

VOORHEES ENVIRONMENTAL COMMISSION

Tuesday, January 13, 2014– 6:00 PM

This meeting is being held in compliance with the requirements of the “Open Public Meetings Act” and has been duly noticed and published by law.

FLAG SALUTE

ROLL CALL

NOMINATIONS FOR AND SELECTION OF THE VICE-CHAIRPERSON
(ROLL CALL VOTE)

APPROVAL OF MEETING DATES FOR 2015
(ROLL CALL VOTE)

Comments and suggestions

Public Portion

Adjournment

Please notify us if you are not able to attend; we need a quorum. Kendralyn Cornwall at kcornwall@voorheesnj.com and Edward Hale at edahalesr@yahoo.com.

VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES
JANUARY 13, 2015

The Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law."

FLAG SALUTE

ROLL CALL

Present: Mrs. Atkinson, Mr. Wu, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, Mr. Hale

Absent: Mrs. Schwartz, Mr. Gaffney

NEW BUSINESS

Mr. Hale opened nominations for Vice-Chairperson. Mrs. Brown nominated Debora Schwartz and Subash Rashatwar seconded the nomination. Mr. Hale then asked for any additional nominations and seeing none, he closed the nominations portion. Motion carried by the following roll call vote:

Ayes: Mrs. Atkinson, Mr. Wu, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, Mr. Hale

Nays: None

Mr. Hale then asks the Commissioners to review the scheduled meeting dates for 2015. He questions the October meetings scheduled date of October 20, 2015. It is explained that the Township Committee meets on the 2nd Tuesday of October and therefore the VEC meeting is pushed to the 3rd Tuesday of that month.

Mrs. Brown makes a motion to accept the meeting dates and Mr. Rashatwar seconds the motion. Motion carried by the following roll call vote:

Ayes: Mrs. Atkinson, Mr. Wu, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, Mr. Hale

Nays: None

Mr. Hale then congratulated Mr. Giddings and CME for receiving the appointment this year. He also expressed interest in requesting the ability to caucus (30) thirty minutes prior to scheduled meetings times of 7:00 PM on evenings the Commission is hearing an application. The Commissioners and Mr. Giddings were all in agreement to this suggestion. The secretary was asked to prepare a memo for Mayor Mignogna and copy Mr. Lawrence Spellman and Mr. Howard Long, asking for permission and guidance on the proper procedure for proceeding.

COMMISSIONER UPDATES

Mr. Hale then waved the public portion, seeing no public.
Meeting was adjourned.

Kendralyn Cornwall/VEC Secretary

VOORHEES ENVIRONMENTAL COMMISSION

Tuesday, February 10, 2015– 7:00 PM; Work Session to begin at 6:30 PM

This meeting is being held in compliance with the requirements of the “Open Public Meetings Act” and has been duly noticed and published by law.

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FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES: November 11, 2014 & January 13, 2015

NEW BUSINESS

**HRISTOS KOLOVOS
51-61 OLD EGG HARBOR ROAD
Block 226.02 Lot 18.01 & 19
PRELIMINARY & FINAL SUBDIVISION PLAN**

***SCHEDULED FOR PLANNING BOARD FEBRUARY 25, 2015**

Comments and suggestions

Public Portion

Adjournment

Please notify us if you are not able to attend; we need a quorum. Kendralyn Cornwall at kcornwall@voorheesnj.com and Edward Hale at edahalesr@yahoo.com.

VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES
FEBRUARY 10, 2015

The Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law".

Flag Salute

Roll Call

Present:Mrs. Schwartz, Ms. Atkinson, Mr. Rashatwar, Mrs. Brown, Mr. Grabowski, Mr. Gaffney, Mr. Hale

Absent:Mr. Wu

Approval of Minutes

Mr. Garbowski makes a motion to approve the minutes from the November 2014 and the January 2015 meeting as distributed and the motion is seconded by Mrs. Brown. Remaining Environmental Commission Members all in favor.

New Business

Mr. Jeffrey I. Baron, Esquire of Baron & Brennan, P.A. introduces himself and presents the application for a (3) Lot Major Subdivision on behalf of Mr. Hristos Kolovos. The presented (3) Lot Major Subdivision is in Voorhees and borders Gibbsboro. Mr. Baron advises that the application has been presented to the Planning Board and he is in receipt of the CME consultant's letter. He goes on to introduce John M. Pettit from Pettit Associates who is the professional engineer and planner for the project.

