VOORHEES TOWNSHIP PLANNING BOARD MINUTES SEPTEMBER 12, 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, Mayor Mignogna, Ms. Stroemel, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Vandegrift, Ms. Sytnik, Mr. Kleiman

Absent: Mr. Waters

Also present was CherylLynn Walters, Board Solicitor

MEMORIALIZATRION OF RESOLUTIONS

Cottage Rose Tea Room & Shoppe, LLC

Minor Site Plan

Block 142; Lot 1

PC 18-010

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

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

ABSTAIN: Mayor Mignogna, Mr. DiNatale, Mr. Kleiman

NAYS: None

Blaise Paparone

Minor Subdivision

Block 195; Lot 1

PC 18-008

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

AYES: Mr. Rashatwar, Mr. Nicini, Ms. Stroemel, Ms. Sytnik

ABSTAIN: Mayor Mignogna, Mr. DiNatale, Mr. Kleiman, Mr. Vandegrift

NAYS: None

NEW BUSINESS

FOSTER SQUARE AJH, LLC

BLOCK 150.01; LOT 6

CORRESPONDENCE

PC 18-013

Appearing before the board was Mr. Goldstein, attorney.

Mr. Goldstein gives a brief description of the application. He states the applicant is requesting a three year extension of preliminary major subdivision approval, final major subdivision approval and preliminary major site plan approval together with certain partial waiver as previously approved in resolutions 06-022 and 06-037.

Mr. Goldstein states that the new owners of Foster Square are seeking an extension from June 30, 2016 through June 19, 2016 with the right to return to the Board to ask for additional extensions.. He states that all but 2 buildings have been constructed. The buildings were approved for 425 units; 317 apartment rental units and 108 condominiums. He states the applicant is in the process of attempting to resolve the property’s lack of sufficient sewer capacity for the intended construction of the last two buildings. He also states that the lack of sewer capacity constitutes an economic condition which impacts the economic viability of the balance of the approved project.

There is further discussion relating to an extension of sewer service to enable construction of the final two buildings.

Mr. Nicini makes a motion to grant the application for a three (3) year extension from June 30, 2016 to June 30, 2019 of the Preliminary and Final Major Site Plan Approval and Amended Final Major Site Plan Approval with the following conditions /stipulations:

1. The applicant will comply with all conditions of approval set forth in previously approved resolutions # 06-022 adopted on August 3, 20016 and # 06-034 adopted on October 11, 2006.
2. The three (3) year extension granted shall expire on July 30, 2019.

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

AYES: Mr. Nicini, Ms. Stroemel, Mayor Mignogna, Mr. Rashatwar, Mr. DiNatale, Mr. Vandegrift,

 Ms. Sytnik, Mr. Kleiman, Mr. Fanelli

NAYS: None

The Chairman opens the meeting to the public, seeing no public comments Ms. Stroemel motions to close public portion, seconded by Ms. Sytnik. Motion carries by the assenting voice vote of all present board members.

Ms. Walters conducts the MEL Land Use Liability Training to all present board members.

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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.