

The Vice- 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. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Rashatwar, Ms. Nocito, Ms. Stroemel

Absent: Mr. Fanelli, Mr. Nicini, Mayor Mignogna, Mr. Waters, Mr. DiNatale

Also present were CherylLynn Walters, Board Solicitor; Rakesh Darji, Board Engineer

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MEMORIALIZATION OF RESOLUTIONS

RECOMMENDATION OF ADOPTION OF  
MASTER PLAN IMPLEMENTING ORDINANCE

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APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated March 25, 2015; seconded by Mr. Murray. Motion carried by the assenting voice vote of all board members present.

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NEW BUSINESS

ZALESKI ICES  
BLOCK 142; LOT 2  
MINOR SITE PLAN  
PC 15-002

Ms. Walters states the Board received correspondence from Frank Tedesco, attorney for the applicant, dated May 11, 2015. The letter requested that the application be carried to the June 10, 2015 Planning Board meeting and that no further notice be required.

Mr. Ravitz makes a motion to accept the applicant’s request; seconded by Mr. Murray. Motion carried by the assenting voice vote of all board members present.

Ms. Walters again informs the public that the Zaleski Ices application has been carried to the June 10, 2015 Planning Board meeting and there will be no further notice given.

EASTERN REGIONAL HIGH SCHOOL  
BLOCK 200; LOT 4  
COURTESY REVIEW

Appearing before the Board is Mr. Fred Wright, School District Administrator and Mr. Massoud Mohadjeri, Planner.

Mr. Fred Wright, the School District Administrator, gives a brief description of the proposal.

Ms. Walters states that the Planning Board’s role in this type of application is to review what is being proposed and determine whether it is in conformance with the Master Plan and to make any recommendations that it feels appropriate within that regard.

Ms. Walters states that the applicant did notify the Township, after their plan was drawn, that there was a sanitary sewer easement directly underneath where they proposed the foundation and building. Ms. Walters states that the applicant may have a problem legally with placing a foundation and a permanent structure on a sewer easement. She states this type of issue is usually governed by the recorded easement document and the applicant’s rights and responsibilities under that easement are usually set forth in that document. She states the Planning Board may write a brief letter to Mr. Sahli, School Board

Solicitor, indicating the concern of the proposed placement on top of a sewer easement that may pose potential future problems not only for the School Board but the Township as well. She asks the applicant if they have an idea for an alternate location for the building that would not be within the sanitary sewer easement. Mr. Wright states that they have been in communication with the Planning Board since the issue came up 2 days ago and are trying to find an alternate solution. He stated they were hoping to receive a conditional approval.

Ms. Walter states the Planning Board is reviewing and making recommendations and provide a resolution. She once again states there is not a problem with the concept of the building but with the proposed location.

Mr. Murray states that as the Construction Official they will need to submit the prior approval documents and if the prior approval clearly prohibits the placement of the structure on the easement then the applicant would need a waiver of that approval. The construction permits will not be issued until the applicant receives that approval.

Mr. Massoud Mohadjeri, the Planner for the project, states that the applicant's intent is to find another location for the structure.

Mr. Darji asks if there is any lighting anticipated for the structure. Mr. Wright states there is no electrical or heating proposed for the structure.

Mr. Darji states that the applicant may want to confer with Mr. Joe Hale to discuss the proposed structure and location.

Mr. Mohadjeri states that if the Board were to grant them conditional approval they are required to provide that to the Department of Education.

Mr. Darji states that the Planning Board is not granting site plan approval for the application rather they are finding weather the proposal is consistent with the Master Plan and Zoning Ordinance. Mr. Darji states his recommendation as the Board Engineer is he has no objection to the application and that it is consistent with Zoning Ordinance and Master Plan and his only concern is the location of the structure.

Ms. Walters states the motion will be put into resolution and will be adopted at the next Planning Board meeting. That resolution will be what the applicant will need to submit to the Department of Education. Ms. Walters also states the Board will forward a letter stating any concerns to Mr. Sahli.

Mr. Ravitz makes a motion that the Planning Board finds the proposed construction of a 34 foot by 14 foot storage building is generally consistent with the Voorhees Township Master Plan; however, the proposed location is within and upon a sewer easement area and is found to be improper and inappropriate and the Planning Board recommends to the Board of Education that they relocate the proposed building to outside the sewer easement area.

