

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. DiNatale, Ms. Augustine, Mr. Platt, Mr. Schallenhammer, Mr. Rashatwar, Mr. Schwenke

Absent: Mr. Kleiman, Mr. Nicini, Mr. Kleinman, Ms. Branch, Mr. Ravitz

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

Mr. Norman swears in the Board Engineer, Mr. Darji.

#### NEW BUSINESS

PC#2023-20

Justin Haig, LLC

310-318 S Burnt Mill Rd

Block 26, Lots 2&4

Appearing before the board is the applicant's attorney, Mr. Brennan. He states that the applicant is seeking amended site plan approval as well as one Bulk (c) variance. He states that they are looking to incorporate a 5,000 square foot expansion to the property in addition to a parking lot. Mr. Brennan states that the application had previously gone before the board a few years prior to install a refrigerator and loading area on the property. Mr. Brennan states that they will be providing testimony on the new parking, building expansion, as well as a few other proposed site improvements including a new stormwater basin.

At this time, the following professionals of the applicant are introduced and sworn in: Jack Gravelin, the applicant's professional engineer, Anthony Sirizzotti, the applicant's architect, and David Horner, applicant's traffic engineer.

Mr. Gravelin provides a brief background on the site. He explains that the property was first presented to the board in 2003, where a 7200 sq ft retail center was approved. He states that the site was later purchased by Sweet Eats after 2009 and received an amended site plan approval to add refrigeration boxes behind the existing structure. Mr. Gravelin states that following the purchase of lot 3 at the property, Sweet Eats returned to the board twice more in 2017 and 2021 to add more refrigeration boxes, and a 2,000 sq foot storage building behind the loading area. He testifies that lots 2 and 3 were also combined at this time, an area totaling 2.6 acres.

Mr. Gravelin testifies that lot 4 has now been purchased and it adjoins existing lot 2, with a new total lot area of 3.5 acres. He explains they are now proposing a new parking lot and a building addition along the front and side of the existing structure. Mr. Gravelin states that the new parking lot will increase the current 39 parking spaces on the property to a total of 121 parking spaces. He states that the primary parking and access that currently exists on the southern portion of the property will be shifted to where the new parking field will be located on lot 4. He states that the existing parking will be reserved for employees. He states that the current 4 driveways on a frontage of the property will be reduced to 2 driveways and that the new parking lot design will incorporate easy circulation and access for a tractor-trailer. He states that as the existing parking setback along Burnt Mill Rd is 30 feet, and the required setback is only 15 feet, they plan to add a landscape strip along the road in the extra space.

Mr. Gravelin states that the proposed building expansion will be 4,906 sq feet, and the area of the existing buildings onsite is 12,520 sq feet, for a total building area of 17,426 sq feet. He states that the proposed addition requires a front setback variance to allow 86.1 feet to the structure and to allow a porch with a setback of 74.6 feet, where for each a 100-foot setback is required by ordinance. He explains this is the only variance sought in the application. He states that the grading for an area of the property has been designed with 2% slope to aid with the wheeling out of carts at the property. Mr. Gravelin explains the design of the stormwater basin and states that the basin at the rear of the property will be left in its current state as there is no additional water flow measured in this area. He states that a new stormwater basin has also been designed with surrounding landscaping to be an attribute. He states that the existing gas service line needs to be relocated around the new structure, but no new utility services are needed for the site.

Mr. Gravelin explains that the exit driveway at the site is close to the lot line due to the location of a utility pole. He states that the utility pole is quite large and would cost a significant amount to have it relocated. Mr. Gravelin states that the loading area at the rear of the site will not be modified in any way, and that deliveries at the site should be limited, but the area could accommodate two trucks unloading simultaneously. He briefly describes the trash enclosure as being a block wall enclosure with

shielded gates to secure it. Mr. Gravelin states that revisions have been made to the basin to ensure that water will flow parallel to the DRPA boundary and railroad line.

Mr. Horner, the applicant's traffic engineer testifies on behalf of the application. Mr. Horner describes the contents of a traffic impact report conducted in July of 2023 for the current project. He states that the report showed that the level of service during the site's peak business time, midday Saturday, was within the county's acceptable range. He states that a gap study also conducted for the property indicated that there are ample gaps for both traffic entryways and exits and the access will support the proposed expansion. Mr. Horner states that striping for both right and left turn lanes will also be part of the proposed traffic and access changes at the site.

Mr. Sirizzotti, the applicant's architect, testifies on behalf of the application. He states that the predominant use of the addition will be a sales area and that the applicant is also looking to create a uniform, residential-like aesthetic for all onsite structures.

The applicant, Justin Haig testifies on behalf of the application. He states that the number of employees may increase for the business following the work on the addition and parking. Mr. Haig testifies that common trash produced by Sweet Eats includes cardboard, eggshells, some plastic waste but mainly cardboard. He states that a waste management service picks up trash and recycling three times a week. He states that Sweet Eats does not conduct deliveries of their products.

Rakesh Darji, Board Engineer, states the current application is not a phased approval, but a single/whole approval.

Mr. Schallenhammer asks about how lot consolidation will be conducted for the site. Mr. Darji states that the lot consolidation will be completed by the tax assessor. Mr. Schallenhammer asks if the telephone pole on the site near the left-hand turn will affect left-hand turns. The applicant's engineer, Mr. Gravelin states that a detail will be conducted to verify whether left-hand turns will be affected by the telephone pole.

Ms. Augustine asks if the gap study conducted on the Saturday midday peak was also done for Monday through Friday rush hour. The applicant's traffic engineer, Mr. Horner states that the study was done on the Saturday midday peak at the request of the county.

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

Attorney Matthew Wieliczko of law firm Zeller & Wieliczko appears before the board. He states he is present on behalf of the Delaware River Port Authority (DRPA) and that the applicant did at their request modify the outfall and spillway of the basin to address concerns about the proximity of the DRPA's fence and pole. Mr. Wieliczko testifies that the boundary dispute is a 6.59 ft overlap between the applicant's property line and DRPA property. and that they are pleased that no improvements are being made in the overlap area.

Seeing no further public comments, Mr. Schallenhammer makes a motion to close the public portion seconded by Mr. Rashatwar.

Mr. Schallenhammer makes a motion to grant Amended site plan approval with bulk (c) variance for the property located at 310-318 S Burnt Mill Rd Block 26; Lots 2&4 to permit construction of a 4,906 square foot building addition with related site improvements, including reconfiguration of existing parking areas and construction of new parking areas totaling 121 parking spaces with the following conditions/stipulations:

1. Applicant has agreed to comply to the recommendations in the ERI review letter, including the lot consolidation and make-ready parking spaces.

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

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, Mr. Schallenhammer, Mr. Schwenke, Mr. Rashatwar

ABSTAIN: None

NAYS: None

Seeing no further business Mr. Schwenke adjourns the meeting.

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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.