The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meeting Act” and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. John Daddario, Mr. Lee Cohen, Mr. Manny Leoncio, Mr. Len Patton, Mr. Neal Cupersmith, Mr. Troy Brocco, Mr. Weil, Mr. Hal Willard and Mr. Jeff Senges

Absent: None

Also, present, Mrs. CherylLynn Walters, Board Solicitor, Mr. Ben Matlack, Zoning Board Engineer, and Mr. James Clarkin, Zoning Board Planner and Elaine Powell, Zoning Board Secretary.

**APPROVAL OF MINUTES**

Mr. Willard motioned to approve the minutes from January 26, 2017; seconded by Mr.

Cohen. Motion carried by the assenting voice vote by all board members with the exception

of Mr. Weil, who abstained.

**MEMORIALIZATION OF RESOLUTIONS**

Scott Moore, PE

203 W. Somerdale Road

Block 48, Lot 3

Resolution No. 17-08

**OPEN & CARRY:**

Mrs. Walters announced that the Joseph and Susan Medal application, Case #ZC2016-019, would be carried to the March 9, 2017 meeting as the applicant had failed to notify property owners within Evesham Township. No further notice would be provided to Voorhees property owners.

**NEW BUSINESS:**

**Matt and Jane Lazarus**

200 William Feather Drive

Block 229.24, Lot 23

MDR Zone

Case #2016-020

Carried from February 9, 2017 cancelled meeting. Seeking relief from Section 150.12(B)(4) of the ULDO to permit the construction of a 14’x12’x14’ 3-season porch enclosure on upgraded deck foundation with a rear-yard setback 45 feet where 50 feet is required from lake. Deck is pre-existing with lake setbacks of 35 feet to 41 feet. Seeking any other relief as may be deemed necessary by the Board.

Matt and Jane Lazarus, homeowners, and Keith Tettemer, Contractor, were sworn in. Mr. Tettemer stated that the structure will be a 3-season room with a 90 percent glass enclosure with aluminum framing and constructed on the existing deck, which will be reinforced.

When questioned by Mr. Senges, Mrs. Lazarus stated that they require a variance as the structure would not fit anywhere else unless it was only 7-feet deep. The proposed size is only 12’x14’. Mr. Lazarus stated that the enclosure will not encroach on the lake any further than the existing deck and that the deck actually encroaches further. There is limited view of the lake from inside the home and this would allow them to enjoy the lake view year-round.

The meeting was opened to the public; seeing no one, the Public Portion was closed.

Mr. Weil made a motion to approve the lake setback as proposed; seconded by Mr. Cupersmith.

Ayes: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Cupersmith and Mr. Senges

Nays: None

Mrs. Walters explained the resolution and appeal period process

**Kingsway Learning Center**

1000 Voorhees Drive

Block 198, Lot 5

Office-3 Zone

Case #ZC2017-002

Seeking a use variance from Section 152.062 for use of an existing 77,785 sf office building for the new Kingsway Learning Center Voorhees Campus, providing private, special education for students with disabilities. Seeking any and all other waivers, variances or other relief as deemed necessary.

Mr. Weil recused himself from application.

Mr. James Clarkin of CME was sworn-in as Zoning Board Planner.

The following persons were sworn-in by Mrs. Walters: Christina Robinson, Executive Director of Kingsway; Phil Rodriquez, Program Director for Kingsway; Wayne Neville, Architect; Mike Avila, P.E., P.P.; Mike Regina, Contractor; and Dan Entwistle.

Mr. Michael Floyd, Esquire, represented the applicant and stated that Kingsway is the contract purchaser for the site. If they receive use variance approval, they will return to the board for site plan approval. He requested Ms. Robinson provide an overview of what Kingsway Learning Center provides.

Ms. Robinson explained that Kingsway is a non-profit organization that provides special education services for children and adults with learning disabilities. They provide services from birth through elementary school, secondary programs for ages 14-21, and adult programs for ages 21-30. There has been a demand and need for increased services, especially for adults over age 21. A proposed new center for adults is planned for the Voorhees location. Kingsway serves approximately 250 families. Their Haddonfield location no longer meets their requirements due to mobility concerns and will be repurposed for an adult program. Their aim is to move the Moorestown Campus to Voorhees and the Haddonfield Campus to Moorestown. Their day runs like a typical school from August through June and from 8 am to 3 pm. They also provide afterschool programs and summer programs. They anticipate 110 students from age 14-21 and 45 adults from age 21-30. The goal is to get their students our in the community. In school, they provide both instructional and therapeutic programs. Their facility requires state approval from the NJDOE and all teachers and staff must be accredited by the NJDOE.

