

The Chairperson 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. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

Absent: None

Also present is Chris Norman, Board Solicitor, and Ryan Mccarthy, Substitute Board Engineer

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Mr. Norman swears in Substitute Board Engineer, Mr. Mccarthy.

MEMORIALIZATION OF RESOLUTIONS

PC#24-021

Village Group Limited Partnership

Minor Site Plan

10 Lucas Ln

Block 150.03; Lots 2, 4, 4.02, 5 & 6 (improvements on lot 6)

Mr. Schallenhammer makes a motion to memorialize the resolution, seconded by Mr. Nicini. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Mr. Kleinman (Recuse), Mr. Platt (Recuse), Ms. Branch (Recuse), Mr. Schwenke (Recuse)

NAYS: None

PC#24-020

Voorhees Sports Complex

120 Britton Pl

Minor Site Plan & Minor Subdivision

Block 150.05; Lot 2

Ms. Augustine makes a motion to memorialize the resolution, seconded by Mr. Kleinman. Motion carries by the following Roll Call Vote:

AYES: Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Schallenhammer, Ms. Augustine

ABSTAIN: Mr. DiNatale (Recuse), Mr. Rashatwar (Recuse), Mr. Platt (Recuse), Ms. Branch (Recuse), Mr. Ravitz (Recuse), Mr. Schwenke (Recuse)

NAYS: None

NEW BUSINESS

PC#25-002

Eureka Stone Quarry

Minor Site Plan

1222 Berlin Rd

Block 262; Lot 3

Appearing before the board is the applicant's attorney Mr. Kristopher Berr of law firm Del Duca, Lewis & Berr. Mr. Berr testifies that the applicant is seeking minor site plan approval for the installation of a new 10,000-gallon fuel storage tank to replace an existing 4,000-gallon fuel tank for the sand and stone quarry, Tri-Borough Sand & Stone operating at the site. Mr. Berr states that

a concrete pad area in the vicinity of the tank is also proposed. He states that the application seeks no variances, and there are no changes to the operation of the facility onsite.

Both the principal of the applicant, Jim Furey, and the applicant's engineer, Greg Fusco are sworn in. Mr. Fusco provides an overview of the location of the proposed fuel tank and concrete pad improvements. He states that the fuel tank will be installed against the mechanics building onsite and the concrete pad will be installed in the area surrounding the fuel tank.

Mr. Nicini asks Mr. Fusco if the fuel tank will be on the concrete area and if the concrete slab will be larger than the tank. Mr. Fusco states that the fuel tank will be resting on the concrete pad and an area around the slab will be present for access to the fuel tank.

Mr. Fusco testifies that in addition to the proposed fuel tank and concrete pad, a dyke around the fuel tank and concrete pad is also proposed to intercept any spillage, and the dyke would comply with NJDEP stormwater regulations. Regarding the board engineer's review letter, Mr. Fusco states that the applicant will comply with the board engineer's request for a circulation plan to show vehicle circulation/traffic flow. For a separate review letter comment requesting a construction detail for a spill containment system, Mr. Fusco explains that the product literature for the fuel tank was provided, but the applicant would be willing to coordinate with the board engineer if further information on a spill containment system may be needed. Mr. Fusco states that all items in the review letter will be complied with. He also reiterates that no variances are being sought for the proposed improvements.

At this time, the principal of the applicant, Mr. Jim Furey approaches the board to testify. Regarding hours of operation, Mr. Furey states that the quarry operates from 5am to 6pm Monday through Friday, and occasionally on weekends half days are worked. He testifies that a max of 8 to 12 employees work per shift during the week. Regarding changes to operations and waste disposal onsite, Mr. Furey states that no changes will be occurring from the proposed improvements. He states that no changes are proposed for lighting onsite either. Regarding the purpose of the concrete pad, Mr. Furey explains that the pad is proposed to be both a platform for the fuel tank to rest on, and to serve as a buffer to keep vehicles away from the fuel tank. Mr. Furey states that there is also an SPCC plan for the site.

Mr. Nicini asks if the concrete pad is porous. Mr. Fusco states that the concrete pad is not porous. Mr. Norman asks what the purpose of the increase from a 4,000-gallon fuel tank to 10,000-gallon fuel tank is. Mr. Fusco states that operations at the quarry have been increasing, warranting the need for a larger fuel tank. Mr. Norman asks if noise generation will increase from installation and use of the 10,000-gallon fuel storage tank. Mr. Furey states that there will be no increase in noise generation from the proposed fuel tank. Mr. McCarthy asks Mr. Fusco if the concrete pad will be above grade. Mr. Fusco testifies that further construction details on the concrete pad will be provided.

