VOORHEES TOWNSHIP PLANNING BOARD MINUTES\_\_\_\_\_\_\_ JUNE 13, 2018\_\_\_\_\_\_\_\_\_

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. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

 Mr. Ravitz, Ms. Sytnik

Absent: Mayor Mignogna, Mr. Waters, Ms. Nocito, Mr. Kleiman

Also present were CherlLynn Walters, Board Solicitor; Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. Nicini motions to approve the minutes dated April 11, 2018; seconded by Mr. Vandegrift. Motion carried by the assenting voice vote of all board members present with the exception of Ms. Stroemel and Mr. DiNatale who abstained.

MEMORIALIZATION OF RESOLUTIONS

VILLAGE GROUP LIMITED PARTNERSHIP

BLOCK 160; LOT 1

WAIVER OF SITE PLAN

PC 18-004

HCP III EAGLE, LLC

WAIVER OF SITE PLAN

BLOCK 160; LOT 1

PC 18-006

OLD BUSINESS

VRI-WW/J&J-VOORHEES II LLC

BLOCK 220; LOTS 9, 10, 11, 12 & 14

PRELIMINARY SITE PLAN

PC 17-021

Appearing before the board was Mr. Timothy Prime, applicant’s attorney.

Mr. Howard Sobel introduces himself. He informs the Board he is an attorney and a principal of Voorhees Law Center, LLC at 507 Kresson Road which is adjacent to the proposed project.

Mr. Sobel continues his cross examination and calls his professionals to testify. Mr. Tom Scangarello is sworn in. He is a professional planner and states in his opinion that the proposal is not conducive with a planned development and finds the traffic count study to be an issue as well. His opinion is the uses are not complimentary and would create more traffic congestion. He states the two proposed uses on this piece of land are detrimental to the safety of the residence.

Mr. Paul Phillips, applicant’s planner responds to Mr. Scangarello’s concerns and states the proposed uses are permitted uses in that zone along Route 73. He gives a brief description of the proposed uses.

Mr. Steve Chipurny a landscape architect testifies on behalf of the Mr. Sobel. He states the existing landscaping plan and does not meet the buffer requirements and states after reviewing the existing plantings only 25 tree out of 100 are being saved. He recommends the applicant modify their plan to better comply with the buffer requirements.

Mr. Gerald DeFelise, applicant’s landscape architect states the applicant is looking to re-naturalize the buffer with native species. He also states the applicant is looking over the plan to address buffer concerns.

There is further discussion between the applicant’s attorney and Mr. Sobel.

The meeting is opened to the public.

Anna Droege

306 Kresson-Gibbsboro Road

Voorhees, NJ

Ms. Droege has concerns regarding the traffic issues the proposed project would create.

Joseph Rubino

310 Kresson-Gibbsboro Road

Voorhees, NJ

Lewis Horvitz

6 Birch Street

Voorhees, NJ

Mr. Horvitz has concerns over the impact on traffic.

Shakeele Salim

2 Oak Avenue

Voorhees, NJ

Mr. Salim has safety concerns over the traffic on Kresson Road and the intersection.

Shera Goldstein

335 Kresson-Gibbsboro Road

Voorhees, NJ

Is concerned on impact on traffic and the safety of residents

Anthony Smeglin

4 Birch Street

Voorhees, NJ

Concerns regarding the buffer area in the rear of his property and concerns regarding traffic safety.

Seeing no further public comments. Mr. DiNatale makes a motion to close public portion; seconded by Ms. Stroemel.

The applicant has agreed to extend the action date to July 11th and there will be no further public notice.

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

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Wendy Flite

Planning Board Secretary

Voorhees Township

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.