

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: Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

Absent: Mr. DiNatale, Mr. Kleiman, Mr. Nicini, Mr. Kleinman

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

NEW BUSINESS

PC#24-004

Target Corporation
Minor Subdivision
1139 White Horse Rd
Block 160; Lot 1.06

Appearing before the board on behalf of applicant Target are Amy SantaMaria, attorney, from Kaplin Stewart, as well as Tony Diggan, engineer, from Kimley Horn.

Mr. Diggan testifies on behalf of the application. He states that the property is approximately 175,000 sq feet in total area and the applicant had previously received approval for parking stalls at the property. He states that they are proposing to shift the existing drive-up/pickup stall to the east side of the building, as well as add additional lighting and various types of EV parking spaces on the property. Mr. Diggan testifies that the proposed drive-up/parking stall will take some existing spaces away, but there will be an additional 24 EV parking spaces (some standard EV, others make-ready), incorporated on the property. He states that as the township counts EV spaces twice, they will be adding parking spaces for a net total of 620 on the premises.

Regarding variances, Mr. Diggan states that they require variances for the maximum sq ft allowed for beacon signage as the beacon signs they are proposing to add are larger than the max square footage permitted. He states that they also require a variance for parking stalls on the property. Mr. Diggan testifies that the last variance they require is a continuance for the front yard parking setback, which is also an existing nonconformity.

Mr. Darji states that ERI has no objection to the requested variances for beacon signage and parking by the applicant.

Mr. Schwenke asks board engineer Mr. Darji if there is any issue with the proposed ADA ramp and compliance with construction code. Mr. Darji states that grades should be noted on the compliance plans at the time of construction.

Ms. Branch asks if the existing drive-up spaces will stay or be removed from the property. Mr. Diggan states that they will be removed.

Mr. Ravitz asks whether the variance for the number of parking spaces will need to be continued for the application. Mr. Darji states that as the applicant will be incorporating new EV parking spaces, the variance should be continued.

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

Mr. Schallenhammer makes a motion to grant Minor Site Plan approval with bulk variances for the property located at 1139 White Horse Rd, Block 160; Lot 1.06 to incorporate new signage, EV parking stalls, and some associated site improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the engineer's review letter dated April 19, 2024.

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

AYES: Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

ABSTAIN : None

NAYS: None

PC#24-010
FENX Property Management
Minor Site Plan
1 Dutchtown Rd
Block 227.01; Lot 46

Appearing before the board on behalf of the applicant is Robert Baranowski, attorney, from Hyland Levin Shapiro. Also appearing before the board are applicants Adam Freeman and Deann Wilcox of Advertising Systems and Rev It Up, and James Biegen, engineer, from Sickels and Associates.

Mr. Baranowski gives a brief overview of the application. He states that the property at 1 Dutchtown Rd was previously used for office warehousing and training purposes and explains that the current application is for an adaptive reuse of the location. He testifies that the applicants are seeking a change of use for a martial arts studio (Rev It Up Fitness) and office use (Advertising Systems). He states that Rev It Up does scheduled classes and for the advertising office use the business is an advertising and marketing agency. He states that Rev It Up will utilize 7,188 square feet of the property and Advertising Systems will use 6,900 square feet of the site. Mr. Baranowski states that the applicant would agree to provide the spot grading and other items noted from the board engineer's review letter on their revised plans.

Applicant Deann Wilcox testifies on behalf of the application. She states that she is a part-time instructor at Rev It Up Martial Arts and Fitness, and that the business teaches martial arts to various child age groups.

Applicant Adam Freeman testifies on behalf of the application. He states that the business Advertising Systems does environmental graphics/visuals for various medical businesses and universities. He testifies that the hours of operation for Advertising Systems are from 8:30am to 4:30pm Mon-Thurs, with employees working remotely on Fridays. He testifies that there are 4 full-time employees onsite, with 2 more staff who go out to survey sites for advertising locations. Mr. Freeman states that the traffic flow for Rev It Up would involve pickup and drop off for students. He testifies that for Advertising Systems traffic flow would involve employees traveling to and from the site. He states that waste production will be paper goods and minimal food waste. He states there will be some limited mail deliveries. Regarding the rear bay doors on the property Mr. Freeman testifies that the warehouse space will be used as a training area with mats and no loading/warehouse activity would occur in that area.

Ms. Wilcox testifies that there is one full-time employee for Rev It Up. She states that they have morning exercise classes at 6am three days a week, and appointment-only classes one or two times a week. She states that on weekends there are classes from 9am to 2pm. Ms. Wilcox testifies that the class sizes range from eight to twelve students.

Mr. Ravitz asks about the layout of the bay doors and whether the doors exit out to ramps or if there is a bay drop. Mr. Darji states that there are driveway ramps leading out from the bay doors.

Ms. Wilcox states that they have two other Rev It Up locations in Berlin Borough and West Berlin. Ms. Branch asks if the applicants plan to shut down the other Rev It Up locations. Ms. Wilcox states that they plan to close them eventually. Ms. Wilcox testifies that for parking their other locations had 10 spaces and they do not foresee need for many more parking spaces for the operation of Rev It Up.

