VOORHEES TOWNSHIP PLANNING BOARD MINUTES \_ JANUARY 22, 2020

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. Schwenke, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Nicini, Mr. Kleinman,

 Mr. Brocco, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Kleiman, Mr. Brzozowski

Also present was Stuart Platt, Board Solicitor and Rakesh Darji, Board Engineer

MEMORIALIZATRION OF RESOLUTIONS

Reorganization Appointments: Solicitor, Engineer, Secretary, Chairman, Vice Chairman, Completeness Review Committee, Development Review Committee, Development Review Committee, Conflict Solicitor, Conflict Engineer.

Motion to memorialize the resolutions was made by Mr. Rashatwar, seconded by Mr. Schallenhammer. The motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini and Mr. Brocco who abstained.

Valumax Executive 3, LLC

Change of Use

Block 160; Lot 1.03

PC 19-017

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

AYES: Mr. Schallenhammer, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Brzozowski

ABSTAIN: Mr. Schwenke, Mr. Kleinman, Mr. Brocco, Mr. Stein.

NAYS: None

APPROVAL OF MINUTES

Mr. DiNatale makes a motion to approve the minutes dated December 11 2019; seconded by

Mr. Nicini. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Schwenke, Mr. Kleinman, Mr. Brocco, Mr. Stein

Mr. DiNatale makes a motion to approve the minutes dated January 8, 2020; seconded by

 Mr. Shallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Brocco and Mr. Nicini who abstained.

NEW BUSINESS

PARTNERSHIP FOR SUCCESSFUL LIVING

MINOR SITE PLAN

1229 HADDONFILED-BERLIN ROAD

BLOCK 270; LOT 30

Appearing before the Board was Mr. Pat McAndrew, applicant’s attorney, Mr. Michael Avila, applicant’s attorney and Ms. Cheri Lee Brown, applicant.

Mr. McAndrew gives a brief description of the application. He states the applicant is seeking Minor Site Plan approval to operate an administrative office and construct an approximate 1,000 square foot addition onto the existing 800 square foot home. He informs the Board the applicant has modified the size of the driveway in response to The Board Engineer’s and the Fire Marshall’s review letter.

Ms. Brown testifies that she is a principal owner of “Partnership for Successful Living” which is a support coordination agency for developmentally disabled adults. She states the support coordinators put together services for the developmentally disabled, they work from home and out in the field therefore her and her brother are the only people who would occupy the office. She also states hours of operation are Monday thru Friday 8:30 AM to 3:30 PM. Ms. Brown states the purpose of the addition is for more storage space and office space. She testifies they do not generate much trash and it would be picked up on regular trash days by the Township. There are no anticipated deliveries with the exception of the occasional Amazon delivery. She also states the basement will not be utilized as office space.

Ms. Brown states they will are not proposing any signage at this time due to the fact they are not open to the public. She testifies that the clients and providers are located offsite and they coordinate the services Ms. Brown states their staff visits the clients either in group homes, adult day care centers or in their homes.

Ms. Brown testifies that she agrees that as a condition of approval she will need to obtain an easement from the adjoining property owner to tie into the sewer. She states they have already had a discussion with the property owner on the Devonshire side regarding this matter and that he has stated he will provide them an easement.

Mr. Nicini asks if there will be any staff meetings held at the property and Ms. Brown testifies there will not be and that meetings are held online. Ms. Brown agrees with Mr. Schwenke’s statement that there will be no additional increase in traffic flow due to the fact staff does not visit these offices. Ms. Brown testifies that the company operates in all counties of New Jersey and that the majority of their staff is an hour to two hours away. Ms. Brown also states the current driveway is gravel and is quite large but could not provide a specific number of current parking spaces.

Mr. McAndrew presents exhibit A-1 which is a picture of their property and the adjoining properties which is a strip shopping center which abuts the parking area on the left and that the easement that will be requested would be located on the property located on the right. Ms. Brown testifies that the photo was taken in the beginning of January 2020.