Mr. Baron briefly describes the project as a (3) Lot Major Subdivision with (1) lot as the planned building of a home and the other (2) lots reserved for homes that are not yet planned. It is a small extension of the cul de sac at the end of Eastwick on the other side of Little Egg Harbor Road. Mr. Pettit explains that public sewer and water will be extended into the property to serve the (3) Lots. He advises that storm water will be handled by an underground system, which will infiltrate the run off into the ground. Mr. Baron explains that the (1) Lot will be used for Mr. Kolovos' home and that this is the only home planned for the Subdivision at present time. He further explains that the (2) homes shown on the plans are simply shell homes because the lots have not yet been sold and no plans have been determined for them. Mr. Hale questions whether they have intended sizes for the future homes and Mr. Baron explains that they do not have specs for those homes at this time. Mr. Hale further asks whether there will be individual storm water management systems for each individual property. Mr. Pettit advises that there will be. Mr. Hale goes on to ask how the engineer intends on sizing them. Mr. Pettit explains that they have determined that each system will be calculated based on

the square footage of the home and the square footage of the impervious. Mr. Hale asks that those calculations be submitted to Mr. Giddings.

Mr. Baron explains that through litigation with the adjoining municipality they were granted permission to access the property through Eastwick, which means they are able to come through Gibbsboro to get to the Voorhees property. Furthermore, as part of the agreement the bike path that was installed by Gibbsboro previously can remain there in spite of it being on Mr. Kolovos' property. Mr. Hale asks if Eastwick is considered a municipal road in Gibbsboro and Mr. Baron advises that it is. Mr. Hale further asks if that portion of Eastwick will be deeded over to Voorhees. Mr. Baron explains that the undedicated portion of the road in front of the property has been granted an easement for the properties use. He further explains that there are also sewer laterals that Mr. Kolovos has agreed to have extended into the cul de sac and that Gibbsboro has also asked to have Old Egg Harbor Road extended out to the southern property line of the proposed project. Mr. Rashatwar questions the demarcation of the property line and Mr. Pettit explains that the laterals will be extended for the possibility of future utility connections.

Mr. Hale then asks to review the consultant's report dated February 5, 2015.

Township Ordinance Requirements

#1: Mr. Giddings had suggested that the applicant should submit a complete and appropriate Environmental Impact Statement in accordance with Township Ordinance 158.04 by February 18, 2015. The revised EIS is to include but not limited to Slopes, Soils, Clearing, Wildlife Species, etc. The applicant agreed to the terms and will be submitting the necessary report.

#2: Mr. Baron acknowledges that that their present plan is far too aggressive of a clearing area. He advises that they will seek to reduce the proposed clearing. Mr. Hale explains that there needs to be an appropriate 1 for 1 plan set forth under Township Ordinance 154.006E. Mr. Baron agrees to submit a Tree Compensation Plan that follows township guidelines. He also explained that he would like to see the heavily wooded appearance to remain and will try to keep the buffer as natural as possible.

NJDEP Regulatory Requirements

The site does not contain features regulated by the NJDEP, Division of Land Use Regulation.

General Requirements

#1: In response to Mr. Giddings question of the abandoned cars located on the property, Mr. Baron advises that the abandoned vehicles that appear on the existing conditions survey belong to a neighbor and will be removed. He further stated that a Preliminary Assessment (NJDEP Standards) was previously completed and that it will be made available to Mr. Giddings.

#2: The consultant's letter advises that due to the elevations of the stormwater management structures, it is necessary for the applicant to submit soil borings or profile pits to demonstrate the required separation between the seasonal high water table and the bottom of the proposed structure. Mr. Pettit advised that during discussion with Mr. Rakesh Darji, the applicant requested and was granted, as a condition of preliminary approval, an extension for the submission of soil borings and profile pits. The soil borings and profile pits will be submitted at a later date to justify the condition of the subsurface design.

Mr. Hale addresses Mr. Pettit and advises that the Environmental Impact Statement should be revised to include a more in depth analysis of the present vegetation, identity of known wildlife and discuss hydrology. It should also have a section on alternatives and a section on permits, even if they are not required. He further advises that Mr. Pettit should review the requirements for Impact Statements that are presented to the Commission. He also explained that he will recommend that the Planning Board hold off hearing the application until a revised EIS is received.

Mr. Hale then asks the Commission Members for additional comments or concerns. Mrs. Brown asks that Mr. Pettit address the individual stormwater drainage systems. She asks if the individual property owners will be responsible for their own system. Mr. Baron explains that each system will be maintained by the individual owner and there will be a deed restriction to that affect. She further asks whether the road will be dedicated or undedicated. Mr. Baron explains that the decision will remain up to the board and if it remains undedicated then a homeowners association will be established. Mrs. Atkinson asks about the report stating that there are steep slopes on the site but that there is no section addressing the impact of such slopes. According to Mr. Baron, under Voorhees Ordinance they will submit updated site plans once the building permits are pulled.

Mrs. Schwartz questions why the bike path buffer will be landscaped instead of leaving it wooded. Mr. Baron explained that during litigation Gibbsboro "insisted on a buffer so the residents of Gibbsboro would not look at houses in Voorhees". Mrs. Schwartz points out that the proposed site plan looks as if the buffer is being cleared around the bike path and then being replanted. She questions why the dense buffer is being cleared instead of being left as is. Mr. Baron explains that the buffer that is shown on the plans is the buffer that was approved by Gibbsboro in order to screen the homes. He further explains that they would be willing to leave as many indigenous trees as possible and try to leave the buffer as natural as possible. Mr. Baron advised that the buffer submitted was reviewed and approved by Gibbsboros municipal engineer.

