

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. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Brozowski
Mr. Stein, Mr. Schallenhammer

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

Also present was Mr. Norman, Board Solicitor

MEMORIALIZATION OF RESOLUTIONS

217 N. Rumson Ave LLC
Correspondence- Extension of Approvals
6 Alluvium Lakes Drive
Block 230.21; Lot 47.01
PC# 22-010

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

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

Alex Stabile/Ritz Car Wash
Minor Site Plan
401 Haddonfield-Berlin Road
Block 139; Lot 31
PC 22-002

Motion to memorialize the amended resolution was made by Mr. Nicini, seconded by Mr. DiNatale. The motion carries by the following roll call vote:

AYES: Mr. Nicini, Mr. DiNatale, Mr. Schallenhammer, Mr. Schwenke
ABSTAIN: Mr. Rashatwar, Mr. Ravitz, Mr. Brzowski
NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated March 23, 2022 was made by Mr. DiNatale, seconded by Mr. Nicini. Motion carries by the following roll call vote:

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

NEW BUSINESS

WMG VOORHEES OWNER LLC
MAJOR SITE PLAN
111 CENTENNIAL BLVD
BLOCK 200; LOT 10.03
PC# 21-028
ACTION DATE: 6/24/22

Appearing before the Board is Ms. Ameer Farrell, attorney, Mr. Joseph Mancini, engineer, Mr. Christopher Michalek, architect, Mr. Dan McGinnis, traffic engineer, Mr. Scavo, applicant. All were sworn in.

Ms. Farrell gives a summary of the application. She states WMG would finalize the purchase of the property if approved at the board. She states the applicant is seeking Major Site Plan approval to construct a 2 story self-storage facility at the property located at 111 Centennial Blvd.; Block 200; Lot 10:03. Ms. Farrell states the proposed self-storage is a permitted use in the EIB Zone. She informs the board the property is long and narrow in shape and is substantially impacted by wetlands as well as a significant rear yard buffer requirement which applied without relief would render the property unable to be developed. Ms. Farrell states WMG does require some bulk variances such as the rear yard setback buffer and a parking reduction which would serve to relieve the impervious coverage requirements. She states the applicant is all seeking some minor signage relief which would permit 4 small wall signs along the primary façade which would assist in wayfinding. Ms. Farrell states she has submitted Exhibits 1, 2 and 3.

Mr. Mancini testifies on behalf of the application. Mr. Mancini presents Exhibit A1 which is an aerial of the existing conditions of the subject property. He states the property is 7.16 acres largely undeveloped and is on the corner of Centennial Blvd and Matlack Drive. He testifies there is existing stormwater pond on the left southern end of the property. There is also an existing warehouse, Global Concentrate, south of the property. Mr. Mancini indicates the wetlands located at the center of the property. He testified that this parcel was originally part of the Centennial Mill Development and was approved as a commercial pad to include retail. As part of that development, they built the pond and some infrastructure as sanitary sewer. He states the property is unusual in shape. He states it is encumbrance with wetlands in the middle of the site. He testifies DEP granted them a transition site waiver and a deed restriction was recorded.

Mr. Mancini presents Exhibit 2 which is a colored rendering of the submitted site plan. He testifies the applicant is proposing to construct a 2-story climate controlled self-storage facility. The building footprint is 61,800 square feet and the total gross floor area is 125, 286 square feet. There is a paved parking and loading area which will be enclosed with a 6-foot-high metal fence with sliding gates at each of the two access gates on Centennial Blvd. He testifies both access points are full movement driveways to enter and exit the property. He states the parking area will provide 6 parking spaces one being ADA accessible. One space will also include an EV charging station. Three will be parallel spaces. He testifies there is a trash enclosure proposed on the north end of the site and will be inside the fence area.

Mr. Mancini testifies this is the third revision to the original plan. He testifies that they have met with the representatives of Centennial Mills Association. He states one of their major concerns was the activity that would take place in the rear of the property closest to the residence. He states they revised the application to have all activity at the front of the site and there will be no access vehicular or otherwise at the back of the site. Mr. Mancini testifies after an additional meeting with the Association they shifted the building forward an additional 25 feet now the proposed is 75 feet from the rear property line. He also testifies they are proposing shifting the fence 20 feet into the site and installing landscaping on the other side of the fence closest to the residential properties.

Mr. Mancini states the applicant is also proposing to install a 6-foot sidewalk along the entire length of the property on Centennial Blvd. He states they will also be installing substantial landscaping at the front of the property and in the buffer area. He testifies the applicant wants to continue to work together with the engineer and association regarding the landscaping buffer. He states there will be a 6-foot-high vinyl fence is proposed at the rear of the property and 6-foot-high metal fence will be installed at the front of the property.

