VOORHEES TOWNSHIP PLANNING BOARD MINUTES\_\_\_ FEBRUARY 13, 2019\_\_\_\_\_\_\_\_

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. Nicini, Mr. Vandegrift, Mrs. Sytnik,

 Mr. Kleiman, Mr. Shallenhammer, Mr. Brzozowski

Absent: Mr. Ravitz, Mr. DiNatale, Mr. Rashatwar

Also present were Alen Arnautovic, Board Solicitor; Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Mr. Vandegrift motions to approve the minutes dated January 23, 2019; seconded by Ms. Stroemel Motion carries by the assenting voice vote of all board members present with the exception of

Ms. Sytnik and Mr. Brzozowski who abstained.

NEW BUSINESS

EDWARD HALE SR.

MINOR SUBDIVISION /LOT LINE ADJUSTMENT

BLOCK 14; LOT 11 & BLOCK 10; LOT 11

PC 19-001

Appearing before the board was Jeffrey Brennan, applicant’s attorney and Edward Hale, applicant.

Mr. Brennan states the applicant is seeking minor subdivision/lot line adjustment approval for the property located at 214 West End Avenue. He is seeking to add approximately 5000 square feet from the property located at 311 Lotus Avenue to Mr. Hale’s property located at 214 West End Avenue.

Mr. Hale was sworn in. He states for the last ten years he is the owner of 214 West End Avenue which is approximately 4 ¼ acres and that there is a single family 2 story dwelling along with a shed and pool on the property. He testifies he is proposing this due to storm water run off concerns along with access to the property. He states the Township vacated a portion of West End Avenue in 2017.

Mr. Brennan states the owner of 311 Lotus Avenue, Block 10; Lot has provided written consent. Mr. Hale states he is not proposing any new development. Mr. Brennan informs the board of a non-conforming pre-existing front yard setback.

Mr. Nicini asks the applicant how the street vacating process was brought about. Mr. Hale states he had an informal request to the Township.

Mr. Darji states that in regards to his review letter dated February 8, 2019 he asks the applicant to have the wetlands delineation reflected on the final subdivision plan. Mr. Brennan states the applicant agrees and that they will be filing by deed.

The meeting is opened to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Ms. Stroemel.

Mr. Nicini makes a motion to approve the minor subdivision application to subdivide out a 5,000 square foot portion of Block 10, Lot 1 and incorporate it into Block 14, Lot 11 with the following conditions/stipulations:

1. The applicant has agreed to comply with the Board Engineer’s review letter dated

February 8, 2019 .

1. The applicant shall submit to the Board Engineer the Wetlands line on the final plan.
2. The applicant shall submit subdivision by deed subject to the Board Solicitor’s and Engineer’s approval.

Wendy Flite, Voorhees Township Planning Board Secretary

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.