

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. Weil

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

Also present is Chris Norman, Board Solicitor, Rakesh Darji, Board Engineer

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Mr. Norman swears in Mr. Darji as Board Engineer

NEW BUSINESS

Robin Hill Apartments Ltd Partnership  
Amended Final Site Plan  
331 Preston  
Block 178; Lot 13  
Action Date: 8/28/23  
PC# 23-016

Mr. Schallenhammer recuses himself from the application.

Appearing before the Board is Mr. Matthew Wieliczko, attorney, Ms. Wendy Iacono, property manager, Mr. Vincent Milano engineer, Mr. Arno Kauth, Emerald Pools.

Mr. Wieliczko gives a brief description of the application. He states the applicant is seeking Amended Preliminary and Final Major Site Plan approval to remove the existing inground community swimming pool and replace it with a new 1,700 square foot inground swimming pool with new skimmers, drains, filters, pumps and plumbing. Along with new pavers, coping, concrete around the pool and a safety cover. The Robin Hill Apartments are located at 331 Preston Avenue.

Mr. Wieliczko states they are in receipt of the July 14, 2023 Engineering review letter prepared by ERI and confirms they agree with all the comments and recommendations in that letter.

Ms. Iacono testifies on behalf of the application. She states the hours the pool will be open will from 12:00 Noon until 7:00 PM. She testifies the pool will be fenced and have a locked gate when not in use. She testifies lifeguard services will be provided by an outside vendor United Pool Services.

Mr. Milano testifies he will provide a revised plan to include revisions/comments including fence replacement, concrete walkway around the pool. He testifies there is no proposal of extending the hardscape or landscaping plan. He states the grass area around the fence will remain that way.

Mr. Kauth testifies on behalf of the application. He states he is in agreement with the plan that shows the new gunite pool and the location of the drains. He states the new pool will be slightly smaller than the existing free form pool. It will be L- shaped with a beach entry and will be 3ft to 6 ft deep. Mr. Kauth testifies regarding the drains and the circulation of the pool water.

Mr. Darji states there are no variances requested or design waivers. He states he is satisfied with the testimony and the applicant's response letter.

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

Mr. Weil makes a motion to grant Amended Preliminary and Final Major Site Plan approval to permit the replacement of the existing community pool located at the Robin Hill Apartment Complex located at 331 Preston Avenue with a new 1,700 square foot swimming pool with

associated concrete, fencing, drains and pool equipment with the following conditions/stipulations:

1. Applicant will comply with the Board Engineer's review letter dated July 14, 2023 review letter.
2. Applicant will submit revised conformance plans.

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

AYES: Mr. Weil, Mr. Rashatwar, Mr. Stein, Mr. DiNatale, Mr. Schwenke

ABSTAIN: None

NAYS: None

Steaks Holding, LLC  
Major Site Plan  
210 & 220 Park Drive  
Block 17; Lots 19 & 20  
Action Date: 8/31/23  
PC# 23-008

Appearing before the Board is Mark Rinaldi, attorney, Paul Litten applicant, Teal Jefferies, engineer.

Mr. Rinaldi gives a brief description of the application. He states the applicant is seeking Major Site Plan approval to permit the construction of a 10,975 square foot warehouse addition to the existing 9,306 square foot warehouse and meat processing facility. The property is located in the EIB Zone. He states the applicant is also proposing site improvements. Mr. Rinaldi informs the Board that on March 1, 2023 Third Street was vacated by Ordinance # 22-23 adopted March 27, 2023. Mr. Rinaldi states he should be receiving the deed for that shortly. He states the intent if the application is approved is to consolidate the two lots and the portion of Third Street that was vacated.

Mr. Litten testifies on behalf of the application. He testifies he is the president and operating partner of Steaks Holding and they have been at this location for 3 years. He informs the board it was previously a chicken manufacturing facility. Mr. Litten testifies that Quality Philly Steaks manufacturers Philly steak meat for national regional chain business. They bring in box beef, mold it, marinate, slice, flash freeze, package it and ship it all from this site.

Mr. Litten testifies the need for expansion is for storage, distribution, and more production space. He states they have the opportunity to bring on larger clients and need the space to do so. He testifies that inside the addition would be a flash freezer, two temping facilities as well as a frozen storage facility for finished goods. He states if they did not own the other lot with the potential to build the addition, they would have to find a new location. He states the plan is to stay at the location that is why they will invest.

Mr. Litten testifies that after purchasing the property he completely rehabbed the entire building and also cleaned up the adjoining property. In regards to demolishing the structure and clearing on the lot that was damaged by a fire he states he will replace trees that were taken down.

Mr. Litten testifies the hours of operation are Monday-Friday 7:00 AM to 4:00 PM. He states the routine truck deliveries will comply with the ordinance of no large truck deliveries before 6:00 AM and after 11:00 PM. He states currently they have 45 employees and if the addition is approved they will have 5 additional. He states the early morning hours are when they have the raw product delivered the later deliveries are packing materials etc.

Mr. Litten testifies that there were some noise complaints regarding the temporary blast freezer trailer that was being utilized when their freezer went down. They relocated that freezer to the front of the building but will remove it if this application is approved. They have not received complaints since relocating the temporary freezer trailer. Mr. Litten testifies all processing is done indoors.