Mr. Schallenhammer asks whether the solar array/field approved in the previous application would impact the proposed improvements in this application at all. Mr. Furey states that the proposed improvements with the fuel tank and concrete pad would have no impact on the solar array/field. Mr. Schallenhammer asks Mr. Furey about the progress of the construction of the solar project at the site. Mr. Furey testifies that construction of the solar array/field is still in progress.

Ms. Augustine asks about the condition/operability of the existing 4,000-gallon fuel tank. Mr. Furey states that the existing fuel tank is in good and operable condition. Mr. Nicini asks if the applicant will be complying with all necessary environmental and construction regulations for removal of the existing fuel tank. Mr. Furey confirms that the applicant will follow all applicable regulations for the tank's removal. Mr. Rashatwar asks Mr. Furey if the new 10,000-gallon fuel tank will be commercially registered. Mr. Furey confirms that the new fuel tank will be commercially registered following the necessary approvals. He adds that the certified tank installer will handle the compliance with all applicable regulations and commercial registration of the new fuel tank.

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

Seeing no comments from the public, 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. Nicini makes a motion to grant Minor Site Plan approval to permit the installation of a 10,000-gallon fuel storage tank and a concrete pad with related improvements for the property located at 1222 Berlin Rd, Block 262, Lot 3 with the following conditions/stipulations:

1. The applicant agrees to the conditions in the board engineer's review letter dated March 19, 2025
2. The applicant will obtain all necessary outside agency and certified tank installer approvals for removal of the old fuel tank and installation of the new fuel tank

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

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

NAYS: None

ABSTAIN: Mr. Platt (Recuse), Ms. Branch (Recuse)

PC#25-004

Premier Pet Op Co

Minor Site Plan & Change of Use

1006 Kresson Rd

Block 207; Lot 4.03

Appearing before the board is the applicant's attorney, Mr. Kristopher Berr, of law firm Del Duca Lewis & Berr. Mr. Berr gives a brief overview of the application. He testifies that the applicant is seeking minor site plan and change of use approval to permit the operation of Acute Pet, a pet vet urgent care center at the subject site. Mr. Berr states that the applicant will be repurposing the existing structure where the bank had previously operated, and the pet vet urgent care will allow walk-ins. He states that three façade signs are proposed for the building and renovations are proposed to the existing drive thru area. For existing nonconforming conditions onsite, Mr. Berr states that there are several however none are being exacerbated by the application, and therefore no variances are being requested. For signage regulations, Mr. Berr explains that the proposed façade signs conform to all of the townships signage ordinances and will help in identifying the use of the site to the public.

At this time, the applicant, Dr. Doug Hoffman approaches the board and is sworn in. Dr. Hoffman testifies that he is Co-CEO of Acute Pet Urgent Care and is an emergency veterinarian. He states that the proposed vet urgent care center will be for same day treatment of pets, but unlike general practice and emergency vet centers, services for general wellness, vaccines, grooming, and major surgeries as well as overnight hospitalization services will not be provided. He states that the average length of a pet vet urgent care appointment is approximately 1 to 1.5 hours. For number of employees per shift, Dr. Hoffman anticipates having 7-12 on average and for hours operation the vet urgent care will operate from 10am to 10pm, 7 days a week. Regarding waste disposal, Dr. Hoffman testifies that waste will be primarily boxes for shipping medications and trash will be picked up weekly. He adds that for used syringes and other medical waste they will be disposed of in sharps containers and picked up by a medical waste disposal company once a month or more frequently as needed. Dr. Hoffman states that for deliveries they are usually done 2-3 times a week for medications and hospital supplies via box trucks. For the drive-thru at the building rear, Dr. Hoffman explains that the bollards will be removed and the area will be used as a covered space for deliveries and an employee entrance where the drive-thru window is currently located.

Mr. Schwenke asks Dr. Hoffman if any other exterior changes are proposed besides removal of rear bollards and the suction tubes at the drive thru. Dr. Hoffman states that no other exterior changes are proposed to the building. Mr. Norman asks Dr. Hoffman if the vet urgent care center will also have X-ray machines and ultrasound machines. Dr. Hoffman states that there will be an X-ray machine as well as an ultrasound machine and lab equipment.

Ms. Branch asks Dr. Hoffman if the vet urgent care center will take walk-ins or have appointments. Dr. Hoffman explains that the urgent care center will offer both, and appointments can be made online at their website.

Mr. Vandegrift asks if the proposed façade signs will be illuminated. Dr. Hoffman states that all the proposed façade signs will be illuminated as the previous ones for the bank were as well. He adds that illuminated signage will also help clients locate the urgent care center at night.

Mr. Schallenhammer asks Dr. Hoffman if the existing enclosure for the air conditioning unit will be retained. Dr. Hoffman confirms that the existing enclosure for the AC unit will be retained as they are relatively new. Mr. Schwenke asks if a dumpster that fits the existing trash enclosure will be used onsite. Dr. Hoffman confirms this.