Mr. Hale then opens the meeting to public comment:

Jeff Kiesel

49 Chippenham Drive
Voorhees, NJ 08043

Mr. Kiesel addresses the commission and advises that he has been a resident of the above address for the past 7 years. He advises that as a resident of this address he never knew that the land was being sold and would have liked to be advised of such a sale. Mr. Kiesel feels that the re-sale value of his home will now be negatively affected due to a home being built in his back yard. He further explains that the wooded area as it stands has a significant wildlife population including deer, wild turkey, beavers, badgers, hummingbirds, etc. Mr. Kiesel explains that his daughter loves the forest that is essentially their back yard and as the property is now, he is surrounded by trees. He states that when he purchased his home he was told that the wooded area behind his home was public land that would not be built on. He goes on to point out various other locations within Voorhees that he feels were failed developments and fears that Mr. Kolovos' property may turn into one of these.

Mr. Hale addresses Mr. Kiesel and explains that he understands his disappointment because he has been in the same situation. He advises that Mr. Kolovos is not doing anything with the property that he is not authorized to do. Although he empathizes with Mr. Kiesel he suggests that the neighbors establish a friendship with Mr. Kolovos in order to possibly be kept in mind when decisions are being made regarding the properties development.

Anthony Pozzi
53 Chippenham Drive
Voorhees, NJ 08043

Mr. Pozzi addresses the commission and advises that his concern is seeing the buffer remain as large and natural as possible. Mr. Baron explains that that the plan will be reworked to incorporate the public's concerns for a larger buffer.

Mr. Hale then makes a motion to close the public portion. Mrs. Atkinson approves the motion and Mr. Garbowski seconds it. All remaining commission members agree.

Mr. Hale then discusses what is necessary from the applicant to comply with Voorhees Environmental Commission recommendations:

- Revised EIS to be submitted by Wednesday, February 18, 2015
- Revised and appropriate Tree Compensation Plan
- Leave the buffer as natural as possible
- Snow fencing during construction phase
- Comply with stipulations of the consultants letter

Mr. Hale then calls for a motion to record and forward the Commission's recommendations to the Planning Board. Mrs. Schwartz makes a motion to approve and Mr. Rashatwar seconds the motion. Motion carried by the following roll call vote:

Ayes: Mrs. Schwartz, Mrs. Atkinson, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, Mr. Gaffney, Mr. Hale

Nays: None

Additional Business

Mr. Hale would like recommendations for a new Chair to represent Sustainable Voorhees. He advises that at the end of the calendar year he will be stepping down. Mr. Hale explains that Sustainable Voorhees is working with the Township to roll out new recycling bins and pamphlets on recycling guidelines.

Mr. Gaffney suggests that the commission possibly review the subject of abandoned and failed building projects. He advises that there are numerous sites within Voorhees that are not being maintained and question the possibility of any recourse. Mr. Hale advises that the nuisance properties are the responsibility of the Code Enforcement Official.

Mrs. Atkinson advises that Eastern High School will be hosting the annual Earth Day Event on Sunday, April 26, 2015 and that Sustainable Voorhees will be present.

Mr. Hale seeing no public present, waves the public portion.
Meeting was adjourned.

Kendralyn Cornwall

VEC Secretary

VOORHEES ENVIRONMENTAL COMMISSION

Tuesday, April 14, 2015– 7:00 PM; Work Session to begin at 6:30 PM

This meeting is being held in compliance with the requirements of the “Open Public Meetings Act” and has been duly noticed and published by law.

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FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES: February 10, 2015

NEW BUSINESS

MS. NITTAL LODHA
NH NITTAL, LLC
71 REGAL LANE
VOORHEES, NJ 08043

BLOCK 225, LOT 16 & 17

*SCHEDULED FOR ZONING BOARD APRIL 23, 2015

Comments and suggestions

Public Portion

Adjournment

Please notify us if you are not able to attend; we need a quorum. Kendralyn Cornwall at kcornwall@voorheesnj.com and Edward Hale at edahalesr@yahoo.com.

VOORHEES TOWNSHIP WENVIRONMENTAL COMMISSION MINUTES

April 14, 2015

The Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law".

Flag Salute

Roll Call

Present: Mrs. Schwartz, Ms. Atkinson, Mr. Rashatwar, , Mr. Grabowski, Mr. Gaffney, Mr. Wu, Mr. Hale

Absent: Mrs. Brown

Approval of Minutes

Mrs. Atkinson makes a motion to approve the minutes from the February 2015 meeting as distributed and the motion is seconded by Mr. Garbowski. Remaining Environmental Commission Members all in favor.

