VOORHEES TOWNSHIP PLANNING BOARD MINUTES April 25, 2018\_\_\_\_\_\_\_\_

The Temporary 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: Ms. Stroemel, Mr. Ravitz, Mr. DiNatale, Mr. Vandegrift, Mr. Rashatwar, Mr. Nicini,

Mr. Kleiman

Absent: Mayor Mignogna, Mr. Fanelli, Mr. Waters, Ms. Sytnik, Ms. Nocito

Also present was Ms. CheryLynn Walters, Board Solicitor, Mr. Anthony Lopez, Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

NEW BUSINESS

PATRICK DECKER & DAVID DECKER

CORRESPONDENCE-EXTENSION OF APPROVAL MINOR SUBDIVISION

BLOCK 288; LOT 7

PC# 18-002

Appearing before the board was Mr. Patrick Decker, applicant.

Ms. Walters states the applicant is requesting an extension of approvals. The applicant had received subdivision approvals in June.

Mr. Decker testifies that the reason for request for an extension is due to the revisions to the compliance plans. His plans and deeds have been signed and approved and ready to be recorded at the County.

Ms. Walters states the if approved Mr. Decker will have 30 days from the day the resolution is memorialized to have the deeds recorded by the County

Mr. DiNatale motions to grant an extension of approvals for the Minor Subdivision located at 23 Lafayette Avenue, Block 288; Lot 7 with the following conditions/stipulations:

1. The original approvals shall remain in effect and the applicant will comply with all the conditions set forth in Resolution No. 17-017
2. The applicant shall provide a stamped copy of the recorded deed to the Planning Board Solicitor and Planning Board Secretary.

Seconded by Mr. Vandegrift. Motion carries with the following roll call vote:

AYES: Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Mr. Kleiman,

Ms. Stroemel

NAYS: None

JUSTIN HAIG, LLC

AMENDED PRELIMINARY & FINAL SITE PLAN

BLOCK 26; LOTS 2 & 3

PC 18-001

Appearing before the board was Mr. Justin Goldberg, applicant’s attorney; Mr. Jack Gravlin, applicant’s engineer.

Mr. Goldberg gives a brief description of the application. He states the applicant had received previous approvals for Phase 1 of the project and is here today requesting approval for Phase 2 which is the construction of a storage structure and final parking plan.

Mr. Gravlin testifies that the previously approved plan indicated a storage structure to be built over a stormwater management basin to the side of the property. Mr. Gravlin informs the board that the applicant is now proposing the structure to be built in the rear of the property behind the bakery. It will be constructed over a detention basin on piers.

Mr. Gravlin states this design promotes creative development techniques and use of the land. The building will have cedar shake style siding and barn type door with windows at the roof line. The building will store paper products and have a ramp outside the barn door which is next to a man door entrance.

Mr. Gravlin also states the grading plan and stormwater plan are feasible with the design. The building will contain an emergency spillway for drainage in the event of a flood. The underside of the building will be sealed with “green” plywood and an HVAC system will be installed to control humidity.

Mr. Gravlin testifies there will be no plumbing installed in the building just electric. There would be no change in in the delivery schedule previously discussed at the original hearing. He states truck turning templates have been submitted and traffic flow will be easier.

The applicant has received County approval.

The meeting was opened to the public. Seeing no public comments Mr. Nicini made a motion to close public portion, seconded by Mr. DiNatale. Motion carries by voice vote of all present board members.

Mr. DiNatale makes a motion to approve the Amended Preliminary and Final Site Plan for the property located at 310-314 South Burnt Mill Road; Block 26; Lots 2 and 3 for the construction of a 2000 square foot building on piers to over an existing detention basin with the following conditions/stipulations:

1. All previous approvals will remain in effect and the applicant will comply with all the conditions set forth in Resolution No.17-023.
2. The applicant has agrees to submit spillway calculations for the Planning Board engineer to review.

There being no further business before the Board, Ms. Stroemel adjourned the meeting.

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Wendy Flite, Secretary