Ms. Branch asks if there will be any freestanding signs for the vet urgent care center. Dr. Hoffman states that currently no freestanding signs are being proposed, but those for wayfinding may be considered later.

Mr. Schallenhammer asks what the estimated number of customers per hour is on an average day for the vet urgent care center. Dr. Hoffman states that based on other existing locations, during the week there can be 10-18 patients and on weekends 25-30 over a ten hour period. He states that 1-2 clients per hour are estimated.

Ms. Branch asks Dr. Hoffman if clients have primarily dogs and cats at the vet urgent care center. Mr. Hoffman states that clients have almost exclusively dogs and cats, but there are occasionally doctors available to treat pocket-sized pets.

Mr. Platt asks if any speed limit or slow speed signage between the site and the neighboring CVS could be added for safer traffic flow. Mr. Ravitz states that installation of such signage would not be within the applicant's purview and may need to be handled by Township Committee and/or the Police Department. Dr. Hoffman states that speeding has occurred around other vacant properties before being converted to vet practices and lessened once the properties were occupied. Mr. McCarthy states that wayfinding signage could potentially be installed at the site to aid in traffic flow and further identification of the vet urgent care site. Mr. Norman states that a finding can be added in the resolution noting that the applicant can request for wayfinding and slow speed signage at the site in coordination with and to the satisfaction of the board engineer.

Mr. Schallenhammer asks what security measures will be present for drugs and medications onsite. Dr. Hoffman states that all controlled drugs at the vet urgent care will be stored in a lockbox that is computer controlled for access and all drugs and medications are stored in rooms that require keycard access. Dr. Hoffman testifies that the rooms are also under camera surveillance.

Mr. Fusco approaches the board to testify on behalf of the application. Mr. Fusco states that minor improvements will be made to the sidewalk in front of the existing bank building for better building access. He testifies that parking improvements will also be implemented to increase accessible parking and improve the grading of parking spaces. Mr. Fusco states that no additional lighting is needed for the property. Regarding the number of façade signs and permitted sign size, Mr. Fusco explains that with the layout of the site and surrounding streets, all three proposed signs would be beneficial and necessary for the public in identifying the site and for size, all three are well below the maximum 200 sq ft max. He adds that the façade signs were also approved previously when the bank was operating from the site.

Addressing the board engineer's review letter, Mr. Fusco testifies that the applicant has no issues with the items and conditions of the letter. He adds that as a night light functioning test had already been conducted, he can coordinate with the board engineer in providing the necessary information gathered from the test, and the information is also shown in the plans.

Mr. Schwenke asks Mr. McCarthy whether a variance for signage would still be needed as noted in the review letter. Mr. McCarthy states that the variance would not be needed. Mr. McCarthy asks Mr. Berr for information on access easements potentially present at the property. Mr. Berr states

that all current access to the site is proposed to remain the same and from current information on the property there are access easements in place, and they can provide further information on them to the board engineer once discussed with the landlord.

Mr. Nicini asks who handles snow plowing of parking spaces in winter months and general maintenance of the parking area onsite. Dr. Hoffman states that he would need to check the lease but if it is not the responsibility of the owner then he would handle the maintenance of parking spaces.

Mr. Schallenhammer asks Dr. Hoffman if the rear drive-thru would be able to accommodate box trucks for deliveries. Dr. Hoffman states that as the drive thru will be converted into a covered space, trucks would off-load deliveries at this area of the building, so trucks would not be using the drive thru. Mr. Schallenhammer asks if a slow speed or delivery area identification sign could be placed in the vicinity of the building rear to support safe traffic flow in the area. Dr. Hoffman agrees to add such signage to the site.

Mr. Platt asks Dr. Hoffman whether the rear doors can be made larger if they will be used for deliveries. Mr. Hoffman states that the doors will be at least 40 inches wide or wider to accommodate deliveries.

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

Seeing no public comment, Mr. Schallenhammer makes a motion to close public portion, seconded by Mr. Nicini. Motion carries by the assenting voice vote of all present board members.

Ms. Augustine makes a motion to grant Minor Site Plan and Change of Use approval to allow for the repurposing of an existing onsite building formerly used as a bank for operation as a pet vet urgent care center with façade signage and minor improvements to the parking lot and sidewalks for the property located at 1006 Kresson Rd, Block 207, Lot 4.23 with the following conditions/stipulations:

1. The applicant agrees to the conditions in the board engineer's review letter dated March 19, 2025
2. The applicant will coordinate with the board engineer for installation of wayfinding signage for identification and safer traffic flow onsite

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

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Kleinman, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine, Mr. Schwenke

NAYS: None

ABSTAIN: Mr. Platt (Recuse), Ms. Branch (Recuse)

Seeing no further business, Ms. Augustine makes a motion to adjourn the meeting, seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present board members.

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Rashane Thapa

Voorhees Township Planning Board Secretary

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.