Mr. Avila testifies on behalf of the application. He states the applicant is seeking to construct a 1,000 square foot addition to the existing building which will provide ADA accessibility right from the parking area into the building as opposed to ramps and things of that nature. Mr. Avila states that after receiving the review letters from ERI and Churchill Engineers the applicant has decided to revise their plan. He presents a revised plan “Partnership for Successful Living Alternate Site Layout Sketch” dated January 22, 2020. In regards to the review letter prepared by Rakesh Darji Mr. Avila states that #1 and #2 are existing non-conforming as noted in the letter, #3 is the variance for the required 15 foot setback. He also states the Planning Board engineer has requested a 24 foot wide driveway and that the applicant has agreed to comply with that request therefore they have eliminated the need for variances mentioned in #4, 5 and 6 and that the applicant now complies with the driveway width, driveway opening and the distance between driveway openings. Mr. Avila states the setback would now be 8.09 feet and the variance for the setback to the property line would still be requested.

Mr. Avila states the applicant is still seeking a design waiver for the curbing along the edges of the parking because of the way the topography is curbing does not help the situation and they would like to continue to allow the water to flow in a proper manner. Mr. Darji states he would be in support of the waiver because on a site like this curbing tends to concentrate water runoff and send it in directions that may not be intended and creates adverse impacts.

Mr. Avila states the variance they are seeking is a C1 variance also known as a hardship variance and testifies that due to the existing building and lot being only 100 feet wide the property only has minimum widths for sidewalks, parking stalls and drive aisles therefore justifying the variance. He states this could be considered a C2 variance due to the expansion of the driveway to 24 feet making the site safer for turning maneuvers and parking. He testifies that both variances would apply making for better planning and a safer site and there would no negative impacts on the adjoining properties.

Mr. Avila states the applicant is proposing to connect to a sewer main on Devonshire which would be to the south of the site. He states they will be connecting via gravity across Lot 29 and will provide the required documentation. Mr. Avila refers to #10 of Mr. Darji’s review letter regarding the sidewalk between this property and the adjoining property located on Lot 1 and will make a good faith effort to coordinate with those owners to work together in reconfiguring the interconnection of the sidewalk.

Mr. Avila confirms that the applicant agrees to comply with all the condition in Mr. Darji’s review letter.

Mr. Avila testifies that the applicant complies with Churchill Engineer’s sewer review letter and are aware of the fees associated with the sewer connection.

Mr. Avila states the applicate will indicate where a proposed shed will be located on the conformance plan and meet with the requirements of an accessory use. Mr. Avila also states the applicant will comply with the Fire Departments comments.

Mr. Platt informs the applicant there will be a non-residential development fee (COAH) calculated and due on the addition.

In regards to tree removal, Mr. Avila states the applicant will be removing 3 trees and replacing 2 and will comply with the tree compensation ordinance. He also states the applicant is proposing shrubs along the property line.

In response to a comment from the board regarding lighting, Mr. Avila states there will be wall mounted lights on the building.

Chairman Schwenke opens the meeting to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members.

Mr. DiNatale makes a motion to grant Minor Site Plan approval to add a 1000 square foot addition for the applicant’s office which provides support coordination services for developmentally disabled adults together with one variance and one design waiver along with site improvements with the following stipulations/conditions:

1. The applicant shall comply with the Board Engineer’s review letter dated January 15, 2020.
2. The applicant shall comply with the Sewer Engineer’s review letter dated January 22, 2020.
3. The applicant will comply with the Voorhees Fire Marshalls comments dated January 17, 2020.
4. The applicant will be demolishing and removing the existing shed and installing a new 10 ft x 10 ft and no greater than 16 ft in height at the peak. The applicant has agreed to apply for the required permits and indicate the location on the conformance plan.
5. The applicant will be required to provide an easement for the sewer connection on the adjoining property for the addition which will be reviewed by the Board Solicitor and Engineer.
6. The applicant will comply with the Compensatory Tree Ordinance.
7. The applicant will be responsible for the payment of a COAH fee.

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

AYES: Mr. DiNatale, Mr. Rashatwar, Mr. Nicini, Mr. Kleinman, Mr. Ravitz, Mr. Brocco, Mr. Stein,

 Mr. Schallenhammer, Mr. Schwenke

NAYS: None

The Chairman seeing no public adjourns the meeting.

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 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.