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**PLANNING BOARD
Monday, May 15, 2017
APPROVED MINUTES**

OPENING: The meeting was called to order by Chairman John Osorio at 7:50 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

OPMA STATEMENT: Read by John Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carolyn Jacobs; John Osorio; Hugh Dougherty; Kevin McCormack; Moly Hung; Betty Adler; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Solicitor Burns administered the oath of office (Class I) to Betty Adler.

Adoption Meeting Minutes from May 1, 2017. John Osorio made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from May 1, 2017. Affirmative votes by Osorio, Adler, McCormack, Jacobs, Hung, and Griffith. Minutes are approved.

Agenda Item 1:

17-P-0002

Block(s) 429.01 Lot(s) 1
Zone: Highway Business (B2) Zone

Relief Requested: A minor site plan with bulk (C) variances to construct a 75 SF vestibule tower addition along with various parking and site improvements.

Thomas Hatzis (Winner Ford)

250 Haddonfield-Berlin Road
Cherry Hill, NJ

Solicitor Burns announced that the application has been withdrawn, without prejudice, at the request of the applicant.

16-P-0030

Block(s) 129.01 Lot(s) 1
Zone: Highway Business (B2) Zone

Relief Requested: A preliminary and final major site plan and preliminary and final major subdivision (due to extension of off-tract improvements for drainage) to redevelop the former Red Eagle Tavern site into a 6,810 SF AutoZone on proposed Lot 1.01 and a 3,760 SF Zippy's Car Wash on proposed Lot 1.02 along with various site improvements and minor subdivision to create two (2) lots at 1.187 acres and 1.323 acres in size, respectively.

Triple C Development

1503 Chapel Avenue West
Cherry Hill, NJ

Exhibits Submitted:

- A-1: Aerial Site Photograph
- A-2: Color Rendering of the Site Plan
- A-3: Truck Turning Template

Discussion: Applicant Triple C Development applied for a preliminary and final major site plan and preliminary and final major subdivision (due to extension of off-tract improvements for drainage) to redevelop the former Red Eagle Tavern site into a 6,810 SF AutoZone on proposed Lot 1.01 and a 3,760 SF Zippy's Car Wash on proposed Lot 1.02 along with various site improvements and minor subdivision to create two (2) lots at 1.187 acres and 1.323 acres in size, respectively. The property is owned by 1503 Chapel Real Estate, LLC.

Application was represented by:

- Damien Del Duca, Esq. – Attorney for the Applicant
- John Pettit, PE – Engineer for the Applicant

- Nathan Mosley, PE – Professional Traffic Engineer for the Applicant
- Curtis Sigler – Regional Pre-Construction Project Manager for AutoZone

Mr. Del Duca introduced the application for preliminary and final major site plan approval along with a major subdivision to redevelop the former site of the Red Eagle tavern into a 6,810 SF AutoZone and 3,760 SF Zippy's Car Wash. Mr. Del Duca submitted exhibit A-1 and explained that the portion of Chapel Avenue that the subject site fronts upon is part of NJDOT's jurisdiction as it is part of a jughandle. The site is also bound to the west by Highland Avenue and to the east by Woodland Avenue. Mr. Del Duca submitted exhibit A-2 and explained how the site will be redesigned to have a shared access driveway from Chapel Avenue and that they have received conditional approval from NJDOT for this particular driveway. Mr. Del Duca noted that the only other driveway that is proposed is an exit only/escape lane from the Zippy's portion of the site onto Woodland Avenue. Mr. Del Duca explained that the proposed uses are permitted within the Highway Business (B2) zone. Mr. Del Duca stated that no bulk (C) variances are requested as part of this application and that the design waivers that are being requested are minor in nature. Mr. Del Duca added that he believes the proposed uses will not generate a significant increase in traffic and that the uses will be able to comply with Camden County's Noise Ordinance. In regard to the Noise Ordinance, Mr. Del Duca stated that the applicant understands the need to provide a noise analysis prior to a vote being rendered on the application and therefore, Mr. Del Duca requested an adjournment of the application until the June 19, 2017 meeting of the Planning Board so that the applicant has ample time to provide a noise analysis study for review. Mr. Del Duca stated that the applicant agrees to extend the tolling time of the application. Lastly, Mr. Del Duca stated that the representative for AutoZone is from out of town and he would like to get his testimony on the record.

