

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.

ROLL CALL

Present: Mr. Fanelli, Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna,
Mr. DiNatale

Absent: Dr. Sherbine, Mr. Reitano, Mr. Waters, Mr. Rashatwar

Also in attendance were Stuart Platt, Board Solicitor and Jennifer Beahm and Nicholas Nastiff, both with CME Associates and preparers of the 2012 Master Plan Reexamination Report.

Mr. Platt swore in Mrs. Jennifer Beahm, CME Associates as the licensed Planner who prepared the Master Plan.

Mr. Platt stated that, this is the public hearing on the 2012 Master Plan Re-examination Report dated May, 2012.

Mrs. Beahm presented a synopsis of the Master Plan and stated that this is the result of workshops, meetings and correspondence received the past few months. She has made some suggestions and will continue with comments as we move forward. They have identified a couple additional goals, most of which relate to sustainable elements, such as bike paths. The Township already has a significant program in place but this would allow for full connectivity. The land use ordinance should be updated to require some traffic calming techniques included with future development.

In addition they have evaluated some requests for changes in zoning. On page 29, section 5 these recommendations are discussed. The fire house includes a lot that is in the MDR zone and has been purchased to add more ground for the construction of the new fire house. That lot line needs to extend into the CP Zone. There was a request for a zone change at the intersection of Kresson-Gibbsboro Road and Cooper Road for either Office or Business use. Their recommendation is to zone it (B) Business and they made a further recommendation that there be a comprehensive evaluation for a conditional use to include nursing homes, convalescent care facilities, acute care facilities and assisted living facilities. There will have to be special conditional criteria established to ensure the properties within this zone would be suitable to allow this conditional use. After completing this evaluation they had received a request that hospice be included in that health provision. They had envisioned hospice as being acute care.

She recommended that some of the RR (Rural Residential) zones be consolidated with MDR (Medium Density Residential) to effectuate more uniform residential development for contiguous zoning districts. There are 21 Rural Residential zones and 17 of them are adjacent to Medium Density Residential.

There is another recommendation for the RR (Rural Residential) zone along White Horse Road between Haddonfield-Berlin Road and Evesham Road. Their recommendation would be to amend that zone to include a low intensity office use as a conditional use. The same conditions would apply as to what is allowed in other areas of town. They are recommending that the former Virtua Hospital site have the TC1 overlay added to the O3 zoning. This will open up a lot more opportunities to utilize these buildings. The CR (Cluster Residential) zone contains design standards that are currently incomplete. This zone needs to have setbacks, loading, lighting, landscaping, etc. added as area and bulk standards.

There was a request that the Tait property be rezoned from office to business. This is a single property and not adjacent to any business zone. This would constitute spot zoning, therefore, they did not support that request.

Mr. DiNatale questioned the old Verizon building on Route 73. He understands there might be some interest from a convenience store that also sells gas. He asked if the board would want to add selling gas.

Mrs. Beahm stated that, if the board is interested they could evaluate it for convenience stores with gas and the gas could be a conditional use.

The board directed her to look at it as a possibility on the northbound side.

Mr. Platt suggested one of the conditions could be that it has to be on a State Highway and a county road. It could be allowed but it would be controlled.

Mr. Murray stated that, the lighting ordinance is a bit antiquated and asked that it be addressed.

Mr. Platt stated that, Committeeman Friedman asked that we evaluate restrictions on the storage of recreational vehicles, such as boats and campers on residential properties. Although it can't be prohibited, some sample ordinances Jennifer has sent him show them in the rear yard only or proper screening around them.

Mrs. Beahm addressed some of the technical changes to the zoning code that affect bulk standards for the RR zone, uniform regulations for sheds, BOCA Code, timing associated with grading plans, prohibiting medical marijuana dispensaries, the way the tree replacement monies can be spent, prohibitions on various types of undesirable fencing materials, renewable energy, temporary signage, correction to parking for retail, definition of a semi detached house and the conditional use addition for office use to the RR zone.

The Master Plan was opened for public comment.

Jim Miller
222 Nicholson Drive
Moorestown, New Jersey

He was speaking first on behalf of the Tait family. He stated that, so far the board has been resistant to this request and he feels they have very compelling reasons for the zoning they are seeking. It is currently zoned O1 (Office 1). He described the surrounding area and stated there is an O1 zone to the north east and one building is completely vacant and the other has some empty units. There are some pockets of the B (Business) zone in the nearby area. The structure on this parcel is a garage.

Mr. Fanelli asked if there was any way to allow an overlay that would allow some of the business uses in the O1 zone as well as allow the overlay to extend to the other O1 zoning in that area.

Mr. Miller agreed to work with Mrs. Beahm before the next hearing to come up with some types of business uses that would work for that area.

Mr. Miller stated that, the next parcel he is here to discuss belongs to Steve Abramowitz, aka Victory Commons and the property is located on Haddonfield-Berlin Road. It is currently zoned B (Business) and they would like an overlay to permit senior citizen housing for 55 years and older. It is possible that this would not require any re-zoning or a land use change. It would provide the aging population a chance to live in an affordable mid rise apartment for seniors. They would be willing to collaborate with the board to establish the conditions for a conditional use. He stated that, the conversion statute would not impact this proposal.

Mr. Abramowitz stated that, he is proposing 9 buildings of 6 units in each for a total of 54 units. He stated that, there is a need for more affordable places for people 55 years and older. Theoretically there could be children of the elderly living next door to them and they would be close enough to care for them but the elderly could still be independent and not have to live with them.

Mr. Platt asked if he was aware that a project like this would require a 15-20% set aside for affordable housing.

Mr. Abramowitz stated that he wasn't and would have to see if the numbers worked.

Mrs. Beahm stated that, the main reason for her negative recommendation for this is it would cut the business zone right in half and there would be senior citizens pulling out directly on to Haddonfield-Berlin Road.

Mr. DiNatale stated that, he likes the concept but doesn't know if this is the right area to do something like this.

Mr. Platt stated that, this is a commercial corridor and a 4 lane highway and it is not meant to be developed for residential housing.

Mr. Fanelli stated that, he also likes the concept but is not convinced this is the area to build it.

Maryanne Boccolini
Samaritan Health Care and Hospice

She thanked the board for considering and allowing the hospice use for the property in question. She asked if the setbacks have been established and if they would be the same as what is already required for the B zone.

Mrs. Beahm stated that, they have to look carefully at all the parcels this will affect and establish an additional set of setbacks.

Seeing no other public interest, Mrs. DeMesquita motioned to close the public portion; seconded by Mr. DiNatale. Motion carried by the assenting voice vote of all board members present.

Mrs. Beahm asked for feedback on the last request made by Mr. Abramowitz.

Mr. Fanelli stated that, right now the board feels that this is not appropriate for this parcel.

Mrs. Beahm will address and evaluate what she was given tonight and make revisions to the Master Plan document where necessary. She will coordinate a new hearing date with the Board Secretary and notice will be given for the next meeting.

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

Carole Pfeffer, Secretary