

**VOORHEES TOWNSHIP COMMITTEE
MINUTES FROM THE MEETING OF DECEMBER 26, 2013**

FLAG SALUTE

ROLL CALL Mayor Mignogna, Mr. DiNatale, Mr. Friedman, Mrs. Ayes, Mr. Platt,
Mr. Spellman, Township Administrator; Mr. Long, Township Solicitor

SUNSHINE STATEMENT

The Township Solicitor stated "this meeting is being held in compliance with the requirements of the "Open Public Meetings Act" and has been duly noticed and published in the Courier Post Newspaper

**PUBLIC HEARING ON APPLICATION BY MORI PROPERTIES, LLC TO ACQUIRE
A HOTEL/MOTEL LIQUOR LICENSE**

No public input occurred.

MOTION TO CLOSE

PUBLIC PORTION: MR. PLATT
SECONDED: MR. DiNATALE
AYES: ALL
NAYS: NONE

SECOND READING ON ORDINANCE

**ORDINANCE OF THE TOWNSHIP OF VOORHEES, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE UNIFIED
LAND DEVELOPMENT ORDINANCE AND THE VOORHEES TOWNSHIP CODE TO
CODIFY AND IMPLEMENT THE PROVISIONS OF THE AUGUST 2012 MASTER PLAN
RE-EXAMINATION REPORT AND OTHER LEGAL REQUIREMENTS**

Mayor Mignogna asked Howard Long to explain the minor amendment to the master plan. Mr. Long stated that in speaking with Planning Board Solicitor, Stuart Platt, there was an omission with respect to the identification and changing a zone on two lots. Mr. Stuart Platt was in attendance and further explained that in section 1 of the ordinance there is a rezoning proposed for Block 220, Lots 9, 15 & 16 and that follows an addition in the MB zone of adding a permitted use in the major business zone of gasoline stations and convenience stores on the same development on Rt. 73 in the MB zone. The ordinance is seeking to rezone lots 9, 15 & 16 from RR to the MB. The omission regards lots 15 & 16, which front on Kresson Road. They are currently zoned RR and it was the intent of the governing body at the last work session not to rezone lots 15 & 16 from RR to MB, but to keep them RR. Mr. Stuart Platt recommended amending the ordinance to remove the rezoning of lots 15 & 16, leaving them in their current RR zone. By amending these lots, we are keeping them as they have always been. Mr. Long stated that we are permitted to make changes at the public hearing as long as the changes aren't substantial. Mr. Long's opinion is that this change is not substantial, it is simply maintain the status quo of the lots. He recommended that the amendment be made and the ordinance be voted on.

Mayor Mignogna opened the discussion to the public.

PUBLIC PORTION ON ORDINANCE

Howard Sobel
507 Kresson Road
Voorhees, NJ 08043

Mr. Sobel clarified that in the publication it indicates that the property next to his is vacant, there is a house located there. Mr. Sobel's concern is the advertisement of this meeting. He stated that the time listed on the website calendar is 8:00pm, but the meeting is 6:00pm. He added that there may be other residents who would look at the website and attend at 8:00pm. He feels that because of the error in the time on the website, the ordinance should be tabled.

Mr. DiNatale asked if there was a specific concern Mr. Sobel had if the ordinance was passed as amended. Mr. Sobel stated that his concerns are notice of the meeting and the specific amendments that were discussed at the beginning at the meeting.

Howard Long stated that the legal procedural prerequisites for adopting this ordinance have been completely and wholly satisfied. He gave apologies to the fact that there was a reference on the township website that might have created some confusion, but that is not a legal document and does not have any legal significance with consideration of this the ordinance this evening.

Harry Platt asked Mr. Spellman if there were any other inquiries from residents regarding the ordinance. Mr. Spellman said he received one call about the meeting and a note placed in the mailbox. During their call, Mr. Spellman said that the starting time of this meeting was discussed.

Mrs. Ayes stated that in the interest in representing the taxpayers, what would be the ramifications if we waited until the next regular meeting. Mr. Long stated that this committee's ability to legislate ends on December 31, 2013. As much as we try to introduce and adopt in the same year, which is why we are moving on this tonight, we would have to re-do the entire process if it isn't adopted tonight. The process would be delayed two additional meetings due to the process required for introduction, publication, notices and adoption. Because of the voluminous notices that are required to be sent and the process that needs to be followed, we would be looking at closer to 6 weeks for adoption if not adopted tonight. Mr. DiNatale added that cost of doing such is also a ramification.