Mr. Sigler stated that AutoZone has approximately 6,000 stores and that while their store is primarily a retail establishment; they also sell products to commercial establishments such as tires stores and automobile dealerships. Mr. Sigler explained that there are no repair services offered at this proposed location; however, they do have the ability to check a check engine light by plugging the car into a machine. Mr. Sigler stressed that there are no service bays at this proposed location. Mr. Sigler stated that they have the ability to properly dispose of used oil and that a company comes with a truck to extract oil from their interior located 185-gallon tank. Mr. Sigler explained that the hours of operation are Monday through Saturday from 7:00am to 11:00pm and Sunday from 7:30am to 9:00pm. There will be a total of 8 to 15 employees with 5 on the maximum shift and 2 to 3 on regular shifts. Deliveries will come via a WB-65 tractor trailer and it is anticipated that there will be one (1) delivery per week and potentially up to two (2) deliveries per week. Deliveries take approximately 45 minutes to load and unload. Deliveries are to occur during off-peak hours either in the mid-morning or early afternoon. Mr. Sigler explained that the large size of the truck helps to cut down on the frequency of deliveries. The tractor trailer will come in off of Chapel Avenue and exit onto Chapel Avenue. Mr. Sigler stated that the tractor trailer can maneuver through the site in a few minutes. The products will come on pallets and are unloaded from the truck and brought into the store. Mr. Sigler believes that the parking is adequate at this site. Concerns were raised by the Planning Board members with regard to the safety of the AutoZone and Zippy's customers, particularly when the tractor trailer is coming into and out of the site. Mr. Sigler noted that AutoZone has pickup trucks on-site (which stay on the site overnight) that deliver parts to other establishments. Mr. Sigler added that AutoZone has done other co-developments with other types of stores but that this would be the first time with a Zippy's. Mr. Sigler explained that the site does not generate a lot of trash and that trash pickup will be done by a private hauler twice per week. Recycling will be kept inside and picked up by the tractor trailer. Mr. Sigler added that there are small waste containers scattered throughout the site that will be maintained by AutoZone staff. The purpose for the extra waste containers is, for example, when a customer purchases wind shield wipers and install them in the parking lot and then discards the packaging.

Public Discussion: Mr. Paul Petrella of 638 Third Avenue asked what is done to stop people from doing oil changes in the parking lot. Mr. Sigler stated that they will actively deter people from changing their oil on-site as it would create an environmental issue. Mr. Sigler added that they will post signage that will disallow people from doing on-site oil changes. Mr. Petrella questioned how the truck will safely exit the site to which Mr. Sigler deferred to the traffic engineer; however, he stated that they will make a left turn, by utilizing both exit lanes, and head towards Route 38. Mr. Sigler stated that they cannot widen the Chapel Avenue driveway due to NJDOT conditions and that they do not have a smaller truck that they can use for deliveries. Ms. Luciani stated that the applicant may need to utilize a smaller truck for deliveries.

Martha Wright of 200 Munn Lane asked about the unloading of goods. Mr. Sigler stated that the goods on the pallet are lowered using a lift gate and then a manual pallet jack is used to transport the goods from the loading area into the store. Mr. Del Duca submitted the Truck Turning Template plan and a discussion regarding minor vehicle services (such as windshield wiper installation) ensued. The discussion also touched upon trash operations, the oil pumper truck, recycling, the AutoZone pickup trucks, and lighting. Mr. Sigler stated that they do not have exterior video surveillance. Ms. Luciani stated that both potential users need to address the recycling issues by providing for recycling containers within the trash enclosure.