Seconded by Mr. Vandegrift. Motion carries by the following roll call vote:

AYES: Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Rashatwar, Ms. Nocito, Ms. Stroemel

NAYS: None

FRESH WORD KINGDOM ASSEMBLIES, INC.  
CONDITIONAL USE/SITE PLAN WAIVER  
BLOCK 230.27; LOT 46

Mr. Ravitz recused himself from hearing the application.

Appearing before the board is Ms. Anne Pearl, attorney; Pastor Wynnell Freeman, applicant.

Ms. Pearl states they are seeking Conditional Use approval. She states the property is located in the O3 Zone and is a condominium building that consists of three separate condo units. Unit 1 is the church, units 2 & 3 were originally used as offices and the applicant now would like to use them for church and religious purposes.

Pastor Freeman states she is the senior pastor and there are five other pastors. She states the church purchased the building in July 2014 and at the time of purchase Unit 1 was being used as a church and Units 2 & 3 were being used as rented office space by the previous owner. She explains that the church would like to use Units 2 & 3 for pastoral counseling and offices for the pastors. She states that Unit 2 consists of a conference room, four offices, two bathrooms and two storage units in the back which the church would use to store musical equipment. The assistant pastors would use the offices in Unit 2 for pastoral counseling. She states that Unit 3 will house her office as senior pastor and that it has a separate bathroom along with a separate entrance.

Pastor Freeman informs the board that church does not propose any interior changes to the building. She states there are interior walls between the units 1, 2, & 3 are connected internally.

Pastor Freeman informs the board the church has 203 parishioners enrolled currently and approximately 95 to 100 attend church services on a regular basis. Sunday service is 9:30 AM and Tuesday at 7:30 PM around 45 to 50 people attend bible class along with one pastor. She states Unit 2 is not usually being used on Sunday and regarding holiday services they do not have a "Christmas Day" service and holidays that fall on Sundays are attended by the usual crowd. She also states a meeting is held Sundays after services. She informs the board there are 39 parking spaces available and if there is a need for more parking the condo association has given them permission to use the entire lot.

Pastor Freeman states that counseling is only available to members of the church and is on an as needed basis.

Mr. Murray asks that the applicant provide a written agreement from the condo association giving permission to use the other parts of the parking lot. Pastor Freeman stated she will provide.

Ms. Nocito asks if the applicant is anticipating an increase in the amount of traffic due to the counseling services being provided. Pastor Freeman states that the fact the counseling sessions are held in the evening she does not foresee there being an issue.

Mr. Murray states that the Construction Office will have to revisit the site to take a look at the demising walls, doorways between the units.

Mr. Darji states that the applicant meets all conditions of the conditional use and has no objection to the site plan waiver.

Mr. Rashatwar opens the meeting to the public; seeing no public comments Ms. Stroemel makes a motion to close public portion, seconded by Ms. Nocito. Motion carried by the assenting voice vote of all board members present.

Mr. Murray motioned to grant conditional use approval and site plan waiver for the property located in Block 230.27, Lot 46 subject to the following conditions and stipulations:

1. The applicant shall obtain a cross-parking agreement from the Alluvium Corporate Center Condominium Association and shall be subject the review and approval of the Planning Board Solicitor. In the event the applicant is unable to obtain the required cross-parking agreement, the applicant shall be required to seek relief from this condition.
2. The applicant shall comply with current ADA requirements and provide 2 handicap accessible parking spaces utilizing current code standards.
3. The applicant agreed that group counseling sessions will be offered only to church parishioners. In the event the applicant decides to offer group counseling services to non-church members and or/groups or to allow non-church groups to utilize church space for group counseling, the applicant shall be required to seek relief from this condition of approval.
4. The applicant will satisfy all comments of the Voorhees Township Fire Chief memo dated May 11, 2015.
5. The applicant shall satisfy all comments of the Board Engineer's review letter dated May 6, 2015.

Seconded by Ms. Nocito; motion carries by the following roll call vote:

AYES: Mr. Murray, Mr. Vandegrift, Mr. Rashatwar, Ms. Nocito, Ms. Stroemel

NAYS: None

There being no further business before the Board, the Vice-Chairman adjourned the meeting.

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Wendy Flite, Secretary