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

VOORHEES TOWNSHIP PLANNING BOARD MINUTES SEPTEMBER 26, 2018\_\_\_\_

Ms. Stroemel 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: Ms. Stroemel, Mr. Rashatwar, Mr. Nicini, Ms. Sytnik, Mr. Kleiman, Ms. Nocito

Absent: Mr. Fanelli, Mayor Mignogna, Mr. Ravitz, Mr. DiNatale, Mr. Waters, Mr. Vandegrift

Also present was Mrs. Walters, Board Solicitor and Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

MEMORIALIZATION OF RESOLUTIONS

Foster Square AJH, LLC

Correspondence

Block 150.01; Lot 6

PC 18-013

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

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

ABSTAIN: None

NAYS: None

OLD BUSINESS

TJC at VOORHEES, LLC

FINAL SUBDIVISION

BLOCK 222; LOT 6

PC 18-012

Appearing before the board Mr. Michael Floyd, attorney, Mr. Gary Vecchio, engineer and Mr. Scott Slagle on behalf of the applicant.

Mr. Floyd gives a brief summary of the application. He states the applicant had previously received Preliminary Major Subdivision approval on January 24, 2018. He states the Final Major Subdivision application before the board this evening was revised to be consistent with the previous comments and to comply with the resolution 18-012. He indicates the applicant has added a walking path as requested by the Board Engineer and has also slightly adjusted the street entrance so it will now be directly aligned with the Woodglen Road access across the street as requested by the Camden County Planning Board.

Mr. Floyd states the applicant has agreed to comply with Mr. Darji’s review letter dated September 21, 2018 and will provide the Board Engineer and Board Solicitor HOA documentation and point of sale disclosures for review and approval. He also states the applicant has agreed to comply with the Fire Marshall’s comments. Mr. Floyd states the applicant was in receipt of the Township Sewer Engineer’s review letter dated September 25, 2018 and is in discussions with the engineer and agreed that the applicant will return to seek additional relief from the Board if it cannot reach an agreement with the Township Sewer Engineer.

Mr. Gary Vecchio testifies that since receiving preliminary approval the applicant added a walking path consisting of 6 foot wide bituminous pavement and also complied with Camden County Planning Board and aligned the entrance with the road directly across the street. He also testifies that in response to the Fire Department’s comments the applicant ran a truck turning template and would implement a mountable curb around the interior islands and install 3 hydrants.

Mr. Vecchio states the layout of the homes is consistent with the original plans which consists of 23 homes and one additional lot for open space. Each lot will have a frontage of 100 foot without the need for a bulk variance.

Mr. Darji states the applicant was willing to revise its plans to comply with his review letter dated September 21, 2018 regarding the concerns as to the stability of the point of discharge created by the stormwater basin outfall and has provided documentation. Mr. Darji also stated the HOA would bear responsibility and the stormwater management basin would be subject to a two-year maintenance guarantee. With regards to the soil testing, Mr. Darji states the testing would take place until after clearing of the property as a whole, not individual lots.

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

The Board determined the applicant has satisfied all of the conditions of the preliminary major site plan approval as set forth in Resolution No. 18-012 except with respect to Condition #2 regarding coordinating with the Township Sewer Engineer, however the Board found that the applicant is currently working with the new Township Sewer Engineer.

Mr. Nicini motions to grant Final Major Subdivision approval to permit the creation of 24 individual lots to contain 23 single family homes along with a single cul-de-sac roadway and the remainder lot to include a stormwater management basin and open space area together with associated site improvements with the following conditions and stipulations:

1. The applicant agreed to establish restrictions in the homeowners association Declaration regulating the height off of the ground and the location at which fences can be installed within the drainage swale areas.
2. The applicant has agreed to compensate for the removal of 545 trees which cannot be compensated on site at the rate of $100.00 per tree.
3. The applicant has agreed to continue to coordinate with the new Township Sewer Engineer as well as the Township Solicitor to resolve the comments set forth in the Sewer Engineer’s January 22, 2018 and September 25, 2018 review letters.
4. The applicant agreed as a condition of final approval to comply with the Board Enlgineer’s review letter dated September 21, 2018
5. The applicant shall establish a homeowners association to own and maintain the stormwater management basin and open space areas. The application shall submit for review and approval of the Board Solicitor and Board Engineer all documents establishing the association and all legal descriptions for the areas to be maintained by the association, including but not limited to a homeowners declaration and by-laws
6. The applicant shall establish point of sale disclosures for use at the time of contract for sale of each individual lot to advise contract purchaser of the homeowners association and its responsibilities and to identify each lot that is burdened by any easement for the maintenance of stormwater management facilities, including drainage easements/swales as well as other easement or deed restriction applicable of affecting each lot. The applicant shall submit all disclosures and legal descriptions to the Board Solicitor and Board Engineer for review and approval prior to the first contract of sale. The disclosures and legal descriptions shall include the following easements and restrictions:
7. 10 foot wide utility easement across lot frontages
8. 20 foot wide drainage easements shared by lots
9. Location of fences and height of fences from the ground in swales and easement areas
10. Maintenance of the basin lot
11. 20 foot sewer utility easement between Lots 6.07 and 6.08 to Fairway Drive
12. Deed of Access and Sewer Use Agreement with Fairway Estates.
13. The applicant shall conduct soil testing in a quantity agreed to by the applicant and Board Engineer after clearing and prior to finalizing design grades. The testing shall be coordinated with the Board Engineer. If any changes to the storm water management system are required the applicant shall return to the Board seeking relief from this condition.
14. The applicant shall enter into a Developer Agreement with the Township.
15. The applicant shall obtain outside agency approvals.
16. The applicant shall comply with the affordable housing obligations.

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

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

NAYS: None

There being no further business before the board, Ms. Stroemel adjourns 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.