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VOORHEES TOWNSHIP PLANNING BOARD MINUTES AUGUST 22, 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, Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift,

Ms. Sytnik,

Absent: Mayor Mignogna, Mr. DiNatale, Mr. Waters, Mr. Kleiman, Mrs. Nocito

Also present were CherylLynn Walters, Board Solicitor and Jeremy Noll, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

Sami Poykko

Conditional Use/Home Office

Block 206.02; Lot 24

PC# 18-009

Motion to memorialize the resolution was made by Mr. Nicini, seconded by Ms. Stroemel. The notion carries by the following roll call vote:

AYES: Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik, Mr. Fanelli

NAYS: None

McDonald’s USA, LLC

Minor Site Plan

Block 160; Lot 1.05

PC# 18-007

Motion to memorialize the resolution made by Ms. Sytnik, seconded by Mr. Rashatwar. The motion carries by the following roll call vote:

AYES: Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik, Mr. Fanelli

NAYS: None

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the minutes dated July 25, 2018; seconded by Ms. Stroemel. Motion carries by the assenting voice vote of all present board members.

NEW BUSINESS

COTTAGE ROSE TEA ROOM & SHOPPE, LLC

BLOCK 142; LOT 1

MINOR SITE PLAN

PC# 18-007

Appearing before the board was Mr. Mark Rinaldi, applicant’s attorney; Ms. Robin Middleton, applicant,

Mr. Rinaldi gives a brief description of the application. He states the applicant is requesting Minor Site Plan approval along with one parking variance. The variance is to permit 11 spaces where 17 are required and a waiver to permit a no loading zone where one is required. He states there are six pre-existing non-conforming conditions on the property. The applicant is requesting approval to permit a tea room equipped with a warming kitchen for baked goods and small retail sales.

Ms. Middleton states she is the sole proprietor of the Cottage Rose Tea Room LLC. She states she is currently under a 3 year lease that began in April of 2018. She states the tea room is strictly a tea room and not a restaurant. It is equipped with a warming kitchen and there will be no cooking on the premises.

Ms. Middleton states she will purchase food from an outside vendors. They will have water boilers to prepare the tea and that the kitchen will be used for warming only of scones and soup and for the assembly of cold sandwiches, salads, deserts and scones. She states the hours of operation during the months of September, October, November and December she would like to be open Tuesday through Saturday from 11:00 AM to 4:00 PM. During the winter months and in July and August she will close on Tuesdays. She explains that Sundays will be utilized for special events such as a bridal shower, birthday party, book clubs and parent groups. Ms. Middleton states she will have 2 employees, one being a relative and one being herself. If a special event requires an additional employee it will also be a relative and they will driving together to the site. She also states they are a reservation only and food would only be brought to the site for reservations. Ms. Middleton states the max number of people for a special event is 25. She states that there would not be excessive trash production because everything served is small and would be utilizing only non-disposal utensils. She has already been in contact with the Township regarding trash and recycling cans and has been advised she would need to purchase trash and recycling cans to be placed on Salem Avenue on trash collection days.

Ms. Middleton states she is in agreement with the recommendation that there be no parking in the one way entrance. She explains there will be a very small retail component to the tea room, selling only teas, teapots, cups and tea accessories. She is also in agreement that if approved the site may need to be brought into compliance and that would be a condition of approval. Ms. Middleton also testifies regarding parking. She states that all of the employees including herself are relatives who intend to carpool thereby reducing the impact on parking. She states that is also a reason to take reservations only. As a condition of approval she has also agreed that “No Parking” signs would be installed in the one-way entrance between the two buildings and that the proposed parking lot plan would be revised to comply with ADA requirements also in regards to the loading zone waiver, Ms. Middleton testifies that all food and supplies will be brought to the site by her and her employees and no deliveries would be made.

Mr. Noll states as in referenced in the review letter that the site is not ADA compliant and that the parking lot would need to be striped. The access drive would need a no parking sign.

The chairman opens the meeting to the public.

Sang Kim

1109 Salem Avenue

Voorhees, NJ

Ms. Kim states she lives next door to the property and that the fence that is the responsibility of the property owner needs to be repaired. She also has concerns with parking on Salem Avenue.

Seeing no further public comments Mr. Nicini makes a motion to close public portion, seconded by

Mr. Rashatwar.

Ms. Stroemel makes a motion to approve the minor site plan application to permit a tea room equipped with a warming kitchen for baked goods and small scale retail sales together with a parking variance to permit eleven (11) parking spaces where seventeen (17) are required, a waiver to permit no loading zone where on is required and associated site improvements with the following conditions/stipulations:

1. The applicant has agreed to comply with all the comments in the Board Engineer’s review letter dated August 3, 2018, including the installation of “No Parking” signs in the one way entrance and the revision of the proposed parking lot plan to comply with ADA requirements.
2. The applicant has agreed to repair the fence located along the rear of the property.
3. The applicant is advised that no variances were granted for existing nonconforming conditions relating to the front yard setback, rear yard setback, side yard setback, parking setback and maximum impervious coverage.

