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VOORHEES TOWNSHIP PLANNING BOARD MINUTES JANUARY 24, 2018\_\_\_\_\_\_

Chairman, Mr. Fanelli called the meeting to order and stated that the meeting 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, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Ms. Sytnik

Absent: Mayor Mignogna, Mr. Ravitz, Ms. Stroemel, Mr. Waters, Mr. Vandegrift, Mr. Kleiman,

 Ms. Nocito

Also present was Mrs. Walters, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. DiNatale motions to approve the minutes dated November 29, 2017; seconded by Ms. Sytnik. Motion carries by the assenting voice vote of all present board members.

MEMORIALIZATION OF RESOLUTIONS

REORGANIZATION RESOLUTIONS

ALDI INC.

BLOCK 229; LOT 7

AMENDED FINAL SITE PLAN

PC# 17-018

RIZZIERI MANAGEMENT INC.

BLOCK 115; LOT 1

PRELIMINARY & FINAL SITE PLAN

PC# 17-020

NEW BUSINESS

TJC at VOORHEES, LLC

PRELIMINARY SUBDIVISION

BLOCK 222; LOT 6

PC 17-016

Appearing before the board Mr. Michael Floyd, attorney, Mr. Gary Vecchio, engineer and Mr. Scott Slagle on behalf of the applicant.

Mr. Floyd gives a brief summary of the application. He states the applicant is seeking preliminary major subdivision to permit the creation of 24 new lots for the construction of 23 single family homes along with a cul-de-sac and a remainder lot for the stormwater basin and open space area. Mr. Floyd also informs the board the applicant seeks to connect the proposed subdivision to the adjacent Fairway Estates Homeowners Association’s sanitary sewer infrastructure and to direct the flow of the sanitary sewer pump station located within the Fairway Estates subdivision all being part of the Deed of Access and Sewer Use Easement that was submitted with the application.

Mr. Floyd indicates the application had received Camden County approval on October 24, 2017 and has also agreed to the comments from the Voorhees Township Environmental Commission’s review letter dated December 6, 2017.

Mr. Floyd also reviews the variances the applicant is seeking. Which pertain to the lot depth on two of the proposed lots.

Mr. Slagle testifies that TJC Builders is a custom design home builder and has constructed multiple single family residential subdivision communities throughout the state. He states the proposed homes would be priced at the higher end of the price scale of $980,000.00 to $350,000.00. The homes would be between 3,000 and 4,000 square feet and 4 to 5 bedrooms with 2.5 to 3.5 bathrooms and 2-3 car garages.

Mr. Slagle introduced color exhibits of the proposed subdivision plan. He states the entrance would include brick monument style development signs similar to the Woodglen development across the street. He testifies the homes closer to the golf course will maintain a large buffer and the cul-de-sac roadway would include black colonial street lights and there would be hardscaped islands.

Mr. Slagle testifies that the property is heavily wooded and they would be required to clear 858 trees

and of those 521 trees cannot be replaced on the property. Per the tree compensation plan Mr. Slagle indicated that 554 trees could not be replanted onsite and agreed as a condition of approval to contribute $100.00 to the Township Open Space Fund for every tree that cannot be replanted.

Mr. Slagle confirmed the number of trees 882 to be removed, 337 to be replaced and 545 tree deficit.

Mr. Vecchio testifies that the applicant would be clearing 65% of the site where a maximum of 70% is permitted. He also indicates the proposed ingress/egress was situated directly across from the Woodglen Lane development as per Camden County approval. He also sates the County is requiring the dedication of an 8 foot easement to provide additional right of way along the Kresson-Gibbsboro Road frontage but was not concerned with traffic impact. He also reviewed the lot depth variances requested.

Mr. Vecchio testifies regarding stormwater management. He states there will be one storm water management and sanitary sewer for the development. The basin will be located in the middle of the cul de sac along the frontage of Kresson-Gibbsboro Road and will meet all regulations. The sewer flow will travel through a gravity mains into the existing sewer in the adjoining Fairway Estates Development and then pumped to the pump station owned by the same. Water for all homes will be supplied my New Jersey American Water.

In response to the Board Engineer’s review letter dated December 14, 2017 Mr. Vecchio testifies that the applicant has agreed to all comments with the exception of the rate of $100.00 per tree for 545 trees to comply with the Compensatory Tree Ordinance, the waiver for sidewalk along Kresson-Gibbsboro Road frontage, the right to allow fences to be constructed over swales, as a condition of preliminary approval, to provide the Board Engineer with copies of all Response Action Outcomes the applicant had previously submitted to the Voorhees Township Environmental Commission. After discussion with the Board the applicant agreed as a condition of preliminary approval to coordinate with the Board Engineer regarding the possibility of providing a 6 foot wide sidewalk within the area adjacent to the frontage along Kresson- Gibbsboro Road and they further agreed to establish restrictions in the proposed homeowners association governing documents to regulate the height off of the ground and the location in which fences constructed on or over drainage swales must be located.