Ms. Branch asks about the entrances to the property. Mr. Freeman states that there is an entryway that goes from Dutchtown Rd to Route 73. Ms. Wilcox states that for Rev It Up waste production it is primarily paper and paper towel waste with some food waste from snacks. Ms. Branch asks if signs for the advertising business are done onsite. Mr. Freeman states that the signs are created offsite in Pennsauken.

Mr. Platt asks about ownership of the two businesses. Mr. Freeman states that he and Ms. Wilcox run the businesses jointly, and Mr. Freeman purchased the property.

Mr. Schallenhammer asks about hours of operation and employees for Advertising Systems. Mr. Freeman testifies that there will be a max of 4 employees onsite, but employees can also work remotely so there can be as few as one employee in the building. Mr. Schallenhammer asks about timing for when trash is picked up. Mr. Freeman states that trash will be picked up on the normal schedule of the Township. Mr. Schallenhammer asks if the fence gate will be used frequently on the property. Mr. Freeman states that they may use the gate and that they will contact the necessary municipal authorities if they use it.

Mr. Biegen testifies on behalf of the application. He states that there are 55 existing parking spaces onsite. He states that there are some dying trees on the edges of the property that they intend to

remove. Mr. Biegen testifies that the applicant intends to repurpose the existing building for the exercise and office businesses. He states that the east portion of the building will be for the advertising business and the west for the exercise studio. He states that they intend to incorporate new handicap parking spaces and the associated curbing for the spaces. Mr. Biegen testifies that they require variances for some existing nonconforming conditions, including the size of the lot area, a frontage requirement, and side and rear yard setbacks, and parking lot setbacks. Mr. Biegen testifies that for vehicle circulation and turning templates fire trucks have been able to turn and enter the property, but he will also provide turning templates with details for the board engineer. He states that striping and other changes will be made to the loading dock to ensure safe maneuvering in that area.

Mr. Schallenhammer asks about the location of the dumpster. Mr. Biegen states that the dumpster will be away from neighboring residential properties. Mr. Schallenhammer asks about what the applicant intends to do about the hanging vegetation along some sides of the property. Ms. Wilcox states that they have been removing and will continue removing the hanging vegetation.

Board engineer Mr. Darji testifies on behalf of the application. He states that the applicant has complied with the conditions of their review letter and that the applicant will provide site triangles on the property.

Mr. Baranowski states they had spoken with the neighbors from lot 23 briefly before the meeting and the applicant agreed to make sure the emergency exit that is near their property will only be used for emergencies. He states that the applicant also intends to ensure that lighting in that area of the building will not spill over onto the residential property of the neighbors.

Mr. Ravitz asks if timers on the lights near the emergency exit may be possible to include. Mr. Baranowski states that they would be willing to incorporate that feature into the lighting onsite.

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

Appearing before the board are Hope Krebs and Kim Kinser of neighboring lot 23. Ms. Krebs states that they have concerns with the buffer between their residential property and 1 Dutchtown Rd. She states that there had been some bamboo and other vegetation for a buffer previously, but it is no longer present. She testifies that they would like to have more vegetation added as part of a buffer between the two properties. Ms. Krebs testifies that lights from 1 Dutchtown Rd are also a concern, with the possibility of light spillage onto their property at night. She states that automatic turn offs or a cover of some type could be potential fixes for the lights. She states that at the emergency exit at the rear of the property the previous tenants had a table where building personnel would smoke around.

Mr. Freeman states that they may place covers or shields around the lights to prevent light from spilling over to the neighboring property.

Mr. Darji states that it is possible to place shields on the lights. He states that for the buffer additional plantings can be added to build the buffer.

Mr. Paleyandra appears before the board. He states that he has been a member of Rev It Up for years and supports the business. He states that parents of members do not occupy parking spaces for long periods of time and that the business is an improvement for the surrounding community.

Seeing no further public comments, Mr. Schallenhammer motions to close the public portion of the meeting, seconded by Mr. Ravitz.

Mr. Ravitz makes a motion to grant Minor Site Plan approval with bulk variance for the property located at 1 Dutchtown Rd, Block 227.01; Lot 46 to permit a change of use for two tenants, a martial arts and fitness training facility occupying 7,188 square feet and Advertising Systems, Inc., an advertising and marketing agency occupying 6,900 square feet of the building as well as restriping of parking spaces and modifications to building lighting with some associated site improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the engineer's review letter dated June 24, 2024.
2. Applicant will coordinate with the property owner at lot 23 regarding lighting and buffers.
3. Applicant will agree to a night light functioning test conducted by board engineer Rakesh Darji.

Motion seconded by Ms. Augustine. Motion carries by the following roll call vote:

AYES: Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

ABSTAIN : None

NAYS: None

Seeing no further business Mr. Schwenke adjourns the meeting.



Rashane Thapa
Planning Board Secretary
Voorhees Township

Minutes prepared by Rashane Thapa. 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.