New Business

Mr. Barry Lozuke, Esquire introduces himself and explains that he represents NH Nittal, LLC in their application before the Zoning Board. The property in question is located at Block 225; Lots 16 & 17 and had previously been residential lots. The single family home that had previously been inhabiting one of the two lots has since been demolished and both lots are now vacant in preparation for the proposed project. Mr. Lozuke's client also owns the adjacent properties which are in Evesham Township and Camden/Burlington County line.

During recent project preparations, it was found that there was an enhanced Wetlands Buffer area that was going to be established by the Pinelands Commission on the Evesham Township properties. Therefore, some of the exterior site improvements that were originally proposed for the project have been compressed and redesigned to be entirely relocated within the Voorhees Township property. With this change came the exclusion of any involvement with the Wetlands Buffer.

Mr. Lozuke explains that an Environmental Impact Statement was prepared by Mr. Michael Avila, Professional Planner & Design Engineer. He also stated that an Environmental Habitat Evaluation by Dubois Environmental Engineers was completed and submitted as well. Mr. Lozuke states that the proposed project is a 6,000 square foot building that would house a Compounding Pharmacy. He further explains that the applicant, NH Nittal, is currently conducting the exact same business in Marlton.

Mr. Lozuke asks pharmacist Mr. Nittal to approach the Commission and explain, in detail, exactly what a compounding pharmacy does. Mr. Nittal advises that a compounding pharmacist/pharmacy makes customized prescriptions for humans and animals that is not commercially available. For example, in certain situations where the pill form of a medication will not work for a patient, a compounding pharmacist can convert that medication from pill form to liquid form. Mr. Nittal states that it is

important to note that a compounding pharmacy does not manufacture medications from raw material but rather makes (1) batch per necessity. Mr. Hale asks, if they, at any time will be transporting raw materials to the facility to make medications. Mr. Nittal stated “no” that they only use commercial medications to make specialized medications on a case by case basis.

Mr. Lozuke then introduces the engineer Mr. Avila, PE, PP. Mr. Avila explains that there had been a previous design submitted to the Zoning Board for the Townships review. He explains that the Zoning Board asked that (2) significant changes be made to the plans:

- 1) Move the parking, which was set (29) feet from the ROW, back 8 or 9 feet. They were able to rework the plans to move it a total of (11) feet back from the ROW to achieve a (40) foot set-back.
- 2) They were asked to move the driveway from the southern property line closer to the northern property line.

Mr. Avila explains that the plan presented to the board reflects both those changes and the updates that were made. He explains that the project provides for (1) way in, (1) way out and a cross-hatched no parking zone. Mr. Avila states that plans were submitted to the Zoning Board the day before the meeting that shows a full size fire truck would be able to enter the parking area, square up and exit the site without any problems. Mr. Hale asks how large the delivery vehicles are anticipated to be. Mr. Avila explains that deliveries to this facility will be made using an econo type van or a Fed-Ex truck. He further explains that they had previously made an application to the DOT and received a letter of no interest by the county engineer because the project does not impact a county road or the county drainage system. They also submitted applications to the Camden County Soil Conservation District and they asked to have soil erosion matting added to the edge of the roads. The requested soil erosion matting has been added to the northern and southern edges of the proposed project.

The site consists of a very good permeable soil with depths in excess of (5) feet. The test pits conducted by the Septic Engineer show that the infiltration basin is located in a Hydrologic Soil Group Type-A. Mrs. Atkinson asks whether the infiltration basin had been moved following the required re-working of the site plans? Mr. Avila advised that the basin remains in the same location as the original design as it is located in the South East portion of the site. The only change was that the building was pushed back and to the north a little bit.

Mr. Hale then asks to review the consultant’s report dated April 10, 2015.

Township Ordinance Requirements

#1: The Applicant asked for a waiver from submitting a plan that shows all surface water bodies, wetlands and/or water supply wells on or within 500 feet of the project site. Mr. Hale and the Commission agree to leave this request up to the discretion of the Zoning Board. The Applicant has also agreed to revise the EIS to include the discussion of mapped geology and underlying aquifer for the project site. The applicant will also include the anticipated construction sequence and approximate schedule. The Applicant will also comply with the Buffer & Landscape Design Standards (Section 154.006E) to include a detailed Compensatory Tree Plan with a 1:1 replacement ratio or required buyout. Applicant will also complete a detailed list of all tree species, sizes and locations.

NJDEP Regulatory Requirements

This site does not contain features regulated by the NJDEP, Division of Land Use Regulation.

General Requirements

#1: The applicant states that a Phase I Environmental Assessment was completed and a copy will be forwarded to the Zoning Board as well as the Environmental Commission Consultant, Mr. Giddings. Furthermore there was no need for a Phase II to be completed.

#2: The applicant has agreed to further investigate the existing shallow well/cesspool that appears on the southeasterly portion of the site. Should action be required to remove, fill or demolish the structure, NH Nittal, LLC has agreed to follow proper procedures for closure of this well in accordance with applicable NJDEP, County Health Department and Voorhees Township Requirements.

