



PLANNING BOARD
Monday, May 19, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Brian Bauerle at 7:30pm

PLEDGE OF ALLEGIANCE: Led by Chairperson Bauerle.

OPMA STATEMENT: Read by Chairperson Bauerle in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carole Roskoph; John Osorio; Kevin McCormack; Brian Bauerle; Carolyn Jacobs
Hugh Dougherty; Sam Kates; Gina LaPlaca; and Moly Hung.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; Stacey Arcari, Planning Board Engineer; and Jacob Richman, Planning Technician.

Comments from the Public not related to tonight's agenda: None.

ADMINISTRATIVE ITEMS

Adoption of Meeting Minutes from May 5, 2014: Hugh Dougherty made a motion, which was seconded by John Osorio, to adopt the Meeting Minutes from May 5, 2014. Affirmative votes by Bauerle, Osorio, McCormack, Roskoph, Dougherty, Kates, LaPlaca, and Hung. Minutes are approved.

AGENDA ITEMS

Agenda Item 1:

13-P-0013

Block(s) 411.01 Lot(s) 1, 2, and 3
Zone: Industrial Restricted (IR) Zone

Relief Requested: A preliminary and final major site plan with bulk (C) variances to subdivide an existing building at 603 Kresson Road into office and warehouse flex space.

Eric Gorsen
603 Kresson Road
Cherry Hill, NJ

Exhibits Submitted:

None.

Discussion: Applicant Eric Gorsen, applied for a preliminary and final major site plan with bulk (C) variances to subdivide an existing building at 603 Kresson Road into office and warehouse flex space; located at 603 Kresson Road, Cherry Hill, New Jersey (Block 411.01 Lots 1, 2, and 3). The property is owned by 603 Kresson Road, LLC. **The applicant noted that all bulk (c) variances previously requested have been withdrawn as the application will conform to all bulk standards.**

Application was represented by:

- Robert Baranowski, Esq. – Attorney for the Applicant
- Eric Gorsen – Managing Member, 603 Kresson Road, LLC.
- Joseph Maxcy – Engineer, Planner, and Land Surveyor – Peterman-Maxcy Associates
- Kelly Shearer – Project Manager - Peterman-Maxcy Associates

Mr. Baranowski introduced the application for a preliminary and final major site plan for the redevelopment of the site formerly known as Penny Plate. Following a brief overview of the location of the property, Mr. Baranowski called his witnesses to testify.

Mr. Gorsen, the owner of the site in question, began by detailing the proposed uses and operations on the site. While no tenants are currently confirmed, only uses/businesses permitted in the Industrial Restricted (IR) zone will be allowed to lease space on the property (Mr. Gorsen also stressed that no tow-trucking business will be permitted to operate from the site). The site will mainly be used by businesses to load and unload materials from their warehouse unit and that pickups will occur approximately twice per day. Only box trucks and pickup trucks will be permitted on site. Mr. Gorsen made it clear that no tractor trailers will be permitted on-site. The warehouse units themselves will differ and size, with the bigger units having more intense operations and more staff while the smaller units will be less intensive. Mr. Gorsen added that he does not expect any environmental impact on the site and security measures will be in place to protect from burglary. The hours of operation will extend from 6am to 8pm. In regard to signage, Mr. Gorsen acknowledged he originally submitted for a multi-tenant sign but is now withdrawing said request and instead will work with the Department of Community Development at a later time to implement a sign that conforms to the Zoning Ordinance. Mr. Stridick agreed to the applicant's request.

Mr. Gorsen also provided an update on their progress with obtaining deeds from NJ DOT, supplying that all fees have been paid and as of May 16, 2014 and are waiting for the deeds to be sent. When asked about whether outdoor storage is planned on-site, Mr. Gorsen was vehement in disallowing such a practice, adding that only storage inside the warehouse units will be allowed. Additionally, all equipment trailers are to be stored inside the units but that tenants could park their vehicles in front of the units or on any other parking space that they purchase. Essentially, tenants could park their vehicles overnight in purchased spaces but that no "junk" cars are allowed. Mr. Gorsen then described his background experience in running similar businesses, such as a very similar operation in Port Richmond, and values keeping his properties in good condition. When asked for more detail about the warehouse units, Mr. Gorsen stated that three (3) units will be over 4,000 SF and he expects those future tenants to have multiple people working in there, including a secretary. All of the units will be secured with steel gates and garages so as to prevent theft. The main gate to the property will be open during normal business hours but closed otherwise with no one being able to enter after close.

Mr. Baranowski added that lots 1, 2, and 3 will be consolidated as a condition of approval which would eliminate any need for setback variances. The property will still remain subject to all easements through the property, especially NJDOT and TransCo Pipeline easements. He also assured that all deeds will be correct. When asked about parking, Mr. Gorsen was adamant that enough parking for tenants will be provided, specifically, 48 parking spaces are planned. He expects a maximum of 25 people on-site at any given time but that most frequency on-site will be quick drop-offs and pickups of materials. Mr. Gorsen confirmed that no selling of products will be conducted on-site and hopes that tenants will sign 1 to 3 years leases. He also added that he will screen all tenants and will only lease space to tenants with a reputable history.

