS

Alfred Furia  
Preliminary & Final Major Site Plan  
Block 144; Lot 2  
PC# 20-014

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

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

ABSTAIN: None

NAYS: None

BRE DDR IVB Echelon NJ, LLC  
Preliminary & Final Major Site Plan  
Block 180.18; Lot 7.07  
PC# 21-0023

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

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

ABSTAIN: None

NAYS: None

Voorhees Storage, LLC  
Preliminary & Final Major Site Plan  
Block 230.37; Lot 47.13  
PC# 21-022

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

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

ABSTAIN: Mr. Brocco

NAYS: None

Raj Kamal, LLC  
Amended Preliminary & Final Major Site Plan  
Block 100; Lot 26  
PC# 21-024

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

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

#### APPROVAL OF MINUTES

Motion made by Mr. DiNatale to approve the minutes dated December 8, 2021; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini who abstained.

Motion made by Mr. Schallenhammer to approve the minutes dated January 26, 2022; seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Brocco who abstained.

#### NEW BUSINESS

COOPER ROAD MEDICAL CENTER, LLC  
CHANGE OF USE/SITE PLAN WAIVER  
805 COOPER ROAD  
BLOCK 202.23, LOT 30  
PC# 22-003

Appearing before the Board is Mr. James Burns, applicant's attorney, Ms. Danielle Fusco, applicant, Mr. Mark Soble, applicant.

Mr. Burns gives a brief description of the application informs the Board the applicant is seeking Site Plan Waiver and Change of Use approval for a proposed medical office and counseling use at the property located at 805 Cooper Road. The proposed tenant is SOBA New Jersey and are seeking to occupy Unit 4. He states the proposed use is a permitted use. He states the Township had some concerns if the proposed was a methadone clinic. Mr. Burns informs the board it is not a methadone clinic and states his witnesses will provide testimony regarding such. Mr. Burns states the Township had concerns with the physical therapy office and that the two uses would create a parking issue. Mr. Burns informs the board the physical therapy office no longer occupies the building as of November 2021. Mr. Burns states they have no issues with any comments in Mr. Darji's review letter.

Mr. Soble and Mr. Fusco are sworn in.

Ms. Fusco testifies on behalf of the application. She states she is the clinical director of Soba New Jersey. She testified that Soba is proposing to occupy Unit 4. She testifies that Soba provides outpatient treatment for substance abuse disorders and mental health disorders. Ms. Fusco testifies the proposed use is not a methadone clinic. She states patients will only be seen by appointment only and prescriptions will be filled off-site. She testifies they will be providing individual and group counseling, therapy and care management services. Ms. Fusco states there is on average 12 people on site at one time.

In response to Mr. Darji's review letter dated February 4, 2022 Ms. Fusco testifies that they will provide partial hospitalization intensive outpatient and outpatient substance abuse counseling services and that they are regulated by the State of New Jersey Department of Mental Health and Human services and also accredited by the Joint Commission.

Ms. Fusco testifies that the hours of operation are Monday-Friday 9:00AM to 9:00PM. She testifies the max amount of staff and clients during any given time is between 10 to 12 people. Ms. Fusco states the peak hours are 9:00AM to 12:00PM. She testifies their clients are expected to maintain sobriety and typically come to obtain their services after leaving detox. She states if they relapse they are admitted to a higher level of care.

Ms. Fusco testifies that at least one person on staff at all times must be CPR certified and that the office is also equipped with a AED machine for emergency purposes.

Ms. Fusco testifies they are not proposing and there is no need security guards and that they only have security cameras on site. She also states they do not provide transportation and there are no business vehicles. Ms. Fusco testifies they do not produce any medical waste just typical office trash.

Mark Soble testifies on behalf of the application. He states he is the property owner and managing member for the applicant, Cooper Road Medical Center LLC. He states the building was constructed approximately 18 years ago. He testifies the current uses on the property are a cardiologist office, a family practice and Quest Diagnostics which are all medical office uses and are all permitted uses. Mr. Soble testifies Soba entered into a lease agreement on January 1, 2022. He states there will be no changes to the footprint, site plan or parking. Mr. Soble testifies there are currently 96 parking spaces on site. He states there are no parking shortages on the site. He also testifies he has no questions or concerns regarding Mr. Darji's review letter dated February 4, 2022.

Mr. Schallenhammer asks if Soba has any other locations. Ms. Fusco testifies they have an office in New Brunswick and have no issues or problems on record at that location. Mr. Soble states that Unit 4 is located at the center of the building. He also testifies Quest Diagnostics hours are typical daytime hours Monday thru Friday with some evening hours. Mr. Soble also testifies there is a bus stop at the corner and that the hours of operation are within the ordinance.

