

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. Ravitz, Mr. Kleiman,
Mr. DiNatale, Mr. Nicini, Mr. Kleinman

Absent: Mr. Brzozowski, Mr. Stein

Also present was Mr. Chris Norman, Board Solicitor, Mr. Anthony Lopez, Board Engineer

Mr. Norman swore in Mr. Lopez as Board Engineer.

MEMORIALIZATION OF RESOLUTIONS

Brandywine-Main Street, LLC
Preliminary & Final Major Subdivision
Block 207; Lots 4, 4.08, 4.09
PC# 23-007

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

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

Steak Holdings, LLC
Amended Preliminary & Final Major Site Plan
Block 17; Lots 19 & 20
PC# 23-008

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

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

Robin Hill Apartments Ltd Partnership, LLC
Preliminary & Final Major Site Plan
Block 17; Lot 13
PC# 23-016

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

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

APPROVAL OF MINUTES

Motion made by Mr. Schallenhammer to approve the minutes dated July 26, 2023; seconded by Mr. DiNatale. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleiman and Mr. Ravitz who abstained.

Motion made by Mr. DiNatale to approve the minutes dated August 9, 2023; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini, Mr. Kleiman, Mr. Kleinman, Mr. Ravitz who abstained.

Motion made by Mr. Nicini to approve minutes dated August 23, 2023; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Kleiman and Mr. DiNatale who abstained

NEW BUSINESS

DEAN DEVELOPMENT

COORESPONDENCE-EXTENSION FO APPROVALS

122 ROUTE 73

BLOCK 252, LOTS 9 & 9.01

PC# 23-019

Appearing before the Board is Mr. Robert Baranowski applicant's attorney, Mr. Rick Clemson, engineer. Mr. Baranowski states the applicant is seeking 3 one-year extensions from 8/25/21 to 8/25/26 for this application. This would protect against any zoning changes. He informs the Board they have County PB approval, County Soil approval, CCMUA connection fees, and the only outstanding outside agency approval is NJDOT.

Mr. Clemson states the Deed of Consolidation and Legal Description will be drafted and submitted for review and approval of the Planning Board Engineer and Solicitor. Performance Guarantees and Escrow would also need to be submitted. He also testifies they will probably be applying the following week and it will take around 60 days to receive approval. Mr. Clemson also states he will be submitting conformance plans.

Seeing no further testimony the Chairman opened the meeting to the public. Seeing no public comments Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Nicini. Motion carries all present Board members.

There was discussion between the Board and applicant as to the timeframe to receive DOT approval and assuming it should take about 60 days the Board after considering the requested several one-year extensions the Board decided to grant one-one-year extension through August 25, 2024.

Mr. Schallenhammer makes a motion to grant one one-year extension of the previously approved Amended Preliminary and Final Major Site Plan with Bulk Variances through August 25, 2024. Motion seconded by Mr. Ravitz. Motion carries by the following roll call vote:

AYES: Mr. Schallenhammer, Mr. Ravitz, Mr. Kleiman, Mr. DiNatale, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Schwenke

ABSTAIN: None

NAYS: None

VALUMAX EXECUTIVE 3, LLC

MAJOR SITE PLAN

2 EXECUTIVE DRIVE

BLOCK 160; LOT 1.03

PC# 22-026

Appearing before the Board is Mr. David DeClement, attorney, Mr. Brian Peterman, engineer.

Mr. DeClement gives a brief description of the application. He states the applicant is seeking Amended Preliminary and Final Major Site Plan approval with Submission Waivers, Bulk Variance and Design Waivers to construct a proposed 22,832 square foot addition to an existing 110,852 square foot building for warehouse and office space. He states the addition would be utilized by the existing tenant "Glitter Guys" for storage of non-perishable honey and that the proposed expansion will not change the number of employees or parking.

Mr. Peterman testifies on behalf of the application. He states the proposed one-story addition would be located on the northwest corner of the existing building in the area that is currently a stormwater basin. He testifies the applicant will construct a stormwater basin and a new sidewalk. Along the Executive Drive frontage as it was previously required as a condition of approval. He states there is limited landscaping proposed in the front and the existing driveways and parking area will be unchanged. Mr. Peterman testifies he will coordinate with Board Engineer regarding compliance with it's 9/11/23 review letter. He testifies that the existing lighting in the parking lot is functioning and that the architectural design of the addition will match the existing building.

Mr. Peterman testifies regarding the requested submission waivers. He states since the site is already developed and the building and addition will require no additional employees that the waiver from an Environmental Impact Statement and Traffic Impact Statement should be granted. Mr. Peterman testifies the requested bulk variances for the minimum front yard parking setback where 20.4 feet is being proposed and 25 feet should be granted because of the existing nonconforming condition. Mr. Peterman testifies regarding the requested design waiver for the building being visibly offset from an attached building at a 90-degree angle is necessary for the business operation of the tenants. He also testifies regarding the landscape requirements.

Mr. Schallenhammer raises concerns with the issue of the trucks being parked in the parking lot overnight and in the fire lanes and the trucks parking in the front lot which should be for employees. Mr. DeClement states that enforcement will be taken to prevent further parking in the fire lane and for any other parking issues. He agreed that any parking issues must be rectified prior to a Certificate of Occupancy being issued.

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. Rashatwar. Motion carries by the assenting voice vote of all present Board members.

Mr. DiNatale makes a motion to grant Amended Preliminary and Final Major Site Plan approval along with Bulk Variances and Design Waivers to permit the construction of a 22,832 square foot warehouse addition with the following conditions/stipulations:

1. Applicant has agreed to comply with the Board Engineer's review letter dated September 13, 2023.
2. Applicant has agreed to coordinate with the Planning Board Engineer regarding supplemental landscaping including the area in front of the basin.
3. Any trucks parking with stored product shall be moved to the back of the lot.
4. Applicant will take enforcement action to prevent any future parking in the fire lane.
5. No Certificate of Occupancy will be issued for the building addition until compliance with the parking issues described in conditions 3 & 4 are corrected.
6. The applicant shall comply with all prior conditions of approval.
7. The new warehouse building addition will match the existing warehouse building.
8. The applicant will obtain outside agency approval.

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

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Kleinman, Mr. Nicini, Mr. Kleiman, Mr. Ravitz, Mr. Rashatwar, Mr. Schallenhammer, Mr. Schwenke

ABSTAIN: None

NAYS: 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.