3: The applicant has also agreed to certify clean any imported fill for this project.

Mr. Hale then questions the issue of Discharge (into the air, into the septic system, etc.). Mr. Avila states that there is no industrial waste that will be discharged. Mr. Lozuke further explains that the discharge generated from the Compounding Pharmacy is no different than the discharge generated from a Retail Pharmacy. He states that it is no different than domestic waste that goes into an individual septic system. Mr. Lozuke explained that he and Mr. Avila have spent a considerable amount of time with the Township Sewer Engineer. The engineer's main concern was that deposits into the sewer system may cause ground water contamination. Mr. Lozuke stated that after providing additional documentation and a letter from the applicants Sewer Design Engineer, the Township's Sewer Engineer feels comfortable with the anticipated discharge. He further explained that the US Pharmacopeia sets forth guidelines which must be followed and one of which is that anything outside of normal domestic flows must be contracted to be hauled away. Furthermore, the State Board of Pharmacy inspects yearly.

Mr. Hale then asks to have Mr. Nittal approach the Commission to answer a few questions in regards to the pharmacy sinks, hoods and waste.

Sinks-> Used for hand washing & emergency purpose only

Hoods-> Used for powder chemicals

*Use (2) Filters: (1) Pre-Hepa Filter & (1) Hepa Filter

*Filters are changed monthly and disposed of by manufactures guidelines

Waste-> Non-Hazardous Waste removed daily

Hazardous Waste removed weekly

Mr. Nittal further explains that this pharmacy will not handle micro-biology, vaccines or IV medications.

Mrs. Atkinson asks what the reason for a compounding pharmacy versus a regular pharmacy is? Mr. Nittal explains that a compounding pharmacy requires expensive lab equipment, the work is labor intensive and the demand is higher in areas that have nearby hospitals. He further explains that compounding pharmacy technicians do not necessarily have a chemical background but are required to work under a certified pharmacist.

Mr. Hale then opens the meeting to public comment. Seeing no public comments, Mr. Garbowski motions to close the public portion of the meeting, seconded by Mr. Rashatwar.

In addition to the consultants recommendations the Commission asks that Mr. Nittal label and color-code hazardous and non-hazardous waste containers. The applicant will also comply with the Compensatory Tree Plan and will investigate the well/cesspool that is located on the property and take action as is required.

Mr. Hale makes a motion to approve the letter as stated. Mr. Garbowski makes a motion to approve, which is seconded by Mr. Gaffney. Motion carried by the following roll call vote:

Ayes: Mrs. Schwartz, Mrs. Atkinson, Mr. Wu, Mr. Rashatwar, Mr. Garbowski, Mr. Gaffney, Mr. Hale

Nays: None

Mr. Hale opens the meeting to the public portion. Mrs. Atkinson asks if there has been any feedback in regards to the new recycling bins. The commission is in agreement that the containers are a great addition to the community. Mr. Hale asks to have a memo constructed and sent to Mr. Joe Lavolo of the Dept. of Public Works for his dedication to the environment on the commission's behalf. Seeing no public comment, Mr. Rashatwar makes a motion to close the public portion and Mr. Gaffney seconds the motion. All Commission members in favor.

Meeting Adjourned.

Kendralyn Cornwall

VEC Secretary

VOORHEES ENVIRONMENTAL COMMISSION

Tuesday, June 9, 2015– 7:00 PM; Work Session to begin at 6:30 PM

This meeting is being held in compliance with the requirements of the “Open Public Meetings Act” and has been duly noticed and published by law.

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FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES: April 14, 2015

NEW BUSINESS

**Khmer Buddhist Humanitarian Association, Inc.
1234 Haddonfield-Berlin Road
Voorhees, New Jersey 08043**

BLOCK 262 ; LOT 6

***SCHEDULED FOR ZONING BOARD JUNE 11, 2015**

Comments and suggestions

Public Portion

Adjournment

Please notify us if you are not able to attend; we need a quorum. Kendralyn Cornwall at kcornwall@voorheesnj.com and Edward Hale at edahalesr@yahoo.com.

VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES

June 9, 2015

The Vice-Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law".

Flag Salute

Roll Call

Present: Mrs. Schwartz, Ms. Atkinson, Mr. Wu, Mrs. Brown, Mr. Garbowski, Mr. Gaffney

Absent: Mr. Rashatwar, Mr. Hale

Approval of Minutes

Mr. Garbowski makes a motion to approve the minutes from the April 2015 meeting as distributed and the motion is seconded by Mr. Wu. Remaining Environmental Commission Members all in favor.

New Business

Mr. Robert Baranowski, Esq. introduces himself and explains that he is an attorney with the law firm of Hyland Levin and that he is accompanied by Mr. Paul Witthohn, PE with CES Engineers, Planners and Land Surveyors. Also in attendance are representatives of the applicant, Khmer Buddhist Humanitarian Association, Inc.

