

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.

Board engineer Mr. Rakesh Darji is sworn in.

MEMORIALIZATION OF RESOLUTIONS

PC#24-006
SJF CCRC (Lionsgate)
Amended Site Plan
1100 Laurel Oak Rd
Block 199.06; Lot 35

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

AYES: Ms. Augustine, Mr. Platt, Mr. Schwenke
ABSTAIN: Mr. DiNatale, Mr. Schallenhammer, Mr. Rashatwar
NAYS: None

APPROVAL OF MINUTES

NEW BUSINESS

PC#24-015
FPS Rink, LP
Minor Site Plan
601 Laurel Oak Rd
Block 161; Lot 23

Appearing before the board is the applicant's attorney, Mr. Alec Fante of law firm Archer & Greiner P.C. Mr. Fante testifies that the applicant, FPS Rink LP is seeking minor site plan approval for the installation of a dehumidifier at 601 Laurel Oak Rd, Block 161, Lot 23. Mr. Fante states that the subject property is owned by the Camden County Improvement Authority and is leased to the applicant. Mr. Fante testifies that the applicant is seeking to install an approximately 264 square foot dehumidifier on a concrete slab. Mr. Fante states that all bulk and area criteria are satisfied, but the applicant is seeking a design waiver regarding visibility of the proposed work on the property.

At this time, the following individuals are sworn in: Jay Friedman, General Manager of FPS Rink, and Mark Malinowski, the applicant's engineer of engineering firm PS&S. Mr. Friedman testifies on behalf of the application. Mr. Friedman states that he has been working at the rink for fourteen years. He states that a third rink at the property will be active soon and will be used for learn to skate programming as well as for player development for the Philadelphia Flyers, and the proposed dehumidifier would be installed for this rink. Mr. Friedman testifies that the Philadelphia Flyers are the main tenant at the facility, but the rink also hosts various community events and programs such as youth team sports. He states that in the spring and summer rink three is also used by lacrosse and other teams. Mr. DiNatale asks Mr. Friedman if the third rink will be dual use. Mr. Friedman states that the rink will indeed be dual use, and dehumidification is mostly used for summer programming and the dehumidifier is needed for allowing the rink to be used for summer activities, while also being a code requirement that needs to be met.

Mr. Malinowski testifies on behalf of the application. Mr. Malinowski states that since submission of the original application, they have moved the location of the proposed dehumidifier closer to Laurel Oak Rd and further away from neighboring properties. Mr. Malinowski testifies that the dehumidifier will be three to four feet away from the building wall and the unit is 31 feet and 8 inches long, 8 feet and 2 inches wide, and has a height of 8 feet and 4 inches. He states that the unit will be installed on an 8 inch reinforced concrete pad that will be six-hundred fifty square feet in area. He states that impervious coverage will increase slightly, but will still remain well within the township ordinance maximum impervious coverage requirements. Mr. Malinowski testifies that the dehumidifier will be approximately 486 feet from Laurel Oak Rd, and will be 245 feet from the Voorhees Senior Center, the nearest

building. He states that the proposed unit will affect some existing landscaping at the property, but the shrubs and trees will be removed or replanted elsewhere. Mr. Malinowski testifies that there will also be ductwork and utilities that will run between the rink building and the unit. He states that the condensate line can also be linked with the drain line to ensure efficient drainage of condensate.

Mr. DiNatale asks the applicant how much condensate is generated by a dehumidifier the size of what is being proposed. Mr. Friedman states that the rate at which condensate enters the dehumidifier is minimal and is dried out onsite is very efficiently. Mr. Malinowski states that the specifications of the unit indicate a 1-inch condensate line.

Mr. Rashatwar asks the applicant how many gallons of condensate are discharged at peak operating times. Mr. Friedman states that it depends on air moisture at the time, and there is also a storm drain within 10 feet of the area. Mr. Rashatwar asks Mr. Malinowski if the dehumidifier condensate line will be linked to the sewer line. Mr. Malinowski testifies that the condensate line will connect to the site's storm sewer line.

Regarding noise generation, Mr. Malinowski testifies that the dehumidifier unit noise levels would be compliant with the NJDEP and township ordinance requirements on max decibel level based on time of day. He states there are substantial tree buffers along the westerly property line.

Mr. Schallenhammer asks the applicant what the building height of the rink is in relation to the height of the unit. Mr. Friedman states that the rink building is approximately twenty feet high, and there will be at least a 3-foot buffer between the building and the dehumidifier unit.

Mr. Schwenke asks Mr. Malinowski if the stormwater line will be draining out to a basin, not a dry well. Mr. Malinowski states that the stormwater line will indeed drain out to a basin.

Mr. Darji testifies that the applicant's testimony addressed all questions from the review letter, and the requested design waiver is warranted given the location of the dehumidifier and the limited space between the building and the dehumidifier. Mr. Darji states that there is existing vegetation at the property line that would provide sufficient screening of the unit.

Ms. Augustine asks the applicant if the condensate line of the dehumidifier will indeed be 1 inch. Mr. Friedman states that the condensate will indeed be 1 inch, and there is a reheat coil in the unit that will aid in reducing the amount discharging from the condensate line.

Seeing no further testimony, Mr. Schwenke opens the meeting to the public. Appearing before the board is Ms. Janet Kramer of 37 Farmhouse Ln. Ms. Kramer states that she has concerns about noise generation from the dehumidifier, and that recently noise from generated from the property has increased. Ms. Kramer asks the applicant if they are replacing the other dehumidifier units at the property. Mr. Friedman states that no changes are being proposed to the existing dehumidifiers, and just a new unit for rink 3 is being proposed. Mr. Friedman testifies that the dehumidifier from the neighboring Senior Living Center property has also operated loudly at times, and that may be where the bulk of noise being heard by neighbors is coming from. Ms. Kramer asks the board if decibel tests are done when work such as dehumidifiers are being proposed. Mr. Schwenke states that there are ordinances pertaining to noise levels, and deviations from the ordinance are handled by code enforcement. Ms. Kramer asks the board who should be contacted should noise issues arise from the property. Mr. Schwenke states that the township's code enforcement department would handle any noise issues. Mr. Darji states that Township code enforcement can also contact the County Health Department to look further into noise generation issues.

Appearing before the board is Dominique Danielle of 34 Farmhouse Ln. Ms. Danielle states that noise can be heard at various times of the day and night, and she cannot keep her windows open facing the direction of the property at night due to the high noise level produced. Mr. Schallenhammer asks Ms. Danielle if there is a peak time when the generated noise is loudest. Ms. Danielle states that the peak time of noise is late at night as well as early in the morning, particularly between 5 and 7AM. She states that they can hear a loud hum from the direction of the subject property, and the location of a berm between their residences and the site also allows the sound to travel out to their location.

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

Ms. Augustine makes a motion to grant minor site plan approval with design waiver for the property located at 601 Laurel Oak Rd Block 141 Lot 3 for a change of use from an auto body shop to convenience store and related site improvements with the following conditions/stipulations:

1. Applicant has agreed to comply with the board engineer's review letter dated September 20, 2024

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

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, 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