

Mr. Rashatwar called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly notice and published as required by law.

ROLL CALL

Present: Mr. Rashatwar, Mr. Murray, Mr. Vandegrift, Mayor Mignogna, Mr. DiNatale, Ms. Stroemel

Absent: Mr. Fanelli, Mr. Nicini, Mr. Waters, Ms. Nocito

Also present were CherylLyn Walters, Board Solicitor, Rakesh Darji, Board Engineer

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APPROVAL OF MINUTES

Mr. DiNatale motions to approve the minutes dated June 10, 2015; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all board members present, with the exception of Mr. Vandegrift, Mr. Murray and Mayor Mignogna who abstained.

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NEW BUSINESS

SJF CCRC, INC.
BLOCK 199.06; LOT 35
PC 15-004

Appearing before the board Ms. Angelique Kuchta, attorney, Mr. Morris Funk, applicant, Arch Pelley, architect and Mr. Robert Hunter, engineer.

Ms. Kutchka distributed a hardcopy of the power point presentation (marked A1). Mr. Pelley gives a brief description of the existing amenity space at the facility. He states they are proposing to remove a small fitness room, art room and replacing that with an auditorium, expanded fitness room and art room and accessible bathrooms. He states that in the existing building they are proposing to change the formal dining room and existing auditorium to a casual dining area. The chapel will be converted to a movie/card room. Behind the main addition will be a small addition that will be used as a support room for the casual bistro. The auditorium will be replaced by the casual bistro. He states the auditorium will be moved to a new location and be larger and be used as a chapel along with other uses. They are also adding two more bathrooms.

Mr. Pelley presents several views of the exterior of the proposed addition and areas that will be upgraded. He gives a brief description of the elevations. He states the applicant will be matching the existing architecture.

Mr. Funk explains to the Board that the purpose and need for improving the amenities and programming space is to remain competitive in the market. He states there will be another phase to these improvements which will include an additional 30 spaces. Ms. Kutchka asks Mr. Funk to give a status update on the previously approved 19 parking spaces. He states that they are in the final planning stages to start the project. The activity amenities are for residents only it will not be renting out space. The 30 additional parking spaces will be used to accommodate additional programming for the space. He states they are not planning on adding any additional employees at this time. Mr. Funk explains that the reason for phasing building and parking space projects is due to funding.

Mr. Hunter gives a brief description of the proposed improvements. He states the applicant is proposing a 5,272 square foot addition. He states the applicant will clarify certain improvements including the 150 square foot extension for the bistro on revised plans. The applicant is also proposing a concrete patio and a bocce court. Mr. Hunter explains that in order to accomplish this they will have to remove 3 trees but will be replanted on site. He states there are minor changes to the access to the sidewalk in that area and minor grading changes in the courtyard area.

Mr. Hunter then proceeds to discuss Phase 2 of the project which includes adding 30 more parking spaces. He states to accomplish this the applicant would encroach into the existing basin. Therefore

they are proposing to expand the basin. He explains there will be no impact to the volume and drainage system as it currently operates. He states they have included a TSS measure to remove suspended solids as a result in the increase of impervious coverage. He also states that both phases of the improvements are still below the maximum allowable impervious coverage.

Regarding the review letter prepared by Rakesh Darji, Environmental Resolutions, Inc., dated June 26, 2015, Ms. Kutcha asks Mr. Hunter if there are any items in that letter that he would like to provide additional comments other than compliance. Mr. Hunter states that in regards to item #5, ADA Parking, the applicant has verified that according to ADA standards with 630 parking spaces they are required to provide 13 accessible handicap spaces 2 of which need to be van accessible. He states they have 18 on site and 12 are van accessible which means the applicant is compliant.

In regards to #14 of the review letter it is recommended that the applicant reconsider removing a two foot wide grass space between the edge of the patio and the proposed bocce ball court and replacing it with permeable pavers. Mr. Hunter explains that because the bocce court has to be at a consistent elevation they need the two feet to allow for the grade change on the patio to allow for drainage away from the patio. Therefore they ask to keep that strip of grass.

Mr. Hunter states the applicant will comply with #16 of the review letter.

Mr. Hunter states they will comply with #19 of the letter and they have provided testimony that they will be replanting three trees that will be removed.

Mr. Hunter states the applicant will comply with the review letter prepared by Churchill Engineers dated July 2, 2015.

Regarding the Voorhees Fire District review letter dated July 7, 2015, the applicant will comply.

Mr. Darji recommends that the applicant has a phased performance guarantee.

Mr. Rashatwar opens the meeting to the public.

Seeing no public comments Mr. DiNatale makes a motion to close public portion; seconded by Mayor Mignogna. Motion carried by the assenting voice vote of present board members.

Mr. DiNatale motions to grant Amended Preliminary and Final Site Plan approval for the property located at Block 199.06; Lot 35 subject to the following conditions and stipulations:

1. The applicant has agreed to comply with the review letters from the Board Engineer, Township Sewer Engineer and the Fire District.

Seconded by Mr. Vandegrift; motion carries with following roll call vote.

AYES: Mr. Murray, Mr. Vandegrift, Mayor Mignogna, Mr. DiNatale, Ms. Stroemel, Mr. Rashatwar

NAYS: None

COMMENTS FROM BOARD MEMBERS

Mr. Murray recommends that the Township may want to address issue of the rental of rooms on a short term basis within the town.

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

Wendy Flite, Secretary