Mr. Darji states he has no issues with the application.

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

Mr. DiNatale makes a motion to grant Change of Use/Waiver of Site Plan approval for Soba New Jersey to occupy unit #4 at Cooper Medical Center located at 805 Cooper Road. Motion is seconded by Mr. Schallenhammer. Motion carries by the following roll call vote:

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

ABSTAIN: none

NAYS: None

RITZ CAR WASH/ALEX STABILE  
MINOR SITE PLAN  
401 BERLIN ROAD  
BLOCK 139; LOT 31  
PC# 22-002

Appearing before the board is Mr. Anthony Drollas, applicant's attorney, Mr. Daniel Jost, architect/engineer and Mr. Alex Stabile, applicant.

Mr. Drollas gives a brief description of the application. He states the applicant is seeking Minor Site approval to renovate and upgrade an existing car wash located at 601 Haddonfield-Berlin Road. Mr. Drollas states the essence of the application is to upgrade the existing structure to include a new roof, exterior façade, lighting and a new sign. All these changes are to modernize the car wash facility.

Mr. Stabile testifies he is the current owner of the Promenade Car Wash located in Marlton, New Jersey which is a full-service car wash. Mr. Stabile states he is looking at the same model for the Ritz Car Wash. He testifies he wants to modernize the exterior of the building. He also states they have moved the vacuum system to the inside of the building. He states there is one vacuum that is inside the equipment room.

Mr. Stabile testifies the hours of operation are 8:00 AM-6:00 PM Monday thru Saturday and 9:00 AM to 5:00 PM on Sunday. He states the number of employees will be under 10 with typically no more than 6 to 8 people. Mr. Stabile testifies that a chemical delivery usually happened once a month and will take place between 9am-5pm.

Mr. Jost testifies on behalf of the application. He states the applicant is proposing the addition of the roof structure that will provide shade and cover for the area to be used for waiting. It is essentially a large metal structure that will extend a maximum 10 feet from the building and is attached to the building. They are proposing to make the building flush all the way around. They will be installing a new overhead door and black canopy. The building will have a wood look ceramic tile and they will also be painting the entire building to coordinate with the new building materials. Front elevation is marked exhibit A1

Mr. Jost reviews the landscaping plan. He testifies there will be no new lighting installed and there will be no spillage

Mr. Jost reviews the landscaping plan. He testifies that the landscaping that was at the rear of the property was removed and will be replaced with new plantings as per the Board Engineers recommendations.

Mr. Jost testifies that there is no change to the stormwater management or drainage.

Mr. Drollas states the variance relief requested are more of a benefit than a detriment and the site will be greatly improved and will be a welcomed addition to the zoning district.

In response to Mr. Nicini's question regarding the amount of water that is being recycled, Mr. Jost states about 50%.

Mr. Stein is concerned with traffic back up onto Berlin Road due to the backup currently at the Evesham location. Mr. Stabile states that the reason for the backup is because the patrons that previously visited the Ritz car Wash in Voorhees now go to the Evesham site because it is one of the only full-service car washes in the area. Mr. Stabile testifies he does not feel there will be an issue with traffic backing up.

In response to Mr. Darji's review letter Mr. Jost testifies that they calculated the square footage of the sign by including the sign entirely including the outermost graphics which is 85.5 sq ft. Mr. Darji states the Township calculates overall height and width. The new sign area is 91 sq ft where 27.5 square feet is permitted. The setback of the sign is ok because there is 6 feet clearance underneath the sign. Mr. Darji States the applicant is proposing LED signage and that the Township Ordinance requires the signage cannot be more than 75% of the signage area, he states the sign does meet that requirement. He states the applicant must meet the remainder of the requirements in Section 150.15 (C)(G)3 noted on page 4 of his review letter. Mr. Stabile agrees to comply with Mr. Darji's comments. Mr. Darji reviews the front and side setback variances requested. He states the applicant has provided testimony regarding the variances. Mr. Darji asks for clarification regarding stormwater run-off and the applicant states the building has internal downspouts that drain to the existing underground piping that is not tied into the sewer.

Seeing no further testimony Mr. Schwenke opens the meeting to the public.

Louis Beshash  
18 Golf View Drive

Mr. Beshash states that there was illegal activity during the initial ownership by Mr. Stabile. Mr. Beshash states the applicant made repairs and changes to the property without the Townships' approval. He has concerns with noise and operations at the site. He states he has submitted many complaints to the Township.