Mr. Witthohn begins with an overview of the project by explaining that it will be on a 15 acre, presently wooded site located in Voorhees Township. The proposed project would include the construction of (2) new buildings and the continued use of (1) existing building. The (2) new buildings consist of a 12,748 sq. ft. temple and an 8,250 sq. ft. ceremony building. There will be adequate parking available and a looped access driveway that provides (1) way in and (1) way out. There will be (3) storm water basins throughout the site to distribute storm water evenly throughout the property. There is (1) proposed accessory building, used for maintenance needs, that would require electricity only. Mr. Witthohn explains that the site is unique in that it provides for extensive landscaping, instead of hardscaping. The intended plans call for formal and informal gardens with walkways. He explains that the buffer will remain wooded and natural. Mr. Witthohn notes that a use-variance was granted for this site in December of 2014.

Mr. Witthohn then asks to discuss Mr. Giddings recommendations. Mr. Witthohn acknowledges that Mr. Giddings and the Commissions concern is whether the project has any environmentally sensitive or detrimental involvement. He explains that the site does rest upon (2) drainage areas, (1) for the Cooper River and (1) for the Rancocas Creek. Furthermore there is no indication that there is any ground water within the site and the site is primarily wooded. He explains that there are no Wetlands on the site and there are no Wetlands within the vicinity of the site. Mr. Witthohn states that a Phase I Assessment has not been done for the site and is not required to be done for the site. He further explains that the site has "remained wooded for about 60 to 70 to about 80 years". He stated that historical aerial photography shows that the front of the site was actively farmed as "grow crops" in the 1940's but the

rest of the site remained wooded and appeared to be a mature forest. He explains that it cannot be determined definitively if orchards were ever on this site and therefore pesticides may never have been used. Mr. Witthohn explains that a walk-through of the site was completed and it is his belief that the site was not used as an orchard and therefore no soil testing will be necessary. The site does however rise significantly from the front to the back and will require the middle portion and the front portion of the property to be filled primarily from the excess at the back of the property.

Mr. Baranowski then intercedes and explains that due to the topography of the site and the distribution of the fill necessary for grading, all fill will be certified clean. He further explained that no area of the site will be used for daycare facilities, water utilities will be public water and sewer and that explained within the provided EIS none of the required documented features exist within 500 ft. of the property. Mr. Baranowski explained that the applicant is asking for a waiver of strict compliance from the Tree Compensation Plan. Mr. Witthohn explained that during the planning it was found that the applicant would need to compensate for 381 trees. He further explains that because this site is different than a commercial site would be, the applicant has agreed to compensate for this deficit with shrubs and flowering "street" trees. Mr. Baranowski then advised that the applicant is asking that the VEC accept (3) shrubs for every (1) tree as a satisfactory ratio and therefore an acceptable compliance with the Compensatory Tree Plan. He further explained that instead of leaving the site wooded and landscape around the trees and plants, it is necessary to clear cut and hardscape the site. Mr. Baranowski explained that the lay out of the site has a "tremendous significance" to the religious community.

Mr. Giddings then asks Mr. Baranowski to elaborate on the explanation for not conducting a Phase I Assessment and the applicant's decision to not complete soil testing. He advises that he will not waiver from his suggestion for soil testing considering there is evidence that the site had been a tree orchard and it is very likely that the soil has pesticide contaminants. Mr. Baranowski explains that there is no Township Ordinance requiring the applicant to conduct a Phase I Assessment and that the site does not contain any hazardous materials covered under the N.J.S.A. 58:10-23.11 Spill Compensation and Control Act. He further stated that from the perspective of his client there is no legal requirement for the VEC to impose upon his applicant any sort of soil testing or Phase I completion.

During the applicant presentation Mr. Baranowski explained that the residential facility that houses (3) individuals is presently ran on a septic system but will be attached to public sewer and water in the future and they will comply with all local and county requirements. Mrs. Brown then asks what the status of the violation is with the Camden County Health Department. Mr. Baranowski adamantly denied that there was no violation with the Camden County Health Department and that there had never been any intervention with the Camden County Health Department. He then explained that the County Health Department never had any contact or interaction with the applicants at the site but instead stated that the Voorhees Township Police had responded to the site to help the applicants when they encountered a problem with their sewer system. Mrs. Brown asked if waste was ever pumped out onto the ground and Mr. Baranowski stated that he was not there to discuss that issue. Mr. Giddings asked that Mr. Baranowski simply forward documentation to the VEC stating that the issue has been addressed once the situation has been resolved. Mr. Baranowski asked if this request is a condition of the Commissions actions. Mrs. Brown explained that such a situation is in fact an environmental concern and therefore would fall under the VEC's review.

Mrs. Schwartz then opens the meeting to the Commission.