Harry Platt asked Mr. Sobel if anyone contacted him about this meeting. He stated that he was contacted by Mr. Schnitzius, who owns properties that would be affected by these master plan changes. When he contacted Mr. Sobel, he seemed somewhat confused about the time of the meeting. Mr. Spellman stated again that he spoke to Mr. Schnitzius the previous week and informed him of the time of the meeting. Mr. Sobel stated again that he isn't sure if Mr. Schnitzius was aware of the correct time.

Stuart Platt stated again that if the ordinance passes, there would be no change to the properties owned by Mrs. Schnitzius.

Mayor Mignogna suggested postponement and the re-advertisement of the ordinance and a new meeting date and time be set.

MOTION TO CLOSE:		MOTION TO TABLE :	MR. DiNATALE
THE PUBLIC PORTION: MR. DiNATALE		SECONDED:	MRS. AYES
SECONDED	MRS. AYES	AYES:	ALL
AYES:	ALL	NAYS:	NONE
NAYS:	NONE		
ROLL CALL: FRIEDMAN	Y	DiNATALE	Y
PLATT	Y	AYES	Y
MIGNOGNA	Y		
ROLL CALL: FRIEDMAN	Y	DiNATALE	Y
PLATT	Y	AYES	Y
MIGNOGNA	Y		

SECOND READING ON ORDINANCE 241-13
2014 FEE SCHEDULE

MOTION TO CLOSE
THE PUBLIC PORTION: MR. FRIEDMAN
SECONDED: MR. DiNATALE
AYES: ALL
NAYS: NONE

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
ROLL CALL: FRIEDMAN Y DiNATALE Y
PLATT Y AYES Y
MIGNOGNA Y

SECOND READING ON ORDINANCE 242-13

AN ORDINANCE MAKING THE PROVISIONS OF SUBTITLE ONE OF TITLE 39 WITH VARIOUS TRAFFIC REGULATIONS OR VARIOUS TRAFFIC REGULATIONS APPLICABLE TO THE LAPID VENTURES, LLC SITE (SKILLED NURSING FACILITY), LOCATED AT 113 NJSH ROUTE 73, VOORHEES TOWNSHIP, CAMDEN COUNTY, NJ, AND REGULATING THE USE OF SAID ROADWAYS, STREETS, DRIVEWAYS AND PARKING LOTS BY MOTOR VEHICLES

MOTION TO CLOSE
THE PUBLIC PORTION: MR. DiNATALE
SECONDED: MR. FRIEDMAN
AYES: ALL
NAYS: NONE

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
ROLL CALL: FRIEDMAN Y DiNATALE Y
PLATT Y AYES Y
MIGNOGNA Y

SECOND READING ON ORDINANCE 243-13

AN ORDINANCE MAKING THE PROVISIONS OF SUBTITLE ONE OF TITLE 39 WITH VARIOUS TRAFFIC REGULATIONS OR VARIOUS TRAFFIC REGULATIONS APPLICABLE TO THE 44 VOORHEES ASSOCIATES, LLC - VOORHEES CORPORATE CENTER SITE (SPRINGHILL SUITES HOTEL), LOCATED AT 1031 VOORHEES DRIVE, VOORHEES TOWNSHIP, CAMDEN COUNTY, NJ, AND REGULATING THE USE OF SAID ROADWAYS, STREETS, DRIVEWAYS AND PARKING LOTS BY MOTOR VEHICLES

MOTION TO CLOSE
THE PUBLIC PORTION: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MR. FRIEDMAN
ROLL CALL: FRIEDMAN Y DiNATALE Y
PLATT Y AYES Y
MIGNOGNA Y

PUBLIC PORTION FOR RESOLUTIONS ONLY - No One Spoke

MOTION TO CLOSE
PUBLIC PORTION: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