Craig Pearl  
22 Gulf View Drive

Mr. Pearl asks what the size of the trees will be that will be planted. Mr. Jost testifies they will be 6 feet high. Mr. Darji states they are asking the applicant to install trees higher than 6 feet high and that they be different species. Mr. Darji also informs Mr. Pearl that a maintenance guarantee will be put into place. Mr. Stabile testifies that he is a very present business owner and will be sure there will be no loud music or trash thrown throughout the property or adjoining properties.

Seeing no further public comment Mr. Nicini makes a motion to close public portion, seconded by Mr. Schwenke. The motion carries by the assenting voice cote of all present board members.

Mr. Schallenhammer makes a motion to grant Minor Site Plan approval with bulk variances for the size of the signage, as well as the front yard setback for the building which is a pre-existing condition for the Ritz Car Wash located at 401 Haddonfield-Berlin Rd, Block 139; Lot 31 with the following conditions/stipulations:

1. The hours of operations will be Monday-Saturday 9:00 AM to 6:00 PM and 9:00 AM to 5:00 PM Sunday
2. The car wash will be closed during the renovation period
3. The applicant will coordinate with Mr. Darji's office regarding enhancing the buffer for plantings to provide adequate buffering and screening.

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

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

NEXXT LEVEL COLISEUM CONODMINIUM  
AMENDED SITE PLAN  
333 PRESTON AVE  
BLOCK 14; LOT 13

Mr. Nicini recused himself from the application as he was noticed being a property owner within 200 feet of the proposed development.

Appearing before the Board is Mr. Anthony Todaro, attorney, Mr. Ken Levers, engineer, Mr. Scott Peters, applicant, Mr. Kevin Hamm, solar representative

Mr. Todaro gives a brief description of the application. He states the applicant is seeking approval for the installation of roof top solar array on the existing buildings and a carport to be constructed on the northern section of the parking lot. Mr. Todaro states the property is a 11.06 acre tract located in the Business Zoning District. Mr. Todaro gave a brief history of the property. Mr. Todaro informs the board the applicant is looking to make further investment to the property by installing 368 panel solar array which is intended for self-consumption. He states there will be no loss of parking spaces with the carport installation.

Mr. Peters testifies that he is one of the managing members of Coliseum which presently has the NL Aquatic Center, Gravity Vault and the Family Church. He states the installation of the solar array would provide some assistance with the electric bill along with providing green energy. Mr. Peters testifies that they will be installing 2 EV car charging stations. He testifies there will be no changes to any principal use in the Coliseum and no additional trash enclosures would be required.

Mr. Levers testifies on behalf of the applicant. He states the proposed carport will provide coverage over 29 parking spaces would measure 58' x 158', 9,164 square feet and will be supported by 6 36" diameter concrete columns. Mr. Levers testifies the solar array to be installed on the roof of the carport will consist of 368 panels. He states the panels will be flush mounted to minimize any visibility from the street and public view.

Mr. Hamm testifies on behalf of the application. He testifies that the building utilizes 1,000,000 kilowatt hours and the roof mounted solar will generate approximately 643,000 kilowatt hours and the carport solar will generate approximately 230,000 kilowatt hours therefore it will only service the Coliseum.

Mr. Levers testifies that the bulk variance requested to permit the canopy solar at a height of 22.9 feet, exceeding the permitted height of six feet for a ground level system. He testifies that this variance is necessary to allow for vehicle parking under the canopy and emergency access. He also testifies that the proposed solar facilities are a beneficial use and the proposed promote the sustained energy production policy. He also testifies the height will prevent the arrays to be highly visible to neighbors and the public. He also testifies the rooftop solar will be flush mounted, no parking spaces will be removed and the solar canopy will be located on the north side of the building where surrounding wooded area exist to minimize any potential adverse impact to adjoining properties.

Seeing no further testimony Mr. Schwenke opens the meeting to the public.

Joseph Petitedemang  
219 Homer Ave

Mr. Petitedemang states he has concerns with light and noise

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

Mr. DiNatale makes a motion to grant Amended Site Plan approval along with waivers and bulk variance to allow the construction of roof mounted solar installations and solar canopy installation for the property located at 333 Preston Ave, Block 14; Lot 13 with the following conditions/stipulations:

1. The applicant has agreed to the Board Engineer's review letter dated February 17, 2022
2. The applicant has agreed to comply with the Fire Marshal's comments dated February 22, 2022
3. The applicant will comply with the requirements for the Township Ordinance for solar installation and removal upon abandonment.
4. The applicant will run conduit allowing future EV charging stations.
5. Applicant shall submit to a night light functioning test to be conducted by the Planning Board Engineer.

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

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Brocco, Mr. Stein, Mr. Schwenke

Meeting is adjourned.

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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.