VOORHEES TOWNSHIP PLANNING BOARD MINUTES DECEMBER 6, 2017\_\_\_\_

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, Ms. Stroemel, Mr. DiNatale, Mr. Nicini, Mr. Kleiman

Absent: Mayor Mignogna, Mr. Ravitz, Mr. Rashtwar, Mr. Waters, Mr. Vandegrift, Ms. Nocito

Also present was Mr. Stuart Platt, Board Solicitor and Mr. Jeremy Noll, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

MORELAND DEVELOPMENT, LLC

BLOCK 147; LOTS 3, 6 & 7

BLOCK 150.18; LOT 7.11

AMENDED MINOR SUBDIVISION

AMENDED PRELIMINARY SITE PLAN

PC 17-013 & PC 17-014

NEW BUSINESS

QUEST CONSTRUCTION AND DEVELOPMENT, LLC

MINOR SITE PLAN

BLOCK 10; LOT 1

PC 17-022

Appearing before the board was Mr. Robert Baranowski, attorney; Mr. Thomas Petruzzi, applicant and Mr. Michael Avila, engineer.

Mr. Baranowski summarizes the application. He states the applicant is seeking minor site plan approval to construct a single family home on the property located on Lotus Avenue. He states the applicant is seeking relief for road improvements as previously approved for Mr. and Mrs. Demo in 2004 for lot 8. The Demo’s were only required to pave to the point of access to their lot and that if the subject property was developed the owner of Lot 8 would have to pave the balance of Lotus Avenue to the property lone of Lot 1. The board is informed that Mr. Demo’s house is in foreclosure and he is not in the position to meet the obligation of that prior condition. Mr. Baranowski states the applicant would be paving the balance of Lotus Avenue in front of Lot 8 which is approximately 70 feet and another 45 feet in front of Lot 1 to allow access onto the property.

Mr. Baranowski informs the board that Mr. Edward Hale who owns property at West End Avenue and Lotus Avenue which was previously vacated has concerns about access to his lot. Mr. Baranowski states that his client is selling a portion of West End Avenue that was vacated to the applicant to Mr. Hale and that Mr. Hale will have access to his property from West End Avenue. For this reason there will be need to improve Lotus Avenue beyond the access point for Lot 1.

With regards to tree compensation, Mr. Baranowski states that as many as 4 trees will need to be replaced but the applicant will try to reduce the number to be removed to 2 and will replace them onsite. He also informs the board the applicant is seeking a waiver from installing sidewalk along the frontage of the property because there is no other sidewalk in the area and there will be no further development on Lotus Avenue.

Mr. Petruzzi, the applicant, confirms all representations by Mr. Baranowski.

Mr. Avila describes the property as a vacant wooded lot located on the south side of Lotus Avenue. HE states the home will be serviced by public water and sewer. He states the applicant will provide grading plans and will try to maintain some existing trees. Mr. Avila states the applicant is not requesting any variances but is requesting a waiver for sidewalks. He also states the applicant will comply with the Board Engineer’s review letter dated November 29, 2017 and confirms the applicant will maintain the utilities to point of connection at the manhole on Lotus Avenue.

The meeting is opened to the public.

Mr. Jeff Baron is the attorney representing Mr. and Mrs. Edward Hale. Mr. Baron and confirms the applicant has agreed to pave in front of lot 8 and up to the access to lot 1.

Philip and Jacqueline Eustace

114 Ebert Avenue

Voorhees

Mr. and Mrs. Eustace are concerned about drainage issues on Lotus Avenue and soil erosion. They state there is already a drainage issue when there is a large amount of rain.

Mr. Jeremy Noll, Board Engineer, states that less than a quarter acre of impervious coverage is being added and there is less than one acre of disturbance and as a result the stormwater management rules and regulations do not require any stormwater management for the property. He also states that the drainage area will drain away from the property and that the area is largely wooded and in his opinion will not be a flooding issue.

Cliff Demo

305 Lotus Avenue

Voorhees

Mr. Demo has concerns regarding the width of the road in front of his Lot 8 which is in foreclosure. It is noted that he is not completing the width of the road that he was required to construct when he received his approvals in 2004.

Mr. Fanelli opens the meeting to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. DiNatale.

Mr. Nicini motions to grant Minor Site Plan approval of Block 10 Lot 1 subject to the following conditions:

1. The applicant shall comply with all comments/ recommendations in Mr. Darji’s (Environmental Resolutions Inc.) engineer review letter dated November 29, 2017.
2. The applicant shall submit an individual lot grading plan for Lot 1 for review by the Board Engineer.
3. The Planning Board specifically recommends that the applicant only be required to improve that portion of Lotus Avenue in front of Lot 1 to Township specifications which the Township believes necessary for public safety and the provisions of municipal services.
4. The applicant will comply with the compensatory tree replacement ordinance.
5. Applicant will obtain all outside agency approvals.

Seconded by Ms. Stroemel; motion carried by the following roll call vote:

AYES: Ms. Stroemel, Mr. DiNatale, Mr. Nicini, Mr. Kleiman, Mr. Fanelli

NAYS: None

There being no further business before the board Mr. Fanelli adjourned the meeting.