Mr. Phillip Sharman of 516 Third Avenue questioned the hours of operation, the usage of the school bus stop at Woodland Avenue and Chapel Avenue, and the timing of trash pickups and deliveries. Mr. Sigler stated that he will look into when nearby stores get their deliveries and that he will try to arrange for a delivery time that makes sense based upon

the route of their delivery vehicles. A discussion ensued about the hours of operation (and whether a 11:00pm closing time was needed) and Ms. Luciani clarified that the town does not prohibit 24-hour establishment but otherwise, all lights (outside of security lighting) needs to be turned off one (1) hours after the close of business. Mr. Sigler added that store closing hours will depend upon customer demand. The Planning Board noted their concerns related to the impact of the development upon the neighborhood and Mr. Sigler stated that he will look into earlier closing hours.

Mr. Brad Barker of 513 Woodland Avenue stated that he has concerns with delivery trucks idling. Ms. Arcari noted that the applicant will have to provide 'No Idling' signs in the loading area. Mr. Barker also noted his concerns about delivery vehicles existing onto Woodland Avenue; however, it was noted that the width of this exit drive aisle will deter trucks from driving in this direction and that truck drivers will be instructed to exit onto Chapel Avenue.

Mr. George Katsikis of 538 Woodland Avenue asked whether the employees using the AutoZone pickup trucks can exit onto Woodland Avenue. Mr. Sigler stated that he will direct pickup truck drivers to exit onto Chapel Avenue. A discussion ensued about employee operations and hours of operations.

Ms. Maureen Kervick of 1405 Orchard Lane questioned the impact of customer traffic. Mr. Sigler estimated that there will be 40 trips in and out during peak times. Mr. Sigler also stated, in terms of due diligence, that AutoZone representatives have been out on the site to assess the site conditions and surrounding areas.

Mr. Michael Gismonde of 530 Highland Avenue noted his concerns about traffic and what happens if a tractor trailer gets stuck while circulating through the site or trying to exit onto Chapel Avenue. Ms. Luciani stated that Chapel Avenue traffic in this area is under NJDOT jurisdiction while Woodland Avenue and Highland Avenue is under the jurisdiction of the Township. Mr. Gismonde stated that while he doesn't have an issue with retail uses on this site, the traffic is still a concern of the community. Solicitor Burns discussed jurisdictional matters and that the burden of proof is on the applicant to justify their case to the State when it comes to traffic concerns.

Mr. Joseph Sullivan of 638 Woodland Avenue stated his concerns about trucks exiting onto Chapel Avenue as well as his concerns regarding AutoZone's operations and the development's effect on property values.

Ms. Afsaneh Najimi stated her concerns about site safety and the site design that allows access onto Woodland Avenue.

Following the closure of the public comment portion of the hearing, Mr. Del Duca stated that the rest of the testimony will proceed on June 19, 2017. Mr. Del Duca agreed to waive the tolling time on the application until July 31, 2017. Solicitor Burns announced that the matter will resume on June 19, 2017 and that no new public notice is required.

Resolution:

17-P-0005

Block(s) 435.01 Lot(s) 11
Zone: Limited Office (O1) Zone

CHP Associates, LLC

1415 Route 70 East
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances and relief of conditions to construct a freestanding multi-tenant sign.

Motion to Ratify: Following the review of the resolution, Betty Adler made a motion which was seconded by Kevin McCormack, to memorialize the resolution for CHP Associates, LLC. Affirmative votes by Osorio, Adler, McCormack, Jacobs, and Hung. The resolution is memorialized.

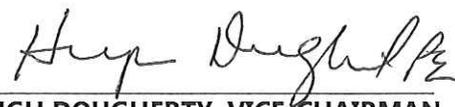
Meeting Adjourned: at 9:37 PM.

ADOPTED: 6/5/17

ATTEST:



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



HUGH DOUGHERTY, VICE-CHAIRMAN