Mr. Litten testifies the 12-15 vehicles parked on Lot 4 will be removed when a later site plan is filed to develop Lot 4 approximately 6-8, months from now. He also states he will work with the owner of the Robinson Waste for the relocation of trailers currently stored on Lot 4 to be stored off-site.

Mr. Jeffries testifies on behalf of the application. He states that the loading dock has been designed for tractor-trailer access, ADA parking spaces would be paved and restriped, total disturbance will be less than ¼ acre and therefore does not currently trigger stormwater

management design requirements for major development. He states the EIB zoning standards would be complied with and the refrigerator unit would be mounted on the roof of the warehouse addition. Mr. Jeffries further testifies that Applicant will coordinate with Mr. Darji's engineering office for Best Management Practices (BMP) for Stormwater Management. He testifies the applicant will replant trees and make the required \$300.00 per tree contribution to the tree replacement fund. He states he will coordinate with Mr. Darji's office regarding planting additional evergreen trees for screening and also that the applicant is proposing to erect a new 6' X 6' board-on-board fence along Sycamore Street and along residential properties. Mr. Jefferies testified that the proposed lighting will be LED fixtures. No new signage is proposed.

Mr. Jefferies provides testimony regarding the request of the following bulk variances. He testifies the applicant requested bulk variances based on undue hardship due to the undersized nature of the lot, including from: Section 152.145(A) for lot area (1.43 acres proposed; 2-acres provided); Section 152.145C(1)(b) for front-yard setback (54.36 feet from Park Drive and 29.44 feet from Sycamore Drive; 50 feet required); Section 152.145(D) minimum buffer from residentially zoned property (79.43 feet proposed; 200 feet required); Section 152.145(G) for maximum clearing limit (70% permitted; 83% existing; 100% proposed); and from Section 152.145(H)(2)(b) for minimum parking setback from Park Drive right-of-way (50 feet required; 0 feet proposed). Mr. Jefferies also testifies that no adjacent lands are available for acquisition, except for the portion of Third Street already vacated by Voorhees Township and conveyed to Applicant by Ordinance Number 422-23, adopted March 27, 2023. Mr. Jefferies further testifies that the deficiencies from bulk zoning requirements are the result of pre-existing nonconforming conditions.

Mr. Jefferies provides testimony regarding the following request of design waivers from: Section 154.006(B)(8) for parking lot street frontage screening (5-feet required; 0-feet proposed); Section 150.010(A)(1) requiring all sites provide adequate parking and loading improvements including but not limited to access ways, driveways and drive aisles, whereas existing parking stalls and proposed loading docks will be accessed directly from Park Drive; Section 154.010(B)12 from requirements for curbing, whereas no is proposed; Section 154.010(B)(7) requiring loading areas be landscaped and screened to obscure from view of public street, whereas loading facility extends into the Park Drive ROW. In support of the design waivers, Mr. Jefferies again testifies that the deficiencies in design requirements are the result of pre-existing nonconforming conditions. He also testifies curbing cannot be installed due to existing elevations.

Mr. Darji did not object to the requested variances and design waivers based on the existing conditions. He was satisfied with the testimony provided.

Seeing no further testimony Mr. Schwenke opens the meeting to the public. Seeing no public comment Mr. Schallenhammer makes a motion 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 Amended Preliminary and Final Major Site Plan Approval with Bulk Variances and Design Waivers to permit the construction of a 10,975 square foot warehouse addition the following conditions/stipulations:

1. Applicant shall comply with the recommendations set forth in the July 11, 2023 report of the Planning Board Engineer/Planner, except as set forth herein.
2. Applicant shall comply with the recommendations set forth in the report of the Township Sewer Engineer.
3. Applicant will shall work with Mr. Darji's engineering office for Best Management Practices (BMP) for Stormwater Management.
4. Applicant shall coordinate with Mr. Darji's office regarding planting additional evergreen trees for screening.
5. Applicant shall erect new 6' X 6' board-on-board fence along Sycamore Street and along residential properties.
6. No food processing activity shall occur outside the warehouse buildings.
7. No certificate of occupancy shall issue for the new warehouse building until site plan approval is later obtained for site improvements on Lot 4.
8. Applicant shall consolidate the adjoining lots.
9. No large truck deliveries shall be permitted between 7 PM and 11 AM.
10. Applicant shall remove the existing freezer trailer.
11. Applicant shall install a cross-walk for trash disposal on the later site plan application to develop Lot 4 for site improvements.
12. Applicant shall obtain an LOI and General Permits to fill freshwater wetlands from the New Jersey Department of Environmental Protection (DEP).

13. Applicant shall provide a tree compensation plan and make a contribution of \$300 per tree of 5" caliper or greater that is not replaced.

14. The new warehouse building will match the existing warehouse building in terms of architectural look and design.

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

AYES: Mr. Schwenke, Mr. Schallenhammer, Mr. Rashatwar, Mr. DiNatale, Mr. Weil

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 electronic recordings can be available upon proper request and payment