Regarding traffic impact Mr. Mancini testifies that the number of daily trips in and out of a facility like this is minimal less than 30 trips a day. He states it a low trip generator. He states the largest rental truck available to the public is 26 feet long and they ran turning radius templates for trucks as large as 30 feet as well as for aerial platform fire trucks as requested by the Fire Marshall. These templates will be forwarded to the Board engineer for review.

Mr. Mancini testified that both driveways will be equipped with gates that will be closed from 10:00 PM until 6:00 AM and can only be accessed by keypad. He also testifies there is no circulation at the rear of the building. Mr. Mancini states they will make road improvement on Centennial and continue the left turn lane only onto Matlack from Centennial.

Mr. Mancini testifies all lighting will be installed at the front parking area to light the paved parking and loading area for safety and that the lights will be of the building and will be full cutoff and downward facing. He states the building will be equipped with security lighting and cameras.

Mr. Mancini testifies regarding the request for a variance to install a 6-foot-high fence at the front of the site. He states the main reason is for safety and security. He states the 6-foot-high fence at the front of the property doesn't obscure any sight lines and that the open style fence that blends with the landscaping and sees no impacts esthetically.

Mr. Mancini testifies that variance relief for the parking setback is being requested due to them moving the building forward on the site. The reason for moving the building forward is due to the constraints the wetlands and wanting to maintain a significant buffer in the rear. Mr. Mancini also reviews the need for a variance for the number of parking spaces required. The applicant is proposing 6 spaces where 25 are required. He states the nature of the business and daily operations do not require more spaces and the 6 spaces would be sufficient. He also states that would be counteractive to the amount of impervious coverage and keeping the building situated at the front of the site.

Mr. Mancini provides testimony regarding the rear yard buffer where 200 feet is required, and 75 feet is proposed. He states if they were to maintain all the requirements the property would not be buildable due to the narrow building envelope that would be required.

Mr. Mancini testifies that the applicant is seeking relief to install 4 façade signs where 1 is permitted. He states 1 sign is for advertising the business name and the remaining 3 will be directional signs

Mr. Mancini testifies that the applicant has agreed to comply with comments regarding additional drainage and utilities. Including additional stormwater piping. He states the applicant is compliant with the current stormwater management regulations. He states the stormwater basin will be continued to be utilized and that there are bio-retention areas at the front of the site as well. He states they will provide a stormwater maintenance plan and they have agreed to have an inspection of the current stormwater basin infrastructure and will make repairs if necessary.

Mr. Mancini reviews the requested waivers regarding landscaping. He states the reason for the waiver for the 3 rows of trees is the trees will not have enough room to grow and regarding the height/size of the shrubs to be planted at the front of the site is also not to overcrowd the plantings which in turn will not allow them to grow.

Mr. Michalek testifies on behalf of the application. He states the hours of operation are 8:00 AM to 6:00 PM for office staff. He states there will be a total of 4 office staff with 2 employees on site per shift. He states the lease for storage space will be month to month. He states there are different sized units within the facility. Some units can be accessed from inside the building and an elevator and some are direct access from the outside from the loading Area at the front of the building through sliding doors. He testifies when a customer leases a space they are given an access code which allows them access to the gates from 8:00 AM to 10:00 PM and only by special request can you access 24 hours.

Mr. Michalek testifies an added security to the building is when a tenant accesses their unit an alarm is set to alert the office staff if someone is at their unit longer than the typical 30 minutes so they will check on the tenant. He testifies the lease is very limiting. There are no combustibles, flammables, chemical or perishable items permitted to be stored in the units. He also states the building will have about 30 cameras both inside and out. Also the facility is monitored by an offsite monitoring company.

Mr. Michalek testifies the building will be fully sprinklered and is constructed out of non-combustible materials.

Regarding trash and recyclables, the dumpster is used by office staff only. He states in the lease it is stated clearly that tenants are not permitted to utilize the trash facility. He states it a very low intensity use. He also states he does not anticipate large tractor trailers.

Mr. Michalek gives testimony regarding the exterior and architectural design of the building. He states that the façade facing Centennial Blvd is generally a masonry building with split faced concrete block along with some panels of stucco to break up the look of the façade and will also include the corporate Public Storage color orange which is on the office end of the building at the height of 30 feet which is the tallest part of the building the remainder of the building is 26 feet high. He states they maintained the masonry look of the building on the sides and back trying to blend with neighboring buildings.

