VOORHEES TOWNSHIP PLANNING BOARD MINUTES JULY 25, 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. Ravitz, Mr. DiNatale, Mr. Vandegrift, Mr. Rashatwar,

 Mr. Nicini, Ms. Sytnik, Mr. Kleiman

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

Also present was Ms. CheryLynn Walters, Board Solicitor, Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

REDEVELOPMENT STUDY- BLOCK 14; LOTS 13, 14.01 & 15

APPROVAL OF MINUTES

Ms. Stroemel motions to approve the minutes dated June 13, 2018; seconded by Ms. Sytnik. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini motions to approve the minutes dated June 27, 2018; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members accept Ms. Stroemel, Mr. Kleiman and Mr. Ravitz who abstained.

NEW BUSINESS

BLAISE PAPARONE

 MINOR SUBDIVISION

BLOCK 195; LOT 1

PC# 18-008

Appearing before the board was Vince DeLia, applicant’s attorney, Rick Clemson, applicant’s engineer, Leah Furey Bruder, applicant’s planner and Domenick Paparone, applicant.

Mr. De’Elia gives a brief description of the application. He states the applicant is seeking minor subdivision approval for 3 lots for 3 single family homes. The property is located in the MDR Zone and meets the minimum requirements and the applicant is seeking no variances. The homes will be 2 story, 4 bedroom 3 bath homes with variations of the facades. One driveway will be on Pine Avenue and the 2 others will be on Fourth Street.

Mr. Clemson states each lot is serviced by public water and sewer. He explains the sewer lateral will run on Pine Avenue and water onto Fourth Street. The homes would be designed with 2 car garages and 2 car driveways. He informs the board the applicant is seeking a design waiver for the sidewalk along Pine Avenue and Fourth Street due to the fact there is no existing sidewalk at the present time. He also informs the board that in order to service utilities the road will be disturbed and the applicant has agreed to repair the road after the installation.

Mr. Vandegrift is concerned with the amount of homes and suggests the applicant reduce the proposal to 2 homes with their frontage on Pine Avenue. Mr. Domenick Paparone states that they may consider moving the driveways but at this time will not consider eliminating one of the houses.

Ms. Bruder testifies on behalf of the applicant. She states the request for the design waiver to not install sidewalks is consistent with the neighborhood. The applicant is made aware of the contribution in lieu of sidewalk which is an estimated cost of the sidewalk and also the density buydown which would be a $50,000.00 contribution.

There are no wetlands on the property and the applicant has agreed to comply with the sewer engineer’s review letter.

There is further discussion regarding the density requirement.

The meeting is opened to the public.

Matthew McGreary

2200 S. Fourth Street

Voorhees, NJ

Mr. McGreary believes three homes on this property is excessive and not in line with the current neighborhood. Has concerns with the traffic to be created on Fourth Street and has concerns that there is not a stop sign at the intersection of Fourth Street and Pine Avenue.

Jude Brown

3 Turnberry Court

Voorhees, NJ

Has concerns regarding flooding and drainage issues. Also is DEP approval required. Also concerned about excessive clearing of the site.

Debbie Gordon

1316 Pine Avenue

Voorhees, NJ

Ms. Gordon is concerned with the size of the homes and also feels three homes is too much for the property.

Dana Carson

1308 Pine Avenue

Voorhees, NJ

Ms. Carson suggests proposes speed bumps and a four way stop at the intersection of Fourth Street and Pine Avenue. Mr. Ravitz states he will communicate concerns with the Police Department.

Denise Maisti

1312 Locust Avenue

Voorhees, NJ

Is concerned with the impact on traffic and drainage.

Valerie Brown

3 Turnberry Ct

Voorhees, NJ

Concerns with DEP-LOI and tree removal.

Mr. Nicini motions to close public portion; seconded by Ms. Sytnik. Motion carries by assenting voice vote of all present board members.

#

The applicant has requested to carry their application to the August 22nd meeting to further review suggestions and concerns made by the public. They have also extended their action date to August 22, 2018.

Mr. Ravitz makes a motion to approve the application to be carried to the August 22nd meeting; Seconded by Ms. Stroemel.

AYES: Mr. Ravitz, Ms. Stroemel, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik, Mr. Kleiman, Mr. Fanelli

SAMI POYKKO

CONDITIONAL USE/HOME BUSINESS

BLOCK 206.02; LOT 24

PC# 18-009

Mr. Poykko states he lives at 2 Bayberry Court and is registered as a home improvement contractor in the State of New Jersey. He states the area devoted to the home business does not exceed 250 square feet or 10% of the total gross living area of the property. Mr. Poykko states he is aware that the off street parking for one commercial vehicle not exceeding 8,000 pounds.

