

The Vice-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. Rashatwar, Mr. Kleiman, Mr. Schallenger, Mr. Nicini, Mr. DiNatale, Mr. Kleinman,

Absent: Mr. Schwenke, Mr. Ravitz, Mr. Stein, Mr. Brzozowski,

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

Mr. Norman swears in Board Engineer, Rakesh Darji

MEMORIALIZATION OF RESOLUTIONS

PC# 22-026
Valumax
Major Site Plan
2 Executive Drive
Block 160; Lot 1.03

Mr. Schallenger makes a motion to pull the resolution due to outstanding code violations and issues at the site, seconded by Mr. DiNatale. Motion carries by the following roll call vote:

AYES: Mr. Schallenger, Mr. DiNatale, Mr. Rashatwar, Mr. Kleiman, Mr. Nicini, Mr. Kleinman
ABSTAIN: None
NAYS: None

PC# 23-019
Dean Development
Correspondence-Extension of Approvals
Block 252; Lots 9 & 9.01

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

AYES: Mr. Schallenger, Mr. DiNatale, Mr. Rashatwar, Mr. Kleiman, Mr. Nicini, Mr. Kleinman
ABSTAIN: None
NAYS: None

APPROVAL OF MINUTES

Motion made by Mr. Nicini to approve the minutes dated September 13, 2023; seconded by Mr. Schallenger. Motion carries by the assenting voice vote of all present board members.

NEW BUSINESS

PC# 23-017
EUREKA STONE QUARRY, INC
MINOR SITE PLAN (SOLAR)
1222 BERLIN ROAD
BLOCK 262; LOT 3

Appearing before the Board is Mr. Damian DelDuca, attorney, Mr. Jim Morrissey, applicant, Mr. Scott Smith, engineer, Mr. Jeffrey Perez, Paradise Solar.

Mr. DelDuca gives a brief overview of the application. He states the subject property is located at 1101 White Horse Rd, Block 262, Lot 3 also known as Tri-Borough Sand and Stone. He states the applicant is seeking approval to construct two distinct solar arrays on the subject property which is 88 acres.

Mr. DelDuca states the property is located in four municipalities Voorhees, Gibbsboro, Berlin Township and Lindenwold. The proposed is on a lot located in Voorhees. It has some frontage on Haddonfield-Berlin Road. He states there are two solar arrays proposed. One is the larger array which they are referring to as the "Dredge Array" which will provide power to the existing dredge, the second array will power the concrete plant. The solar arrays will only power these two facilities. He states they will not be selling power back to the grid. Mr. DelDuca states that in accordance with State Statute the proposed solar array is permitted in the zone and on the size of property in the state of New Jersey. He states the solar is permitted in the EIB zone of Voorhees.

Mr. DelDuca informs the Board the applicant has complied with all the conditions set forth in the conditional portion of the Township's Renewable Energy ordinance including all the criteria except one which is the height of the panels. He reviews an exhibit showing the solar panels also known as modules in portrait mode which means they are stacked vertically. He states this is the design of the "dredge" solar array. He states the ordinance allows the panels to be 6 feet off the ground at their highest point and the proposed panels will be just under 10 feet for both solar arrays. Mr. DelDuca states the applicant is seeking a variance for the height and will provide testimony for the reasons for that. He states that in order to effectively, efficiently, economically develop a solar array you need to stack modules/panels and not in one row or you would take up twice as much land and increase your cost because the panels sit on racks and the racks are expensive which in turn makes the system not economically feasible.

Mr. Perez is sworn in. He testifies he is the owner and operator of Paradise Solar and Electrical LLC. He testifies that two solar arrays will be constructed. He testifies the concrete plant array would produce on average 81.25 kilowatts and the dredge solar will produce 962 kilowatts. He also testifies there would be no excess power generated. Mr. Perez states the proposed solar arrays will be constructed within an 88.76 acre quarry and will not be visible due to the existing topography of the site. Mr. Perez testifies that the solar arrays need to be stacked at a height of 123 inches for the concrete plant and 117 inches for the dredge array which is why a bulk variance for the height limitation which is 6 feet is being requested. Mr. Perez also testifies the applicant will comply with ordinance requirements and the average usage expectancy is 25-30 years. Mr. DelDuca states the applicant will comply with the ordinance requirements for abandonment.