Mr. Michalek testifies the front face of the building will have some wall lighting and in the rear there will be no lighting. There will be no access to the rear of the building.

Mr. Michalek testifies the building will be climate controlled and is handled by small condenser units on the roof they are small split systems.

Mr. Michalek testifies there are 5 total signs at the front of the building. There will be a small "rental office" sign above the door, 3 loading area signs above sliding glass door loading areas and the larger "Public Storage" logo sign on the building. He states the total square footage of all signs does not exceed the maximum signage permitted.

Mr. Schwenke states he is concerned with the amount of parking spaces proposed and the trip generation data. Mr. McGinnis testifies on behalf of the application. He states totals were 26 trips in the morning peak hour, 26 trips in the afternoon peak hour, close to 200 trips weekday total.

Mr. Schallenhammer asks how many storage facilities do they have in the US? Mr. Michalek states around 9,500. Mr. Schallenhammer is concerned with page 53 of the traffic report and the amount of spaces he notes that are required at similar sites.

Ms. Farrell states that the 6 spaces are typically utilized by employees and new tenants and that the loading areas are typically utilized by current tenants. Mr. Mancini states the loading area at the front of the building is approximately 480 feet long so there is potential there for additional parking of 30-40 cars. He states they can add several more parallel parking spaces at the front of the site.

In response to Mr. Schallenhammer's question regarding the type of fence being installed to buffer Centennial Mills, Mr. Mancini states they are proposing a solid white vinyl fence.

Mr. Schallenhammer asks if the facility will be leasing and allowing businesses to be operated out of units or the storage of vehicles on the property. Ms. Farrell states they will not be.

Mr. Michalek testifies the facility will be wholly managed by Public Storage.

Mr. Schallenhammer asks if the applicant would be willing to have no limited access after 10:00 PM. Ms. Farrell states the applicant may not be able to agree to that request.

Mr. Schallenhammer questions how the facility handles units that are not cleaned out or go into sheriff sale. What happens to the trash and items. Mr. Michalek states that Public Storage will hire movers to clean out the units and remove everything from the site.

Mr. Nicini has concerns with contractors leasing units and coming to the site every day. Mr. Michalek states it is not typically every day it is about once a week.

Regarding the existing stormwater basin located on the property Mr. Rashatwar asks what the applicant's intention is for the fence surrounding the basin. Mr. Mancini states it will be determined at the time the basin is inspected.

Mr. Scavo states they are not proposing solar panel installation at this time.

Mr. Stein would like some clarification regarding trash pickup and the location the dumpster is located. Mr. Mancini states the dumpster will be enclosed to meet the ordinance requirements and will have a fence and landscaping to buffer it from neighboring residents. Mr. Mancini states it is in the best location on the property. Mr. Mancini states the trash truck will have enough room to maneuver on the site when picking up the trash.

Mr. Darji states the applicant has addressed all the comments in his review letter.

Mr. Mancini states the applicant will comply with Fire Marshall's review letter and they have had several discussions with him as well regarding circulation around the building and will provide a stabilized emergency access only around three sides of the building and also provided turning templates. The stabilized emergency access remains green. It is made up of geo block that does not add additional impervious coverage and can handle the weight of a fire truck.

In response to Mr. Darji's question regarding the existing stormwater management basin and whose responsibility it will be to maintain it Mr. Mancini testifies it is his understanding the owner of the property will be wholly responsible for the existing detention pond on the site along with the bio-retention basins being proposed and this will be outlined in the operations and maintenance plan to be submitted. There will also be a deed restriction on the property.

Mr. Darji states the applicant has provided testimony regarding requested variances.

Mr. Mancini states the applicant will comply with Sewer Engineer's review letter as well.

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

James Imbriaco
73 Matlack Drive

Mr. Imbriaco testifies he is concerned with the lighting and signage. He is concerned with the noise from the condenser units also.

Michael Wharteby
1 Old Mill Dr

Mr. Wharteby asks how many units will be in the facility. It is stated there will be 1200 units. He is also concerned with the setback of the building from the residential homes.

Gari Lieberman
15 Stokes Ave

Mr. Lieberman feels the building is entirely too large and too close. He wants DEP permit dates reviewed. He states there are already 2 storage facilities within just a few miles of this one being proposed. He is concerned with the berm located behind the building. Mr. Mancini states it is currently 2 feet high and they are proposing to raise it to between 2-3 feet. He states the hope is that the landscaping that is planted there will grow and eventually block the view of the fence and building. Mr. Lieberman has questions regarding how approvals work if the land is sold, Mr. Norman explains the approvals run with the land not the land.