RESOLUTION NO. 237-13

APPOINTING ROBIN TIERNAN AS SCHOOL TRAFFIC GUARD

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MR. FRIEDMAN
AYES: ALL
NAYS: NONE

RESOLUTION NO. 238-13

TAX ASSESSOR

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. DiNATALE
MRS. AYES
ALL
NONE

RESOLUTION NO. 239-13

CANCELLATION OF BUDGET APPROPRIATIONS

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. DiNATALE
MR. FRIEDMAN
ALL
NONE

RESOLUTION NO. 240-13

CANCELLING IMPROVEMENT AUTHORIZATIONS

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. FRIEDMAN
MR. DiNATALE
ALL
NONE

RESOLUTION NO. 241-13

CANCELLATION OF OUTSTANDING CHECKS

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. FRIEDMAN
MR. PLATT
ALL
NONE

RESOLUTION NO. 242-13

2013 BUDGET TRANSFERS

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. DiNATALE
MR. PLATT
ALL
NONE

RESOLUTION NO. 243-13

APPROVAL OF A TWA APPLICATION FOR MORI
PROPERTIES, BLOCK 225; LOT 6

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. DiNATALE
MRS. AYES
ALL
NONE

RESOLUTION NO. 244-13

AUTHORIZATION TO PARTICIPATE IN A
COOPERATIVE AGREEMENT WITH CAMDEN
COUNTY FOR THE PURCHASE OF SALT.

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. DiNATALE
MRS. AYES
ALL
NONE

RESOLUTION NO. 245-13

TAX COLLECTOR ADJUSTMENTS

MOTION TO APPROVE:
SECONDED:
AYES:
NAYS:

MR. FRIEDMAN
MR. PLATT
ALL
NONE

RESOLUTION NO. 246-13 APPOINTING WILLIAM WHEELER AS CLASS II
POLICE OFFICER

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

RESOLUTION NO. 247-13 APPOINTING PATRICK KERPER AS POLICE
OFFICER

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MR. FRIEDMAN
AYES: ALL
NAYS: NONE

RESOLUTION NO. 248-13 REJECTING BID FOR THE POLICE ACCESS SYSTEM

MOTION TO APPROVE: MR. FRIEDMAN
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

RESOLUTION NO. 249-13 AUTHORIZING AN AGREEMENT OF SALE
BETWEEN THE TOWNSHIP OF VOORHEES AND
MORI HOSPITALITY, LLC FOR ONE (1) PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE
(HOTEL/MOTEL EXCEPTION)

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MR. FRIEDMAN
AYES: ALL
NAYS: NONE

RESOLUTION NO. 250-13 AUTHORIZING THE EXECUTION OF A
STIPULATION OF SETTLEMENT OF AN APPEAL
FROM THE DIRECTOR'S RATIOS PROMULGATED
ON OCTOBER 1, 2013

MOTION TO APPROVE: MR. PLATT
SECONDED: MR. FRIEDMAN
AYES: ALL
NAYS: NONE

RESOLUTION NO. 251-13 AUTHORIZING THE RELEASE OF A DEVELOPER'S
AGREEMENT BETWEEN THE TOWNSHIP OF
VOORHEES AND VOORHEES PHYSICIANS, LLC

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

RESOLUTION NO. 252-13 AUTHORIZING THE SETTLEMENT OF REPRaisal
CONTRACT DISPUTE

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

MINUTES FROM NOVEMBER 25, 2013

MOTION TO APPROVE: MR. DiNATALE
SECONDED: MRS. AYES
AYES: 4
NAYS: 0
ABSTAINED: 1 MR. PLATT

BILLS POSTED FOR DECEMBER 9, 2013
BILLS POSTED FOR DECEMBER 26, 2013
REGISTRAR'S REPORT FOR OCTOBER 2013
REGISTRAR'S REPORT FOR NOVEMBER 2013
COURT REPORT FOR NOVEMBER 2013
TREASURER'S REPORT FOR NOVEMBER 2013

MOTION TO APPROVE
ALL OF THE ABOVE: MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

COMMENTS FROM COMMITTEE
COMMENTS FROM THE PUBLIC

MOTION TO CLOSE MR. DiNATALE
SECONDED: MRS. AYES
AYES: ALL
NAYS: NONE

ADJOURNMENT