

VOORHEES TOWNSHIP PLANNING BOARD MINUTES AUGUST 22, 2012

The Vice-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: Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna, Mr. DiNatale,

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

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The Elizabeth Delaney application will be re-advertised for the September 10, 2012 meeting due to faulty notice.
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MEMORIALIZATION OF RESOLUTIONS

44 VOORHEES ASSOCIATES
BLOCK 160; LOT 3
AMENDED FINAL SITE PLAN
PC 12-016

POSEL, VOORHEES, LLC
BLOCK 198; LOT 7
AMENDED FINAL SITE PLAN W/ SIGN VARIANCE
12-012

AAA OF SOUTH JERSEY, INC.
AMENDED FINAL SITE PLAN W/SIGN VARIANCE
BLOCK 198; LOT 5.01
PC 12-013

CHILDREN'S HOSPITAL OF PHILADELPHIA
AMENDED FINAL SITE PLAN W/ SIGN VARIANCE
BLOCK 228; LOT 7
PC 12-015
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APPROVAL OF MINUTES

Mr. Murray motioned to approve the minutes dated July 25, 2012; seconded by Mrs. Kerr. Motion carried by the assenting voice of all board members present; with the exception of Mrs. DeMesquita, Mayor Mignogna, Mr. DiNatale and Mr. Nicini, all of whom abstained.

Mr. DiNatale motioned to approve the minutes dated August 8, 2012; seconded by Mrs. Kerr. Motion carried by the assenting voice vote of all board members present; with the exception of Mr. Murray and Mr. Nicini, both of who abstained.
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NEW BUSINESS

JAMES & TRACY DI BEASE
CONDITIONAL USE/HOME OCCUPATION
BLOCK 206.16; LOT 12
PC 12-014

Appearing before the board was Mrs. Tracy DiBease, the applicant.

Mr. Platt stated that, this application was scheduled for an earlier meeting but we received a request from her neighbor to have the application continued to a meeting he would be able to attend. We now have a request from another neighbor, Mr. Lewis who is also out of town. The board has not decided if they are going to honor this request to postpone the hearing again.

Mrs. DiBease stated that, she certainly would want to move forward tonight. Mrs. Lewis was at the last hearing and knew the new hearing date. She added that their house is west of Hazel Avenue. They would line up with the rear of her yard but across the street in Las Brisas.

Mr. DiNatale asked how many dogs she is willing to take on at one time.

Mrs. DiBease stated that, she is only willing to accept one small dog at a time; she is not looking to operate a kennel from her home. This is something they want to do to teach the kids responsibility and allow them to earn some money. She was unaware that an approval was needed to work from the home so they have watched a couple dogs but stopped as soon as they found out.

Mr. DiNatale stated that, since she is prepared tonight he believes the board should move forward tonight. The board was in agreement.

Mr. Nicini asked what if the money was really good and this was easy way to make money would she accept more dogs.

Mrs. DiBease stated that, no she would not.

Mr. Platt addressed the conditions of the Conditional Use application and asked for responses.

Mrs. DiBease stated that, they have an "L" shaped hallway and the dogs would stay in there, no additional parking is needed, there will not be any additional employees, nothing will be delivered to the home, they will make arrangements to meet and pick up the dogs and there will not be any retail sales or signage.

Mrs. DiBease explained the business and stated that, it is a website driven business. People find a location they are looking for and send an email and she responds to that. There are several pictures on the site that show their property, the family and the dogs they have watched. The owner must supply the food and anything else required for the dog. When the dog leaves, payment is sent to the Dog Vaca Company who in turn pays them. The dogs will be walked in the yard on a leash because their property is not completely fenced in. She will not allow her children to walk them in the neighborhood.

Mr. Platt stated that, one of the main concerns will be excessive barking.

Mrs. DiBease stated that, she is not concerned about that because she works from home full time and will not be leaving the dogs out in the yard. All dogs must be up to date with their shots.

Mr. Murray asked if that would include the local dog license.

Mrs. DiBease stated that, this may be beyond her responsibility.

The application was opened for public comment.

Dr. Murray Buck
15 Hazel Avenue

His property borders at least a couple of hundred feet of hers. He is also a pet lover and owner and he does not have a problem with people having pets but he does have a problem with them being taken care of next to his home. This type of business is not appropriate for his neighborhood and he is concerned with dog barking. Animals may not adjust to being in a strange home and could bark and bite. He believes he has the right to his peace and quiet.

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

Mr. Nicini motioned to grant the conditional use approval to operate a dog sitting business From the home subject to the following conditions and stipulations:

1. Complete and continuing adherence to the home business ordinance.
2. The dog sitting service shall be strictly limited to one dog at a time.
3. Each dog shall be on a leash and adult supervision shall be provided at all times when outside the residence.

4. The applicants shall only accept dogs that are properly licensed and shall have written proof of same.
5. The applicants shall use their best efforts to keep any dog barking to a minimum.

Seconded by Mrs. Kerr; motion carried by the following roll call vote:

AYES: Mrs. DeMesquita, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mayor Mignogna

NAYS: None

ABSTENTIONS: Mr. DiNatale



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

Carole Pfeffer, Secretary