

VOORHEES TOWNSHIP ZONING BOARD MINUTES JUNE 12, 2014

The Chairman called the meeting to order and stated it was being held in compliance with the open public records act and has been duly noticed and published by law.

ROLL CALL

PRESENT: Mr. Weil, Mr. Cohen, Mr. Daddario, Mr. Willard, Mr. Quraishi, Mr. Senges, Mr. Bennett Matlack, P.E. –CME, Associates, Mr. Cherylynn Walters, Esq, board attorney

ABSENT: Mr. Kerr, Mr. Leoncio and Mr. Cupersmith

Cherylynn Walters read into the record to swear in with the Oath of Office for Habib Quraishi.

APPROVAL OF MINUTES: Motion was made to approve minutes from May 8, 2014 by Mr. Weil; Seconded by Mr. Cohen, Abstention: Mr. Daddario and Mr. Quashi

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APPROVAL OF RESOLUTIONS:

Radi:

Motion made by Mr. Weil to approve; Seconded by Mr. Cohen, the remaining voice vote was in favor

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CORRESPONDENCE: NONE

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NEW BUSINESS:

ANIMAL WELFARE

509 CENTENNIAL BOULEVARD

BLOCK 207 LOT 11

The applicant, Maya Richmond, who is the Executive Director, was present-the director, as well as their legal counsel Ken Morgan from Hyland and Levin. They are seeking approval for a temporary use permit. The tent will be used for mission related training, adoption events and educational workshops and youth programs. They are seeking this approval for a seasonal approval from May to October for as long as the board will give us the approval going forward.

Maya Richmond was sworn in for testimony.

Mr. Senges wanted to know if they are going to have any water, electricity, etc. He wanted to know about restroom facilities-also-what has caused the need for this to arise? She stated that the animal welfare has done many activities over the years-this is not a new activity for them. Several years ago, she put in a community outreach coordinator-there has been a demand in going out to schools, having youth groups come on to her property, provide more activities. The girl scouts, a lot of groups do outdoor activities. She wanted to know how to improve the environment while having people on her site-question. There were 300 girl scouts for 6 days working on a volunteer project. The projects they do are outdoors in the parking lot and they would like to have the tent so they can shift all the activities into that area. The tenant is a 30x30 with spikes that you put into the ground. They bought the tent, so it belongs to the Animal Welfare. They are looking to do this annually until Phase II. The tent would come down around October if successful. The board asked if there is a restroom, electric, water. Maya stated that they would not have any of that in the tent area. There would be Yappy Hour where they would provide appetizers. The trash they have two dumpsters. They have 4 restrooms. If they foresee a storm coming, they would take the tent down. The hours of operation would be from 7:00am to 8:00pm to cover all the hours of what is happening during the course of the day. There is signage the option of the side of the tent or a A- frame (sandwich sign). They can have the mounted sign and they can ask for the A-frame sign as part of the application-Cheryl stated that the mounted sign they could grant as part of the temporary use permit. Mr. Senges stated that you can ask for the A-frame as part of the request this evening. Mr. Morgan stated that they would like to ask for both and leave it to the discretion to the board. The board solicitor stated that they are working on more signage for the site and that will come back to the board on a different date to handle the signage for the site.

OPENED TO THE PUBLIC; SEEING NONE, THE PUBLIC PORTION WAS CLOSED.

Benett Matlack asked about the top soil stock pile(Phase I) of and if that would be in the way of the tent event. Mr. Senges stated he wanted to know how is that relevant to the application. There is a little gravel –Mr. Matlack stated that the stock pile is used for when you strip the top soil during grading. Mr. Morgan stated that they don't know when Phase II and Phase III are going to happen-so to leave it right there.

He asked what would be the average number in attendance at any time-Maya stated about 50. They have 10-20 girl scouts when they come, dog trainers 20 in a class, education classes would be 20-30 and then the gatherings would be 20-50. They asked how often in a week-they said 2-3. It would be ADA complainant-it would have a gravel pathway that would be for anyone ada and it would allow access for wheelchairs. They would comply with any outside agencies. On the sketch that the board has the tent would be located where the fence area is shown. The board suggested to take the tent down after Halloween because maybe they could incorporate a Halloween event under the tent-Mr. Weil suggested this and said to take tent down realistically by November 7, 2014.

Mr. Morgan asked for 2 years for the temporary use permit for the tent. The board thought it would be better to see how the first year goes with the event and then next time they return to give them a further time.

The solicitor went over the summary of the application for approval this evening:

There will be no temporary or permanent water, electric source to be provided to the tent

Hrs. of operation will be 7:00am to 8:00pm (with respect to the tent)

Variances to permit the A-frame sign and to the extent necessary for the temporary sign on the tent-approving that

Applicant agrees to all previous approvals and comments of the board engineer's letter dated May 15, 2014, including proving a gravel sidewalk area from the existing sidewalk to the tent entrance.

Mr. Morgan would like to get approval of 2015 so they don't have to come back next year. CherylLynn stated whoever makes the motion will make a motion for the period of time. Mr. Senges stated that they typically do that; because they have been burned before and then they create a problem for the zoning office.

Mr. Morgan stated that they are working on signage for the site so hopefully will be back to the board in a few months.

A motion was made by Mr. Weil to approve the erection of the tent (30x30) from now until November 7, 2014 when the tent comes down-with the conditions that the board solicitor spelled out –also the recommendations of the engineer as spelled out in his review letter ; Seconded by Mr. Willard

If all goes well for next year -they will make sure they give them 2 more years-this is not part of the motion

ROLL CALL

AYES:Mr. Weil, Mr. Cohen, Mr. Willard, Mr. Daddario, Mr. Quarishi and Mr. Senges

NAYS: None

Motion to adjourn the meeting by Mr. Weil.

Respectfully submitted,

Valerie S. Marchitto, Board Secretary