

The 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.

Mr. Platt swore in the following Board members being reappointed for a new term:
Mr. Murray and Ms. Nocito

ROLL CALL

Present: Mr. Fanelli, Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar,
Ms. Nocito, Ms. Stroemel

Absent: Mayor Mignogna, Mr. Waters Mr. DiNatale, Mr. Harry Platt

Also present was Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve minutes dated November 12, 2014; seconded by Mr. Murray. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Nicini, Ms. Nocito, and Ms. Stroemel who abstained.

Mr. Vandegrift motioned to approve minutes dated January 7, 2015; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present ; with the exception of Mr. Murray, Mr. Rashatwar and Ms. Nocito who abstained.

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MEMORIALIZATION OF RESOLUTIONS

REORGINIZATION APPOINTMENTS:

SOLICITOR, ENGINEER, SECRETARY, CHAIRMAN, VICE-CHAIRMAN, COMPLETENESS REVIEW COMMITTEE, DEVELOPMENT REVIEW COMMITTEE, CONFLICT SOLICITOR

SAMARITAN HEALTHCARE AND HOSPICE, INC
BLOCK 228; LOT 7
AMENDED GDP, PRELIMINARY & FINAL MAJOR SITE PLAN
PC 14-015

AQUATIC HOLDINGS, LLC
BLOCK 14; LOT 13
AMENDED FINAL SITE PLAN
PC 14-016

NEW BUSINESS

SHERWOOD FOREST HOMES, LLC
BLOCK 48; LOT 1
PC 14-019

Appearing before the board is Mr. Joseph Bennie, attorney.

Mr. Platt explained that due to the comments in the review letter prepared by the board's engineer and the delay in receiving the revisions of the plans the applicant had the option to adjourn the application and extend the action date or move forward with tonight's meeting. He stated the board's by-laws state that revised plans must be submitted no later than 10 days prior to the meeting in order to give the engineer the board and members of the public time to review. He also stated that considering the amount of property being developed the application qualifies as a major application under DEP rules and regulations for storm water management. This would require a submission of a storm water management plan and drainage calculations for the board engineer to review.

Mr. Bennie stated the applicant would like to adjourn the application to February 25, 2015 meeting and extend the action date through February 25, 2015.

Mr. Fanelli stated the application will be adjourned until February 25, 2015 and the applicant will not be required to re-notice.

SJF CCRC, INC.
BLOCK 199.06; LOT 35
PC 14-020

Appearing before the board were Ms. Angelique Kuchta, attorney, Mr. Morris Funk, applicant, Mr. Brad Thompson, engineer.

Ms. Kuchta stated the applicant is seeking amended preliminary and final site plan approval for the construction of additional parking facility at the Lions Gate site that will include 19 parking spaces. She also stated the applicant is also seeking a number of design and submission waivers.

Mr. Funk indicated the applicant is seeking approval for a parking lot expansion near the front of the main entrance of the Lions Gate facility. He stated there is an increased need for more parking and this additional area would allow for overflow parking. At this time the reserved parking that is allocated for the occupants of the independent living units has been taken by visitors parking. He stated there are no other improvements associated with this application at this time.

Mr. Thompson presented a power point presentation (A-1). He gave a brief description of the site stating Lions Gate is a continuing care retirement community located at the intersection of Haddonfield-Berlin Road and Laurel Oak Road. To the north and east of the site are residential properties, to the west and south are commercial properties. The site is zoned Senior Housing. On the site there are single family detached residences along with apartment style residential units. He stated there are two access points to the site. One off Berlin Road, right in right out only and one off of Laurel Oak Road. He also stated the applicant is not proposing any new development of the site. Mr. Thompson indicated that the area where they are proposing to construct the 19 spaces with associated landscaping is currently a grasses island area with several trees. He also stated the applicant agrees to comply with the Board Engineer's letter dated January 22, 2015.

The application was opened to the public. No public comments.

Mr. Murray motioned to grant amended preliminary and final site plan approval to allow the installation of 19 additional parking spaces along with associated landscaping, lighting and storm water management collection system, together with associated submission and design waivers subject to the following conditions and stipulations:

1. The applicant will comply with all recommendations of the Board Engineer's review letter dated January 22, 2015.
2. The applicant will comply with all conditions of prior approvals for the CCRC project.

Seconded by Mr. Vandegrift; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Nicini, Mr. Rashtwar, Ms. Nocito, Ms. Stroemel

NAYS: None

There being no further business before the board Mr. Fanelli adjourned the meeting.

Wendy Flite, Secretary