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

AYES: MS. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. Vandegrift, Mr. Nicini, Ms. Sytnik, Mr Fanelli

BLAISE PAPARONE

BLOCK 195; LOT 1

MINOR SUBDIVISION

PC# 18-008

Appearing before the board was Mr. Vincent D’Elia, applicant’s attorney, Ms. Leah Furey-Bruder, applicant’s planner; Mr. Richard Clemson, applicant’s engineer and Mr. Dominick Paparone, applicant.

Mr. D’Elia summarizes the application. He states the applicant is seeking minor subdivision approval and appeared before the board previously at the July 25, 2018 meeting. He states that after the comments and concerns made at the last meeting the applicant has returned with a revision to the original plan. He states the applicant has relocated the driveway to one of the homes. There was also the issue of the contribution regarding the density buy down. Mr. D’Elia also states his opinion that the application is a by-right application because the applicant did not require any variances and sought only one waiver for sidewalks.

Ms. Bruder testifies the property is a 1.16 acre corner lot located at the intersection of South Fourth Street and Pine Avenue. There are 3 conforming lots on the tract all ranging from 15,000 to 19,000 square feet. Therefore it’s 2.58 units per acre so it’s 1.08 units per acre above what would be permitted by right without any payment. She states she believes the density buy down should be based on $25,000.00 times 1.08. There is discussion of the interpretation of the density buy down ordinance. Mr. D’Elia requests that the fee be based on 1.08 added units which equals $25,000.00. She also confirms the applicant would satisfy the COAH contribution.

Ms. Bruder states the applicant has revised their plan with two lots fronting on South Fourth Street and one fronting on Pine Avenue. She states the lot sizes and proposed dwellings would meet all size and setback requirements and that the applicant has agreed as a condition of approval that each home will have a different façade. Ms. Bruder also testifies that the applicant’s request for a sidewalk waiver would further preserve the ambiance of the existing neighborhood which does not have sidewalks.

Mr. Clemson testifies that the revised plan shows the relocation of the corner house’s driveway to now face Pine Avenue. He indicates there would be a total of 47 feet of space from the end of the remaining driveway on South Fourth Street to the dead-end portion of the street. He also testifies there are some minor changes regarding the location of utilities. The utilities would run underground and there would be a shared easement. Mr. Clemson also testifies the applicant would revise it’s tree compensation plan in the field and that the applicant would reimburse the Township $250.00 per tree for every tree the applicant could not replant on site.

There is also further discussion on coordinating with the Police Department regarding traffic calming measures.

Mr. Noll indicates the sewer utilities for the proposed lots would not be in the municipal right of way and that the applicant would need to submit all grading plans for the Board Engineer’s review. He also advised the applicant is subject to the Township’s five year moratorium on road openings.

The Chairman opens the meeting to the public. Seeing no public comments, public portion is closed.

Ms. Stroemel makes a motion to approve the Minor Subdivision to construct 3 single family residential units on 3 lots together with a sidewalk waiver and associated improvements with the following conditions/stipulations:

1. The applicant is granted a waiver from the requirement to install sidewalks, subject to payment of a contribution in lieu of installing sidewalk to be paid to the Township Sidewalk Fund in an amount to be calculated by the Board Engineer.
2. The applicant has agreed to comply with the lot density requirement and contribute to the Township’s Open Space Fund.
3. The applicant has agreed to revise it’s tree compensation plan and coordinate with the Board Engineer and make a payment to the Township’s Open Space Fund of $250.00 for every tree that cannot be replanted.
4. The applicant has agreed that each of the three homes will have varying facades.
5. The applicant shall record an easement for all underground utilities and/or infrastructure located on the corner lot which will service the property located solely on South Fourth Street. The applicant shall submit the proposed easement and accompanying legal description for review and approval of the Board Engineer and Solicitor.
6. The applicant shall prepare point of sale disclosures and deed restrictions for all stormwater management facilities for all three lots and such documents shall be reviewed by the Board Engineer and Solicitor.
7. The minor subdivision shall be filed by plat.
8. The applicant shall pay all affordable housing fees required by law.

Seconded by Mr. Rashatwar; motion carried by the following roll call vote:

AYES: MS. Stroemel, Mr. Rashatwar, Mr. Ravitz, Mr. Nicini, Ms. Sytnik, Mr. Fanelli

NAYS: None

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.