

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. Kleinman, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schwenke

Absent: Mr. DiNatale, Mr. Kleiman, Mr. Nicini, Mr. Ravitz, Mr. Schallenhammer, Mr. Rashatwar

Also present was Mr. Norman, Board Solicitor.

Substitute board engineer Mr. Jeremy Noll is sworn in.

MEMORIALIZATION OF RESOLUTIONS

PC#23-008
Goodwill Industries of SJ and Philadelphia
Change of Use
111 Route 73
Block 227.01; Lot 41

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

AYES: Ms. Augustine, Ms. Branch, Mr. Schwenke
ABSTAIN: Mr. Kleinman, Mr. Platt
NAYS: None

APPROVAL OF MINUTES

Motion made by Ms. Augustine to approve the minutes dated July 10, 2024; motion seconded by Ms. Branch. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Kleinman, who must recuse himself.

NEW BUSINESS

PC#24-006
SJF CCRC (Lionsgate)
Amended Site Plan
1100 Laurel Oak Rd
Block 199.06; Lot 35
Action Date 9/21/2024

Appearing before the board is the applicant's attorney, Mr. James Burns from law firm Dembo, Brown & Burns. Mr. Burns testifies that the applicant is seeking preliminary and final major site plan approval and bulk (c) variance approval for various site improvements at the Lionsgate Continuing Care Retirement Community located at 1100 Laurel Oak Rd, Block 199.06 Lot 35. He states that the applicant intends to make the following site improvements: a 294 square-foot dining room expansion, a 250 square-foot vestibule expansion, a proposed 885 square-foot patio, 1924 square-foot porte cochere addition, and a lobby expansion. Mr. Burns states that the existing driveway will also be configured, with some associated landscaping improvements proposed as well.

Mr. Burns testifies that the purpose of the proposed improvements is to improve the living conditions and quality of life of Lionsgate residents, while also providing needed updates to the property and additional living space. Mr. Burns states that the applicant seeks a variance for increasing the maximum clearing limit from 78.5% to 78.6%, where 70% is required.

At this time, the following individuals are sworn in: David Thompson, CEO of Lionsgate, Ahmad Tamous, applicant's engineer of engineering firm Bohler engineering, and the applicant's architect, Steve Leone of architecture firm Spiezle Architectural Group.

Mr. Thompson testifies on behalf of the application. Mr. Thompson states that Lionsgate has been operating on the subject property for seventeen years. He states that the proposed driveway reconfiguration is necessary for the improvements that are to be made at the property. Mr. Thompson testifies that the porte cochere driveway will be expanded from its current one-lane configuration to two lanes to allow more efficient traffic flow at the entrance. He states that the assisted living dining area will also be expanded, and no staffing changes are expected following the completion of the work. Mr.

Thompson states that he is unsure of the timeline for the construction of the proposed improvements, but they intend to start construction as soon as possible.

The applicant's engineer, Mr. Ahmad Tamous testifies on behalf of the application. Mr. Tamous states that the area of the property where the proposed improvements are to occur is less than an acre in size. He states that they will be utilizing the existing stormwater management system but may alter the runoff management system to accommodate the improvements. Mr. Tamous testifies that there will be various lighting additions incorporated with the improvements, including wall-mounted lights. He states that landscaping will also be implemented as part of the improvements. Regarding maximum clearing limits, Mr. Tamous testifies that the township's maximum is 70%, but previously the property had a 78.5% maximum clearing limit and the applicant is now requesting a 0.09% increase to the existing clearing limit, making the new maximum clearing limit 78.59%.

The applicant's architect, Mr. Steven Leone testifies on behalf of the application. Mr. Leone states that the dining room expansion is being proposed to provide additional space in the dining room and also for the option of having a private dining room on occasion. He states that the existing porte cochere will become an outdoor passive amenity for residents. Mr. Leone testifies that for landscaping a combination of trees, shrubbery, and flower beds are proposed for an enhanced outdoor appearance.

Mr. Schwenke asks substitute board engineer if the applicant has adequately testified to questions and comments in the review letter or if there are any other comments he would like to hear from them. Mr. Noll states that the applicant has provided sufficient testimony and that for the porte cochere driveway striping and signage for directing traffic flow in the two-lane drive should be implemented, as noted previously by the applicant's professionals. Mr. Noll asks Mr. Leone and Mr. Tamous if they had reviewed the comments of his review letter addressing some symbology and the absence of a walkway on the landscaping plan. Mr. Leone states that they will comply with the comments. Mr. Noll testifies that a tree removal plan was also provided by the applicant which shows the removal of 12 trees but the replanting of 12 trees as well which will be in compliance with the township tree compensation ordinance.

Mr. Platt asks the applicant's engineer Mr. Tamous if the size of the replacement trees are to be a similar size to those removed as part of the tree removal plan. Mr. Tamous states that 6-ft replacement trees are proposed in addition to some replacement shrubbery. Mr. Noll states that the applicant is also proposing to plant trees ten to twelve feet in height, some of which will be along the drive aisle.

Ms. Augustine asks the applicant's professionals about the estimated timeline of construction and potential level of construction-related traffic along Laurel Oak Rd, particularly during the school year with the nearby high school. Mr. Tamous states that construction for a project the size of the proposed improvements would be approximately three to six months, and the construction would first begin with demolition of existing portions of the structure. He states that regarding transportation of construction materials, once materials are delivered onsite transportation will be limited as work will involve building with onsite materials. He states that there would be a temporary uptick of traffic when first transporting construction materials to the site but it should decrease later for construction. Mr. Tamous testifies that generally construction work is avoided in the winter, so the earliest start to construction would be springtime. Mr. Leone states that actual heavy construction would likely last for just the first two months of construction, but activity won't be able to commence until all construction materials are transported to the site.

Ms. Augustine asks Mr. Tamous if signage to aid in traffic flow at the porte cochere driveway will be added. Mr. Tamous states that there will be signage and directional arrows, including do not enter signs for the adjacent parking lot to help direct traffic flow. Mr. Noll states that there will also be a preconstruction meeting with township engineering staff to aid the implementation of proposed signage and directional arrows onsite.

Ms. Branch asks Mr. Thompson if access to the amenities on Lionsgate property will still be limited to just Lionsgate residents and visitors following the addition of the proposed improvements. Mr. Thompson states that amenities are intended to be used by Lionsgate residents and visitors, but they are occasionally used by the general public as well, which is also permitted.

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

Mr. Platt makes a motion to grant amended preliminary and final site plan approval for the property located at 1100 Laurel Oak Rd Block 199.06 Lot 35 for various entrance and dining room improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the board engineer's review letter dated August 23, 2024
2. Applicant will comply with implementation of additional driveway signage and landscaping improvements

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

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

ABSTAIN: None

NAYS: None

Seeing no public comments, motions to close the public portion of the meeting, seconded by .

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.