Mr. McGuire provides testimony regarding the bulk variances. He states the lot depth deficiencies for Lots 6.15 and 6.17 are a result of pushing the lots closer together to create the open space area. He states the shorter lot depths would be mitigated with significant landscaping and granting the variances would not create any negative impact. Mr. McGuire also states the applicant will provide the Board with all reports previously submitted to the Environmental Commission.

The chairman opens the meeting to the public.

Steve Agace

216 Kresson-Gibbsboro Road

Mr. Agace requests that the applicant grant him an easement to allow him access onto his property as it currently exists. Mr. Agace is informed that the board cannot compel the applicant to do so but suggests that he discuss it further with the applicant prior to final approvals.

Mr. Ted Daly

228 Kresson-Gibbsboro Road

Mr. Daly raised concerns regarding stormwater runoff at the farthest corner of his property away from the proposed development.

Seeing no public comments Mr. Nicini motions to close public portion; seconded by Mr. Rashtwar. Motion carries by the assenting voice vote of all present board members.

Mr. DiNatale motions to grant Preliminary Major Subdivision approval to permit the creation of 24 individual lots to contain 23 single family homes along a cul-de-sac roadway with the remainder lot to include a stormwater management basin and open space area together with site improvements and two bulk variances with the following conditions/stipulations:

1. The applicant agreed, as a condition of preliminary approval, to comply with all of the recommendations set forth in the Board Engineer’s review letter, dated December 14, 2017, except as follows:

 (a) with respect to Comment #5 (General Comments), the applicant agreed to coordinate with the Board Engineer prior to seeking final approval with respect to providing a 6-foot wide asphalt walking path and/or sidewalk within the primary lot frontage along Kresson-Gibbsboro Road;

 (b) with respect to Comment #23 (Stormwater Management), the applicant agreed as a condition of preliminary approval to establish restrictions in the homeowners association Declaration and/or governing documents regulating the height off of the ground and the location at which fences can be installed within drainage swale areas as same are designated on the plan set – this condition also shall be a condition of final approval;

 (c) with respect to Comment #29 (Landscaping & Lighting), the applicant agreed as a condition of approval to compensate for the removal of 545 trees which cannot be compensated on site (with a total of 882 trees being removed and requiring compensation and 337 being re-planted on site) at the rate of $100 per tree – this condition also shall be a condition of final approval; and

 (d) with respect to Comment #1 (Miscellaneous), the applicant agreed, as a condition of preliminary approval, to provide to the Board Engineer prior to seeking final approval a copy of all Response Action Outcomes in the applicant's possession with respect to the Subject Property.

2. The applicant agreed, as a condition of preliminary approval and prior to seeking final approval, to coordinate with the Township Sewer Engineer and the Township Solicitor to satisfy the comments set forth in the Township Sewer Engineer’s January 22, 2018 review letter.

3. The applicant shall revise the plans submitted with the application, to the satisfaction and approval of the Board Engineer, in accordance with the testimony provided at the hearing.

4. The applicant shall establish a homeowners association to own and maintain the stormwater management basin and open space areas. The application shall submit for review and approval of the Board Solicitor and Board Engineer all documents establishing the association and all legal descriptions for the areas to be maintained by the association, including but not limited to a homeowners declaration and by-laws.

5. The applicant shall establish point of sale disclosures for use at the time of contract for sale of each individual lot to advise contract purchasers of the homeowners association and its responsibilities and to identify each lot that is burdened by any easement for the maintenance of stormwater management facilities, including drainage easements and/or swales, as well as any other easement or restriction applicable to and/or affecting any lot. The applicant shall submit all such disclosures to the Board Solicitor for review and approval prior to the first contract of sale for an individual lot.

6. The applicant has received preliminary major subdivision approval only. The applicant shall be required to return to the Board for final approval within the time required by law.

7. The applicant shall enter into a Developers Agreement with the Township of Voorhees for all work to be performed pursuant to the approvals granted by the Board. The Developers Agreement shall be prepared by the Board Solicitor and shall be approved by resolution of the Township Committee and executed by all parties thereto at or before the time of posting of performance guarantees and prior to the commencement of any site work, the issuance of any permit for any work to be performed on the Subject Property and/or the first pre-construction meeting required by the Township relating to same.

8. The applicant shall obtain all required outside agency approvals.

Seconded by Ms. Sytnik. Motion carries by the following roll call vote:

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Ms. Sytnik, Mr. Fanelli

NAYS: None

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

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Wendy Flite, Secretary