The facility is open 5 days/week from 8:00 am until 8:00 pm. There are 79 full-time employees and 12 part-time employees. There are 397 parking spaces on site. There are 34 school buses, of various sizes, that arrive between 8:00-8:45 am and depart between 2:00-2:45 pm. The sending school district provides the busing and Kingsway has a couple standard size vans.

Mr. Rodriquez explained the programs provided. With the secondary program, ages 14-21, they teach the students how to interact and use local businesses.

The applicant submitted the following exhibits: A-1 Aerial, A-2 Colorized Photos of site, A-3 Floor Plan, and A-4 site plan.

Mr. Rodriquez explained that the cafeteria was a typical cafeteria that is used as an all-purpose room with three lunch periods. The kitchen is used as a training center and career-training center as the students prepare all the meals.

Waste and recycling on site will be mostly paper and plastic recycling. A private contractor will remove on weekly basis.

Mr. Rodriquez explained that safety and healthcare are provided to the students by a full nursing staff with nursing station throughout the complex. The nursing staff have a higher level of expertise due to the students’ medical issues. The facility will also have 24-hour surveillance for safety.

Mr. Floyd stated that Kingsway will own the facility and there will be no rental of school to other groups. Mr. Senges asked if they would agree to come back to board if they decide to rent to outside groups. MR. Floyd replied yes.

Mrs. Walters questioned the loading zone area usage. It will be primarily dormant except for the occasional paper deliveries.

Mr. Neville stated that he had been a licensed architect in NJ and PA since 1979. He went over Exhibit A-3 and explained the changes to be made to the facility. The toilet rooms are ADA compliant and will remain as-is. There will be 15 classrooms, 7 workrooms, several sensory rooms, large and small therapy rooms, a therapy pool, apartments, TV rooms, computer room, print and copy rooms, testing rooms, and nurse offices through for immediate attention. They will also upgrade the HVAC system, which will be rooftop. There will be no exterior changes to the building. The apartment rooms are used for training purposes, not living purposes.

Mr. Cohen questioned the need for a police officer on site as is common for all public schools. Mr. Floyd stated that they would reach out to the Voorhees Police Department and comply with and all local requirements.

Mr. Floyd state that the proposed use is an inherently beneficial use as dined in the Municipal Land Use Law (NLUL). Mr. Avila, A professional engineer and professional planner in the State of NJ. Testified. He provided testimony as to the MLUL standard and how the proposed use meets both positive criteria and special reasons, as an inherently beneficial use. It is a school for children and adults with special needs. The board agreed that is an inherently beneficial use.

Mr. Avila then testified as to the negative criteria. The proposed use will not adversely affect the public good, as it will generate less traffic then if it was offices. Nor will it impede the surrounding uses, as it is a less intense then other permitted uses. There will be no negative impacts.

Mr. Clarkin, Zoning Board planner, agreed with the applicant’s assessment and that there would be no negative impacts on the surrounding area. He stated that they fit all four prongs of the negative criteria and are an inherently beneficial use. The positive criteria outweighs the negative criteria.

Mr. Willard questioned if Kingsway was used as a remedial program for bad kids. Ms. Robinson stated no, there children have multiple disabilities, not just behavior disabilities. The school district pays for services up to age 21. The state provides funding for the adult program.

The application was opened to the public. Mr. Trupert Ortlieb of Drexel Hill, Pennsylvania, was sworn in. He stated that he was an adjoining property owner. He questioned if what they were proposing would impact the adjoining properties. Mrs. Walters replied no.

Ms. Amy Moore of Chambord Lane, Voorhees, NJ was sworn in. She stated she was a 17-year resident of Voorhees and that her 20-year old son has attended Kingsway for 8 years. Kingsway has been a positive experience for her son and the staff has expressed kindness and compassion. She applauds their willingness to expand.

The application was closed to the public.

Mr. Willard made a motion to approve the D(1) use variance; seconded by Mr. Cohen with the following conditions:

1. Applicant must come back to the board for site plan approval.
2. Applicant must meet with the Voorhees Township Police Department and Office of Emergency Management.
3. Applicant may not rent to outside organizations without returning to the Board for approval.

Ayes:

Mr. Cohen – This will be a positive addition to Voorhees.

Mr. Willard – Expanding for young adults will fill a gap for adults with special needs.

Mr. Daddario – Perfect location and good use of property.

Mr. Leoncio

Mr. Patton – Impressed with the training and services provided.

Mr. Cupersmith – Glad they will be a part of our community. Provided a case for use variance. He would personally by glad to help.

Mr. Senges – Applicant was well represented by their professionals. They provided a smooth application and met legal basis for approval. They provide a great service to the community.

The meeting was opened to the public. Seeing no one, the public portion of the meeting was closed.

Seeing no further business Mr. Cupersmith makes a motion to adjourn, seconded by Mr. Cohen

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Elaine D. Powell

Zoning Board Secretary