Mr. Wu asks the applicant how many members belong to the congregation that will be using the Temple on a regular basis. Mr. Baranowski explained that Voorhees is located centrally to the Cambodian Buddhist Community and that this site has approximately 200 members. On any one of the (4) major holidays the Temple could see up to 300 visitors and will be able to accommodate such a crowd. There is sufficient parking and ample room for members and visitors and unlike other religious organizations, not all congregants arrive and leave at the same time. Mrs. Brown questions the construction of "Ghost Parking" and Mr. Baranowski explains that the applicant plans to provide 122 parking spaces and only allow if necessary by Zoning Board requirements additional "Ghost Parking".

Mrs. Schwartz asks Mr. Baranowski to discuss the phasing of the project and he defers to Mr. Witthohn. Mr. Witthohn explains that the applicant will clear the site as they construct but has been advised not to clear areas that will not be developed. Furthermore he explains that a significant amount of grading will be necessary, therefore more than half of the property will be cleared to achieve the desired effect. Mrs. Schwartz asked what the intended timeline was and Mr. Baranowski explained that most of the work would be determined by outside approval and that he did not expect anything to begin until Fall 2015.

Mr. Gaffney then expresses his concern for the Applicants intentions regarding the Tree Compensation Plan. Although they have offered to replace each mature tree with (3) shrubs, he does not feel that this is necessarily environmentally sound. Mrs. Brown also questions whether the sample of trees used for the calculation is accurate.

**It should be noted that at this point Mrs. Atkinson recused herself on the basis of knowing Mr. Baranowski on a personal level.

Mrs. Schwartz then opened the meeting to the public. Seeing no public comment, Mrs. Brown made a motion to close the public portion, seconded by Mr. Garbowski.

In addition to the Consultants recommendations the Commission suggests:

1. The Applicant has asked the VEC for a waiver of strict compliance with the Compensatory Tree Plan. The Commission, with regards to the sample area, questions whether it is representative of the density found throughout the forested area. It seems likely that it represents a less dense area and therefore an underestimate of the density of trees actually shown. The Commission's recommendation to the Zoning Board is that the (3)Shrubs:(1)Tree ratio proposed by the applicant is not acceptable for a waiver and therefore should be denied or required to be bought-out as is stated in the Compensatory Tree Plan. Moreover given the extent of the soil movement, the applicant should consider minimizing the number of trees being removed.
2. The Applicant did not have a Phase I Assessment generated for this project and clearly stated that Township Ordinance does not require them to do so. The VEC notes that based on historical aerial photography, the project appears to have been the site of an orchard or tree farm in the past. Given this history the Commission feels that the need for pesticide, arsenic and

lead testing is necessary. If and/or when this testing is conducted the Commission would ask that the sample areas and findings be forwarded to the VEC.

3. It should be noted that the Applicant has agreed to not export any topsoil from this site given that the exact historical use of the site is unknown.
4. The Commission would furthermore like to request any documentation with regards to the onsite residential septic system and the possibility of soil contamination from such system.

Mrs. Schwartz makes a motion to construct the letter and Mrs. Brown seconds the motion. All commission members are in favor.

Meeting adjourned.

Kendralyn Cornwall

VEC Secretary

VOORHEES ENVIRONMENTAL COMMISSION

Tuesday, October 20, 2015– 7:00 PM; Work Session to begin at 6:30 PM

This meeting is being held in compliance with the requirements of the “Open Public Meetings Act” and has been duly noticed and published by law.

Please turn off or put into silent mode all cell phones. I am required to advise you that there is a no smoking policy in this building. In the event of fire or other emergency, please utilize the exits at rear of the Commission.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES: June 9, 2015

NEW BUSINESS

Patient First, Voorhees, LLC
705 Haddonfield-Berlin Road
Voorhees, New Jersey 08043

BLOCK 199.06; LOT 39

***SCHEDULED FOR PLANNING BOARD OCTOBER 28, 2015**

Comments and suggestions

Public Portion

Adjournment

Please notify us if you are not able to attend; we need a quorum. Kendralyn Cornwall at kcornwall@voorheesnj.com and Edward Hale at edahalesr@yahoo.com.

VOORHEES TOWNSHIP ENVIRONMENTAL COMMISSION MINUTES
OCTOBER 20, 2015

The Vice-Chairperson called the meeting to order. It was stated that this meeting is being held in compliance with the "Open Public Meetings Act and has been duly published and noticed as required by law".

Flag Salute

Roll Call

Present: Mrs. Schwartz, Mr. Wu, Mr. Rashatwar, Mrs. Brown, Mr. Garbowski, Mr. Hale

Absent: Mrs. Atkinson, Mr. Gaffney

Approval of Minutes

Mrs. Schwartz makes a motion to approve the minutes from the June 2015 meeting as distributed and the motion is seconded by Mr. Rashatwar. Remaining Environmental Commission Members all in favor.

New Business

Mr. Nehmad, Esq. from Nehmad, Perillo & Davis, PC introduces himself on behalf of the applicant PF Voorhees, LLC. He further introduces Mr. Rountree, principle in the application and Mr. Renauro, the Engineer for the application. Mr. Nehmad explains that Patient First Voorhees is an application for Redevelopment.

