

Vice-Chairman, Mr. Rashatwar called the meeting to order and stated that the meeting 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. Stroemel, Mr. Platt

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

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

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MEMORIALIZATION OF RESOLUTIONS

SJFCCRC, INC  
BLOCK 199.06; LOT 35  
AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN  
PC 14-020

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APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated January 28, 2015; seconded by Mr. Rashatwar. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Platt, who abstained.

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NEW BUSINESS

HRISTOS KOLOVOS  
BLOCK 226.02; LOTS 18.01 & 19  
PC -14-017

Mr. Stuart Platt explained that the applicant's attorney has requested the application be adjourned until the March 25, 2015 Planning Board meeting. As a result of appearing before the Voorhees Township Environmental Commission and receiving the review letters from VEC Engineer and the Planning Board Engineer the applicant wants to make additional changes to their plans and resubmit. The applicant has also agreed to extend their action date through March 25, 2015.

Mr. Murray motioned to open and carry the application to March 25, 2015; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present. Mr. Platt informed the public there will be no further notice given.

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

Appearing before the board were Mr. Joseph Bennie, attorney, Mr. Robert Mulford, engineer, Mr. Michael Joffe, applicant.

Mr. Bennie presented a power point presentation (A-1). Mr. Bennie stated the applicant is seeking a Minor Subdivision approval to subdivide a 2.80 acre tract of land into four lots. The property is located at 213 West Somerdale Road. He stated the application will be submitted to Camden County Planning Board.

Mr. Mulford gave a brief description of the application. He stated they are proposing a four lot minor subdivision for Sherwood Forest Homes. The property is located on Villa Avenue between Somerdale

Road and Central Avenue. Central Avenue is a dead end street which currently only connects to Villa Avenue. Villa Avenue connects to Somerdale Road, which is the only point of egress for this development to the local roadway network. He explained that Villa and Central Avenue currently only serve four existing dwellings on Villa Avenue and two existing dwellings on Central Avenue. The property is located within the MDR district. He stated the proposed subdivision complies with all the zone requirements and does not require any variances.

Mr. Mulford stated that all the new driveways will have access to Villa Avenue and it will be deed restricted that the corner lot will not have driveway access onto Somerdale Road. He stated there is an existing dwelling that has a septic system and two accessory buildings that will be removed. He explained they are proposing to group all of the utilities between the first and second house and the second and third house as to limit the amount of disturbance to Villa Avenue. They are also proposing to mill and pave where they do disturb.

Mr. Mulford stated that due to the fact applicant is adding less than ¼ acre of impervious coverage and disturbing less than one acre of land they are proposing to collect the storm water runoff from the dwellings and install two drywells per unit to handle the two year storm.

Mr. Platt stated that considering the wells are subsurface there will have to be a point of sale disclosure And a deed restriction for future owners to know that they cannot build over the wells and they will have to maintain them.

Mr. Mulford stated they are proposing to remove 100 trees and are not going to replace them therefore they would have to contribute to the compensatory tree fund. There was some discussion on the market rate per tree.

Mr. Mulford then described each lot and the model homes proposed. All models have 4 bedrooms and 2 ½ bathrooms, basements with no water services in them and 2 car garages will be connected to sewer. He also stated they are proposing individual lot grading plans.

Mr. Platt stated that regarding the review letter prepared by Churchill Engineers dated February 25, 2015, page 2 Mr. Blair requested clarification on the lateral that would convey waste water from the basement, this will not be required. The applicant did agree comply with condition #2 of the letter.

Mr. Darji stated the applicant has revised their plan significantly to address most of the concerns expressed in his review letter dated January 22, 2015. Mr. Darji stated one concern is the condition of the road after the widening and curbing is complete. Mr. Platt stated that what the Township does not want is patchwork of paving and overlay. What the board would want along Villa is from the curb line of the site to the center line from corner to corner to be overlaid.

Mr. Mulford explained what the applicant is proposing is different than the typical 2 foot wide trenches for each utility. They are proposing a trench 60 feet long and everything in that area will be milled and paved.

Mr. Murray has concerns about the disturbance at the end of the driveways and would prefer to see it from street to street.

Mr. Mulford stated they are proposing new curbing and sidewalk along Somerdale Road and all the way down Villa to Central.

Mr. Darji recommends that there be a condition that the inspecting engineer for the Township be present when the storm water management systems are installed to evaluate the conditions of the soils.

Mr. Harry Platt suggested the applicant inform the homebuyers about the proximity of the train to the property. The applicant agrees to comply.

The application was opened to the public. Seeing no public comments Mr. Murray makes a motion to close public portion; seconded by Mr. Ravitz.

Mr. Bennie stated that Mr. Joffe's intent is to replace trees on the property and what cannot be replanted they have agreed to contribute \$100.00 per tree. Mr. Joffe stated they would provide a landscaping plan showing the trees to be replanted.

Mr. Murray suggests trees be replanted behind lots 1.02 and 1.03 as to provide a buffer to the train.

Mr. Ravitz suggests the amount of \$150.00 a tree and the applicant and board members agree.

Mr. Murray has some concerns on the paving of the street. Mr. Darji recommends documenting, prior to the pre-construction meeting, the condition of the roadway.

Mr. Harry Platt motioned to grant Minor Subdivision approval for the property located at Block 48; Lot 1 subject to the following conditions and stipulations:

1. The applicant has agreed to comply with Board Engineer’s review letter dated February 19, 2015 except as follows:
2. The applicant has agreed to comply with the Township’s Sewer Engineer’s review letter dated February 25, 2015 with an indication on the record that the sewer service will not be provided from the basement of the homes.
3. The applicant has agreed that access to the four (4) lots will be from Villa Avenue only and not from Somerdale Road or any other street.
4. They have agreed to install two (2) dry wells per lot as a storm water management facility with the following conditions:
  - a. The applicant will provide a point of sale notice.
  - b. The applicant will provide a deed restriction for the initial and future owners of these homes that the drywells exist, maintenance obligations and restrictions from building over them.
  - c. Township inspector must be present at the time the drywells are constructed to evaluate the conditions of the soils.
5. The applicant has agreed to supply individual lot grading plans.
6. The applicant has agreed to provide a tree compensation equal to \$150.00 per tree. The amount of trees will be determined. The applicant is going to attempt to replant the trees onsite especially in the rear area to act as a buffer.
7. The applicant will provide a point of sale notice that there are trains to the rear of the property.
8. The applicant has agreed to install curb and sidewalk along Somerdale Road and Villa Avenue.
9. In addition to road widening the applicant has agreed to pave and mill two (2) 60 foot long areas along Villa Avenue from the curb line to the center line of the road for the utilities.
10. The applicant has agreed to provide current photos of the current condition of the road. If repair is needed due to construction the applicant has agreed to mill and pave those additional areas.

Seconded by Mr. Ravitz. Motion carried by the following roll call vote:

AYES: Mr. Ravitz, Mr. Murray, Mr. Vandegrift, Mr. Rashatwar, Mr. Stroemel, Mr. Platt

NAYS: None



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

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Wendy Flite, Secretary