Mr. Poykko has one part time non- resident employee who works at the property roughly 2 days a month.

He also testifies he does not store any goods, materials, supplies or equipment at the property. Mr. Poykko also states clients or customers do not come to the property. There is also signage on the property except for on his commercial vehicle.

Mr. Poykko testifies that the commercial vehicles are taken home by his employees and that they meet at the job site. He states he will comply with the Certificate of Conformance inspection that will be completed by the Zoning Office after he receives his Zoning Permit.

The meeting is opened to the public.

Anthony Gilday

4 Bayberry Court

Voorhees, NJ

Mr. Gilday distributes a letter from him addressed to the Board (exhibit A1) and pictures of Mr. Poykko’s commercial vehicles and property (A2). Mr. Gilday disputes the granting of this approval. He states he has concerns with the commercial vehicles currently on site. It is explained to Mr. Gilday that Mr. Poykko has hired his own employees to do work on his property and that the trucks are permitted during this time and not to be kept on site overnight and just while the work is being done to his home.

Al Cipollone

16 Timberline Drive

Voorhees

Mr. Cipollone states he is at the meeting to represent resident Elaine Conti of 1 Morningside Lane and states she had written a letter dated July 25, 2018 stating she is concerned with the commercial vehicles being parked on the street.

Mr. Ravitz made a motion to close public portion, seconded by Ms. Stroemel. Motion carries by voice vote of all present board members.

 Mr. Ravitz motions to grant Conditional Use/ Home Office approval for the property located at

2 Bayberry Court, Block 206.02; Lot 24 seeing that Mr. Poykko has met all 8 of the Conditional Use Requirements. Seconded by Mr. Nicini. Motion carries with the following roll call vote:

AYES: Mr. Ravitz, Ms. Stroemel, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik, Mr. Kleiman

 NAYS: None

MCDONALD’S USA, LLC

MINOR SITE PLAN

BLOCK 160; LOT 1.05

PC# 18-007

Appearing before the Board is Duncan Prime, applicant’s attorney, Mike Jeitner, applicant’s engineer.

Mr. Prime gives a brief description of the application. He states the applicant is seeking Minor Site Plan approval for the existing McDonald’s located at 702 Berlin Road. He states the reason for the application is to modernize and upgrade the existing site.

The applicant is seeking to remodel the exterior and interior, to construct a 770 square foot addition to enclose the play area and a 125 square foot addition that includes the drive thru. There would also be modifications to the paving, crosswalks and menu board.

Mr. Jeitner testifies that the hours of operation would remain the same and there would be no increase in the amount of seats in the restaurant and no increase in 19 parking spaces. With regards to the signage there would be two (2) 20 square foot menu boards which are digital and change 4 x’s a day. The pre menu sign changes once every 10 seconds.

Mr. Jeitner states the signs in the drive through will not be visible from Route 561 (Berlin road) and the applicant will install landscaping. He also states the applicant has agreed to comply with the engineer’s review letter.

The meeting is opened to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

 Ms. Stroemel motions to grant Minor Site Plan approval for the existing McDonald’s Restaurant

 Located at 702 Berlin Road, block 160; lot 1.05 with the following conditions/stipulations:

1. The original approvals shall remain in effect and the applicant shall comply with all previous approvals.
2. The applicant has agreed to comply Rakesh Darji’s review letter dated July 20, 2018.

AYES: Mr. Ravitz, Ms. Stroemel, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift,

 Ms. Sytnik, Mr. Kleiman

NAYS: None

AREA IN NEED OF REDEVELOPMENT STUDY (NON-CONDEMNATION) OF BLOCK 197; LOTS 4, 4.01, 4.02, 5 AND 11 LOCATED ALONG KIRKWOOD-GIBBSBORO ROAD.

Mr. Ravitz and Mr. Rashatwar recuse themselves from this application.

Mrs. Walters gives a brief overview of the redevelopment study process. She states the Board appointed CME Associates to conduct a study and prepare a report with findings and recommendations as to whether the properties in the study area should be designated as an area in need of non-condemnation redevelopment.

 At this time the Planning Board Secretary, Wendy Flite, gives sworn testimony regarding the publication and service of public notice.