The former site which was the site of the Country Club Diner, is being proposed as a Patient First, urgent care facility. Patient First is a public company, started in the early 1980's in the Washington, DC area, with facilities currently operating in Woodbury, Delran and Hamilton.

Mr. Renauro, PE, of SR3 Engineers addresses the Commission and explains that he is the Engineer for the Patient First locations being developed in the New Jersey. He explains that the Voorhees location is located on Haddonfield-Berlin Road at the site of the former Country Club Diner. He further explains that the property does have a small amount of frontage on White Horse Road as well as Wetlands to the rear of the property. Mr. Renauro explains that all the redevelopment will be done on the frontage of Haddonfield-Berlin Road where the diner was located. He states that the proposal will prove a significant reduction in the impervious coverage. Mr. Renauro explains that they have submitted applications to the NJDEP for the Wetlands and for the Flood Hazard. He believes the Flood Hazard area is confined to a stream, which is an unnamed tributary to the Cooper River. Mr. Renauro explains that there is a Buffer that has been included in the application but he feels that it will not be found to be within the 150 feet of the development. Mr. Hale then asks if the (3) trees at the rear of the site are included in the NJDEP plan and Mr. Renauro advises that they are but that they are located in an area that is already significantly disturbed. He further explains that they are waiting for the ruling from the NJDEP and will forward documentation as it is received. Mr. Hale then asks Mr. Nehmad to ensure that required permits be submitted should they be necessary. Mr. Giddings then asks Mr. Renauro whether in their application to the NJDEP they submitted the site plan as well. Mr. Renauro confirmed that they had.

Mr. Giddings then asks Mr. Nehmad if they conducted a Preliminary Assessment of the site. He advises that they have and allows Mr. Renauro to explain the findings. Mr. Renauro states that the Phase I Assessment was not completed by his firm but that the applicant did have one done and that there is a grease trap that needs to be decommissioned and an above ground storage tank that also needs to be decommissioned, but they found no obvious problems that need to be addressed. Mr. Rashatwar questions the extent of the Phase I Assessment and asked that when it is forwarded to the Commission that the findings be explained in detail. Mr. Renauro agreed to the request and Mr. Nehmad advised that he was also in agreement. Mr. Renauro then asks to read from the conclusion page of the completed Phase I “No further work is required with regards to the environmental condition of the site, however prior to redevelopment it is recommended that the (2) grease trap systems be properly decommissioned and removed from the site, which is standard practice. It is also recommended that the (2) 55 gallon drums of unknown contents and the building and material fill piles located on the northeast edge of the parking lot and the fill material that was identified in the test pits be properly removed from the site.”

After hearing this, Mr. Rashatwar asked about the comment in the EIR that claims the “ambient air quality is generally good”. Mr. Rashatwar asks Mr. Renauro to elaborate on this finding. Mr. Renauro states that the applicant is not required to conduct testing for air quality and that they did not use any perimeters for this finding.

Mr. Hale then asks about the placement of silk fencing during the construction phase, as it appears to be located in Wetlands. Mr. Renauro advised that the silk fencing will be located at the edge of the disturbance and that there happens to be pavement in the wetlands area. Therefore the ilk fencing must be placed at the outside edge of the disturbance.

Public Portion

April Hale
214 West End Avenue
Voorhees, NJ 08043

Mrs. Hale asks whether the facility is hospital affiliated or free standing.

*Mr. Nehmad explains that it is an independently owned, free-standing facility.

Seeing nothing further a motion is made by Mrs. Brown to close the public portion; seconded by Mr. Garbowski. Remaining members all in favor.

Mr. Hale makes a motion to construct a letter for the Planning Board; seconded by Mr. Wu. Letter is to read as follows:

1. Patient First will add a note to their plans to certify clean, all fill.
2. Applicant will remove Note #5 from the Demolition Plan entirely, as portions of the property are located within the floodplain of Cooper River Tributary.
3. Applicant will comply with Phase 1 recommendations regarding the removal of grease traps and storage tanks.

4. Applicant has agreed to review the site plan and consider implementing a rain garden as suggested.

Meeting is then open to the public.

Nancy Gentile
1909 Fifth Street
Voorhees, NJ 08043

Ms. Gentile stated that she lives adjacent to a Green Acres area. She advised that in recent months she has seen an increase in bow hunting activity on this property and has even seen hunters entering her and her neighbor's properties. She stated that she feels the hunters are entering the property at the bottom of the Comcast parking lot, which is private property.

Mr. Hale advises Ms. Gentile that the Environmental Commission will construct and forward a memo to the Code Enforcement Office asking to have signage placed in the Comcast parking lot to deter illegal hunting. He further explains that this memo will be copied to the Voorhees Police Chief and ask that patrols be increased in and around the above mentioned area.

Seeing no further comments, Mr. Hale then motions to close the public portion.

Meeting adjourned.

Kendralyn Cornwall
VEC Secretary