Steven Wenick
8 Waterway Ave

He is opposed to the large building being constructed. He also states the development would destroy wildlife habitat. He objects to the proposed self-storage as among other things will destroy the look and feel of the tranquil community.

Gary King
7 Stokes Ave

Mr. King testifies he lives directly behind the proposed building. He feels that the size of the building has been downplayed during the meeting. He is concerned with the proposed number of units (1200). Mr. King shares a 3D rendering of the proposed building in comparison to the homes. He states the development will destroy the look of Centennial Mills and also have a negative impact on their property values.

Joan Galon King
7 Stokes Ave

Mrs. King states she is concerned with the impact of the environment both human and wildlife. She states there has been an eagle seen on the property. She feels this is no

Subramania Ramanathan
12 Matlack Dr

Mr. Ramanathan objects to this development. He states he has concerns regarding safety and crime. He is concerned with the lighting and noise pollution. Also has concerns with the effect it will have on property values.

Jordan Hopchik
57 Matlack Drive

He states he used to live at 15 Stokes before selling and one of the reasons he decided to sell was because of the fear of what could potentially be built on the property behind that house. He wants to know if this development is going to affect their property values.

Shelly Schneider
13 Stokes Ave

Ms. Schneider states she lives directly behind the proposed development and is opposed to the project. She states it is too large and will leave no back yard. She states she was also a witness to the eagle sighting and did report it to the Environmental Protection Agency.

Jeffrey Baron

Mr. Baron states he is an attorney representing the Centennial Mills HOA. He states he is neither there to support or oppose the application. He states they have had several meetings with the applicant and their professionals to review a number of significant concerns. He states the applicant has been responsive and a number of concerns have been resolved some have not. He states they requested the fence and plantings be installed on Centennial Mills side of the property and that they would maintain them therefore they are asking the Board to have the developer install sprinkler system controlled by the HOA. Mr. Baron states a Developers Agreement must be prepared between the developer and township. He states they are requesting the height of post and rail fence being installed be increased to 6 feet high the same as the proposed vinyl fence. He states there are a couple of gaps in the fencing also that they are concerned with. Mr. Baron requests that there be no access to this site after 10:00 PM. He states they oppose the request for a waiver for the height of the shrub plantings. He states they support the Board reviewing a copy of the lease agreement. Mr. Baron also states there was a never a vote by the HOA regarding this application.

Sanjay Dos
9 Stokes Ave/ 2045 Rt 38 Cherry Hill

He states his mother lives at 9 Stokes and he is concerned with the size of the building and feels it is excessive for the size of the property. He states the development will change the character of the property, also the protected wetlands area. He states he is concerned with handicapped parking.

Marie and Joe DeStefano
8 Stokes Ave

Mr. DeStefano is concerned with the amount of variances being requested. He questions whether the size of the parcel can support such a large building. He states there are already 2 storage facilities that were approved why does Voorhees need anymore.

Ms. Farrell states they have provided significant testimony in regard to the parking, signage and the 200 foot setback requirement at the rear of the property. She states that when you factor in that requirement and the front yard setback requirement it virtually renders the property undevelopable for any use. She also states it is a permitted use on the property.

Ms. DeStefano is not in support of the application. She states it is too large of a building.

Seeing no further public comments Mr. Schwenke closed public portion.

After some discussion Mr. Scavo agrees to taking off 25 feet from the back of the building which equals a loss of 25,000 square feet of total building area and increases the buffer 100 feet at the property line where it was 75 feet at the rear of the property at block 2.604.

Mr. Nicini makes a motion to grant Major Site Plan approval to construct a two-story Public Storage facility located at 111 Centennial Blvd, Block 200; Lot 10.03 with the following conditions/stipulations:

1. Applicant agrees to Mr. Darji's review letter including the 6 foot sidewalk and landscaping
2. The applicant has agreed to reduce the size of the building
3. The applicant has agreed to submit turning templates for emergency vehicle access
4. The applicant has agreed the trash enclosure will not be for tenant use
5. The applicant has agreed to add 6 additional parallel parking spaces along Centennial Blvd
6. The applicant will comply with the Fire Marshalls review letter
7. The applicant will comply with the Sewer Engineer's review letter
8. The applicant has agreed to install sprinkler system for the HOA to control for landscaping
9. The applicant has agreed to submit a copy of the lease for review by the solicitor and engineer
10. The applicant has agreed to plant 3-foot-high shrubs

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

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

NAYS: None

ABSTAIN: None

Seeing no further business 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.