Mr. Scott Smith testifies on behalf of the application. He testifies that he prepared the plan and that the existing topography and trees around the perimeter of the quarry address any aesthetic concerns. He testifies site topography changes with the operation of the quarry and will submit a revised plan. Mr. Smith testifies that the area where the arrays will be installed will be regraded prior to installation. He states the access to the site is off Route 561.

Mr. Smith testifies regarding the bulk variance for the height of the solar array. He states that the solar arrays will not produce any glare, noise or odor, no tree clearing will be required and there will be no drainage impact. He states they are promoting clean energy. Mr. Smith also testifies that they will comply with Mr. Darji's review letter.

Mr. Darji recommends the applicant provide supplemental landscaping if needed around the perimeter of the quarry based on a site inspection. The applicant states additional landscaping will be provided if necessary to provide proper screening of the dredge array from Pole Hill Drive and along the Boy Scouts building.

The applicant agrees to comply with the Voorhees Township Fire Marshall's October 10, 2023 review letter. Mr. Darji did not object to the granting of the requested bulk variance.

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

Mr. Nicini makes a motion to grant Conditional Use and Minor Site Plan approval with bulk variance for the two proposed ground-mounted solar installations for the property located at 1101 White Horse Road, located in Block 262; Lot 3 with the following conditions/stipulations:

1. The applicant will comply with the Board Engineer's review letter dated October 12, 2023.
2. Applicant will comply with the recommendations of the Fire Marshall's review letter dated October 10, 2023.
3. Applicant will comply with the Township's Solar Ordinance installation and abandonment.
4. Applicant will provide supplemental landscaping if needed.
5. Applicant will submit updated plans

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

AYES: Mr. Nicini, Mr. Schallenger, Mr. Kleiman, Mr. DiNatale, Mr. Kleinman, Mr. Rashatwar

NAYS: None

ABSTAIN: None

FLORO VOORHEES, LLC

MINOR SITE PLAN/CONDITIONAL USE (CANNABIS)

1101 WHITE HORSE RD

BLOCK 160, LOT 1.07

PC# 23-021

Appearing before the Board is Mr. Anthony Drollas, applicant's attorney, Mr. Brendan Hanish, applicant and Mr. Victor Anosike engineer.

Mr. Drollas reviews the conditional use standards. He states the applicant has received their license from the CRC (New Jersey Cannabis Regulatory Control Commission).

In response to Mr. Norman's questions regarding the conditions of operations, Mr. Hanish testifies there will be no odor produced from the packaged product and the dispensary will have proper ventilation and carbon filters to eliminate that issue. He states it is not a grow facility therefore everything is prepackaged. Mr. Hanish testifies he submitted a security plan to the Voorhees Township Police Department and it has been reviewed and approved and they will be supplying a lockbox to the police department. He states they have 92 parking spaces to service the dispensary and two other tenants which will be sufficient. Regarding the drive-thru he testifies they are not planning on utilizing that at this time. Mr. Hanish testifies they will be no consumption of cannabis on site or outdoor storage of cannabis. He testifies the hours of operation will be compliant with the conditional use ordinance for the retail sales of cannabis products and will be Monday through Friday from 10:00AM – 8:00PM and Noon to 6:00PM on Saturday and Sunday. Mr. Hannis testifies there will 12 employees per shift during peak hours.

Mr. Drollas states the applicant is not proposing any exterior changes to the building. He states they will be adding signage to the building.

Mr. Darji states he is satisfied with the applicant's testimony and submission. Mr. Drollas states the applicant will pay \$978.00 for the proposed impervious buydown.

The applicant agrees to install an extension of sidewalk along White Horse Road which was recommended by Mr. Darji.

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

Mr. Nicini makes a motion to grant Conditional Use approval and Minor Site Plan approval with a bulk variance to permit the renovation of leased space within a shopping center for a licensed Class 5 cannabis adult-use dispensary for the property located at 1101 White Horse Road, located in Block 160; Lot 1.07 with the following conditions/stipulations:

1. Applicant will comply with the Board Engineers review letter dated October 5, 2023.
2. Applicant has agreed to pay \$978.00 for the impervious coverage buydown.
3. Applicant will comply with all ADA requirements.

Seconded by Mr. DiNatale. Motion carries by the following roll call vote:

AYES: Mr. Nicini, Mr. DiNatale, Mr. Kleiman, Mr. Kleinman, Mr. Schallenger, Mr. Rashatwar

NAYS: None

ABSTAIN: None

Meeting is adjourned.

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.