Mr. Maxcy approached the Board and gave an overview of the site and its surrounding environs. He explained that the applicant is converting three buildings on the property into 18 tenant spaces for flex warehouse and office space. The main building will be reduced from 43,000 SF to 39,000 SF with 36,000 SF devoted to warehouse space and the remaining to office/restroom space. A second building to be constructed will be 551 SF of management storage space and a 974 SF building to be used as office space. Mr. Gorsen mentioned as part of Phase 1, the small house, shed, and guard house will be demolished along with a partial demolition of the main building. The applicant agreed to work with the Department of Community Development on the phasing plan, demolition schedule, and bonding. Mr. Maxcy continued stating that the project will have no net increase in impervious coverage; rather there will be a slight impervious coverage reduction. There will be only one entrance/exit off of Kresson Road and the grading will be done to facilitate proper drainage. Ms. Arcari stated to the applicant that depending on how the water discharge from the roof drain system is managed, the applicant may be required to obtain wetlands permits. Mr. Gorsen stated that the roof leaders will be trenched underground and the PVC piping would direct the water away from the asphalt. Mr. Baranowski added that the applicant will obtain any necessary NJDEP permits if required. Furthermore, the applicant is requesting a waiver from submitting an Environmental Impact Statement (E.I.S.) as a Phase I has already been submitted. When asked about underground storage tank (UST) removal, the application said they will investigate the issue and if any are found they will be removed. Additionally, the applicant reiterated that a No Further Action (NFA) was issued for the site back in 2006-2007 and they will provide the letter to Community Development.

In regard to lighting, Mr. Baranowski noted that the applicant will comply with Community Development's lighting requirements as per the Zoning Code but is still requesting a design waiver from using decorative lights in favor of industrial style fixtures. Ms. Shearer then approached the Board and described the lighting fixtures on the building being similar to wallpack lighting but ones that would use LED's. Mr. Gorsen spoke in regard to the pole lighting in that they will be 150-200 watt lights on 24' poles instead of the 20' pole per the lighting performance standards. The applicant continues to request that design waiver. Mr. Gorsen added that he will happily work with Community Development and Environmental Resolutions, Inc. (ERI) in making sure all the lighting, including security lighting, complies with the Code. It was noted that the security lighting would only be controlled by the owner of the property. Ms. Shearer then stated that floodlights will be removed so that no glare shines towards Kresson Road but would keep the floodlights that are located towards the back of the complex, away from Kresson Road.

In regard to the trees on-site, Mr. Baranowski stated that the applicant will remove and replace any dead trees around the property and will do additional landscaping along the property's frontage with Kresson Road. In regard to paving, the applicant agreed to work with the Township Department of Engineering on all of the issues. The applicant maintains its request for a waiver regarding depth of the paving surface on areas on the site where paving exists (depends on coring samples) but will work to Code on areas on the site that need paving but do not currently have a pavement surface. Mr. Maxcy added in regard to ADA accessibility that they will work for the Department of Community Development on reconfiguring the ADA space at the southwest corner of the site in order to allow for more maneuverability. M. Maxcy also stated that ADA access will be provided on-site but not from the site to Kresson Road as there is no sidewalk to connect to. The applicant added that the site is meant for vehicular access only. Following Mr. Stridick's recommendation about legal issues for not providing off-site ADA access, the applicant agreed to develop a plan/documentation in case someone who needs ADA access from Kresson Road onto the site is accommodated for. The applicant shall also confirm that ADA access from the site to Kresson Road is indeed not applicable.

Mr. Gorsen then talked about the elevations of the site along with the colors and building materials. Essentially the façade will be two-toned with brick (contrasting beige colors) and split up with a combination of bay doors and windows. The architect agreed to work with the Department of Community Development on final designs and architectural colors/features. In regard to fencing, Mr. Gorsen stated that all of the existing fencing and barbwire will be removed from the site except for fencing along I-295 and the NJ Turnpike due to concerns by NJDOT regarding safety.

Mr. Stridick then clarified that the road opening onto Kresson and the septic system on-site will be subject to County review. Additionally, a Non-Residential Development Fee will be required as part of the application.

Public Discussion: None.

Motion: Following the reiteration of the conditions imposed upon the application by Solicitor Burns, John Osorio made a motion, which was seconded by Hugh Dougherty, to approve the application with the conditions as stated. Affirmative votes by Roskoph, Osorio, Bauerle, Jacobs, Dougherty, McCormack, LaPlaca, Kates, and Hung. The application is approved.

Resolution 1:

14-P-0005

Block(s) 284.02 Lot(s) 9

Zone: Highway Business (B2) Zone

Relief Requested: A site plan waiver with bulk (C) sign variances to update the signage at the existing Dunkin Donuts.

Cherry Donut, Inc.

2441 Route 38 East

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Hugh Dougherty made a motion which was seconded by Sam Kates, to memorialize the resolution for Cherry Donut, Inc. Affirmative votes by Bauerle, McCormack, Osorio, Roskoph, Dougherty, Kates, Hung, and LaPlaca. The resolution is memorialized.

Meeting Adjourned: at 9:14 PM.