VOORHEES TOWNSHIP PLANNING BOARD MINUTES JUNE 14, 2023\_\_\_\_\_\_

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. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Brocco

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

Also present is Chris Norman, Board Solicitor, Tim Kaluhiokalani Board Engineer

Mr. Norman swears in Mr. Kaluhiokalani as Board Engineer.

MEMORIALIZATION OF RESOLUTIONS

Cherry Hill Plazas, LLC

Amended Final Site Plan

100-118 White Horse Road

Block 150.04; lot 8.03

PC# 23-010

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

AYES: Mr. DiNatale, Mr. Rashatwar, Mr. Nicini, Mr.Schwenke

ABSTAIN: Mr. Schallenhammer, Mr. Brocco

NAYS: None

NEW BUSINESS

Shem Creek Cedar Hill, LLC (Savers)

Minor Site Plan

154 Route 73

Block 229; Lot 7

Action Date: 6/19/23

PC# 23-012

Appearing before the Board is Mr. Michael Fekete, attorney, Mr. Chris Riggle, engineer and Mr. Andres Gonzales, applicant.

Mr. Fekete gives a brief summary of the application. He states the property is located in the MB (Major Business) Zone known as the Cedar Hill Shopping Center in the 22,000 square foot retail space that was previously occupied by AC Moore. He states the change of use is permitted in the zone. He states the applicant is seeking Minor Site Plan to permit Savers thrift store to occupy the space along with some interior renovations, new landing and outdoor ramp, overhead door and steal landing along with a trash enclosure. He also states the applicant is not seeking any variances.

Mr. Gonzales testifies that he has been a district manager for 2nd Avenue Thrift Shop which is partnered with Savers for over 20 years. He states they are a for profit second hand thrift store that is partnered with local charities where they resell donated household goods. Mr. Gonzales testifies they collect clothing, shoes, accessories, small household furniture or appliances. They do not collect the following items: No food, no cash, no hazmat items, no large furniture or mattresses or large appliances. He states they provide a comprehensive list online and in the store.

Mr. Gonzales testifies they have 13 stores throughout the east coast in Maryland, Virginia, Pennsylvania and in Canada and Australia. From the year 2017-2021 they have diverted 3.2 billion pounds from ending up in landfills and donated $600 million to nonprofits. He states their main partners are Green Drop and Purple Heart.

Regarding daily operations Mr. Gonzales testifies the hours of operation will be 9:00 AM to

9:00 PM, 7 days a week. Donations are accepted from 9:00AM to 7:00 PM.

Mr. Gonzales testifies the store will have 50-75 employees with 40-50 team members per shift during peak hours which are typically Thursday thru Sunday 11:00 AM- 4:00 PM. He also states peak seasons is fall and spring.

Mr. Gonzales testifies that the drop-off area will have a canopy and also security cameras. He states deliveries are in box trucks. Community donations will be taken on the side and non-profit in the rear. He testifies there will be no drop off bins on site. Mr. Gonzales testifies signage will be installed to discourage individuals from delivering or dumping during off-hours He also testifies there will be no washing of product on site either.

Mr. Gonzales testifies items that can’t be sold are recycled. He testifies the trash compactor will be enclosed and picked up twice a week. Mr. Gonzales also testifies there will be a trailer on site in the rear no longer than 3 days.

Mr. Riggle testifies on behalf of the application. He states that the elimination of one parking space would make the proposed use compliant to Township Parking Ordinance. He testifies the applicant will install six (6) foot high shrubs around the trash compactor. He testifies the proposed loading area in the rear would remain the same and is approximately 300 feet from the nearest residential area.

Seeing no further testimony, Mr. Schwenke opens the meeting to the public. Seeing no public comment Mr. Nicini makes a motion to close public portion seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. Schallenhammer makes a motion to grant Minor Site Plan approval for the property located at 154 Route 73, Block 229; Lot 7 to renovate an existing 22,400 square foot attached retail space as a “Savers” Thrift store with some associated site improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the engineer’s review letter dated June 18, 2023.
2. Applicant will comply with the sewer engineer’s review letter dated June 9, 2023.
3. Only one tractor -trailer may park in the rear behind the building for temporary storage for a period no greater than 3 days.

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

AYES: Mr. Schallenhammer, Mr. Nicini, Mr. Brocco, Mr. DiNatale, Mr. Rashatwar,

Mr. Schwenke.

ABSTAIN : None

NAYS: None

Seeing no further business Mr. Schwenke adjourns the meeting.

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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 electronicrecordings can be available upon proper request and payment