Ms. Malvika Apte of CME reviews her report and the current condition of the subject properties. Ms. Malvika Apte also reviews the statutory criteria that qualify the area as in need of redevelopment. She gives a brief description of each area as follows:

Block 197, Lot 4 is a 6.05 acre lot with two separate frontages on Kirkwood-Gibbsboro Road located immediately adjacent to the property formerly operated as “The Carriage House” restaurant and including the lake located to the north. Due to the environmental constraints affecting the topography and the nature of the soils and lack of developable lands it is highly unlikely the lot would be developed in the future and meets the criteria as an area in need of redevelopment.

Block 197, Lot 4.01 is a 0.725 acre flag shaped lot with 45.5 feet of frontage on Kirkwood-Gibbsboro Road located to the south of Lot 4 and contains a single family residential dwelling. The obsolete layout in that they are flag shaped and undersized for the zone would mean it is unlikely to be redeveloped with conforming uses and therefore meets the criteria to be an area in need of redevelopment.

Block 197; Lot 4.02 is a 0.442 acre flag shaped lot with 45.5 feet of frontage on Kirkwood-Gibbsboro Road located to the south of 4.01 and contains a single family dwelling. The obsolete layout in that they are flag shaped and undersized for the zone would mean it is unlikely to be redeveloped with conforming uses and therefore meets the criteria to be an area in need of redevelopment.

Block 197; Lot 5 of the study area consists of 0.73 acres irregularly shaped lot with 180 feet of frontage on Kirkwood- Kirkwood-Gibbsboro Road. It is surrounded on three sides by Lot 4 and contains a non-conforming single family residential dwelling. The site does not generally meet any of the statutory criteria for redevelopment but due to the size and location of the lot within the overall study area, inclusion of this lot is necessary to achieve an effective redevelopment of the study area as a whole and therefore determined the lot should be included as an area in need of redevelopment.

Block 197; Lot 11 is a 1.62 acre lot with 200 feet of frontage on Kirkwood-Gibbsboro Road and contains a single story commercial structure formerly operated as “The Carriage House” restaurant and associated parking field and accessory structures. The structure and associated parking and structures are dilapidated and appears to be vacant and abandoned. The building is in such disrepair it is untenantable in it’s current condition. The site also suffers from drainage issues therefore the property meets the criteria as an area in need of redevelopment.

The meeting is opened to the public.

Cheryl Cole

1231 Kirkwood-Gibbsboro Road

Voorhees, NJ

Ms. Cole is concerned with the current condition of the properties located directly behind her home (Lots 4.01 and 4.02) as well as the potential redevelopment of the area as a Muslin living center.

Hakan Karahan

9 E. White Horse Road

Voorhees, NJ

He supports the redevelopment and rebutted concerns made by Ms. Cole regarding the perceived improper use of the lots behind her home.

Denise Misslehorn

1400 Spruce Ave

Voorhees, NJ

Ms. Misslehorn has concerns of the potential uses for the property.

Valerie Brown

3 Turnberry Court

Voorhees, NJ

Ms. Brown has concerns of the existing environmental constraints of the property and asks the board to be mindful of the wetlands when considering future redevelopment.

Louis Mueller

1260 Kirkwood-Gibbsboro Road

Voorhees, NJ

Mr. Mueller suggests the property owner should be required to redevelop the properties in accordance with the current zoning requirements and raised concerns that the properties were permitted to fall into disrepair to facilitate the redevelopment process.

Jude Brown

3 Turnberry Court

Voorhees, NJ

Mr. Brown has the same concerns raised by others.

Susan Smith

1250 Kirkwood-Gibbsboro Road

Voorhees, NJ

Ms. Smith States she did not receive notice of the hearing and asks the board to carry the proceedings to allow the residents to retain their own professionals.

Mr. Nicini makes a motion to close public portion, seconded by Ms. Stroemel. Motion carries by the assenting voice vote of all present board members.

Mr. Nicini makes a motion that the Board adopts the CME Report dated July 3, 2018 and recommends to the Mayor and Township Committee that Block 197; Lots 4, 4.01, 4.02, 5 and 11 be designated as a Non-Condemnation Redevelopment Area.

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

AYES: Mr. Nicini, Mr. Vandegrift, Mr. DiNatale, Ms. Stroemel, Mr. DiNatale, Ms. Sytnik, Mr. Kleiman

NAYS: Mr. Fanelli

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 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.