VOORHEES TOWNSHIP PLANNING BOARD MINUTES \_ December 9, 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. Kleiman, Mr. Nicini,

Mr. Brzozowski, Mr. Stein, Mr. Schallenhammer

Absent: Mr. Kleinman, Mr. Brocco

APPROVAL OF MINUTES

Motion made by Mr. Rashatwar to approve the minutes dated September 9, 2020; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Nicini who abstained.

Motion made by Mr. Schallenhammer to approve the minutes dated October 28, 2020; seconded by Mr. Rashatwar. Motion carries by the assenting voice vote of all present board members with the exception of Mr. Ravitz who abstained.

Motion made by Mr. DiNatale to approve the minutes dated November 11, 2020; seconded by

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

NEW BUSINESS

HEW 2 RITZ LLC

MINOR SITE PLAN

401 HADDONFIELD-BERLIN ROAD

BLOCK 139 LOT 31

PC# 20-10

Mr. Schwenke states the applicant has requested to be carried to the February 10, 2021 meeting. No further notice will be given.

VOORHEES TOWNSHIP

MINOR SUBDIVISION

22 W. WHITE HORSE ROAD

BLOCK 80; LOT 5

PC# 20-008

Appearing before the board is Mr. John Wade, attorney, Mr.Bennett Matlack, engineer;

Mr. Larry Spellman, Township Administrator; Mr. Joseph Hale, Township Engineering Department.

Mr. Wade states Voorhees Township is seeking minor subdivision approval for the property located at 22 West White Horse Road, which has frontage on White Horse Road and Linden Avenue. He states the property is located in the B (Business Zone )and the properties on the opposite side of Linden Avenue are located in the MDR ( Medium Density Residential) Zone and was formerly the VFW property and is developed with a paved access drive from White Horse Road that links two separate parking areas and exits onto Linden Avenue.

Mr. Wade states the Township is proposing to subdivide the existing lot, Lot 5 into two separate lots. He states Lot 5 which consists of 17,500 square feet, 0.402 acres will have frontage on Linden Avenue and remain Green Acres map as open space and will be deed restricted against any further development. The proposed Lot 5.01 which consists of 26,250 square feet, 0.603 acres and is the location of the old VFW building that was recently demolished by the Township due to it’s poor disrepair and dangerous structure. Lot 5 is undersized and was given a green acres component that will remain open space.

Mr. Wade states there will be no access between lots and the proposed Lot 5.01 which has access onto White Horse Road may be sold by the Township and may be commercially developed at a future time.

Mr. Matlack testifies there are no environmentally sensitive issues on the site it is a fully developed site. He states he has reviewed and agrees to Mr. Darji’s review letter dated November 23, 2020.

Mr. Darji recommends granting the submission waivers and variance for the lot size.

The meeting is opened to the public.

Helene Watson

Ruth Ober

Has concerns of portion fronting on Linden Avenue and it remaining Green Acres. She is told it will be deed restricted.

Mr. Schallenhammer makes a motion to close public portion; seconded by Mr. Schwenke. Motion carries by the assenting voice vote of all present Board members.

Mr. Stein makes a motion to grant Minor Subdivision approval along with the requested waivers and variance with the following conditions/stipulations:

1. The applicant will comply with the recommendations outlined in Mr. Darji’s review letter dated November 23, 2020.
2. The applicant shall submit the deed restriction on Lot 5 for review by the Planning Board Engineer and Attorney.
3. The applicant shall submit a final plan for review and approval by the Township Engineer.

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

AYES: Mr. Stein, Mr. Nicini, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Brzozowski,

Mr. Schallenhammer, Mr. Schwenke

NAYS: None

Abstain: None

VALCANO OF NJ LLC

MINOR SUBDIVISION

206 KRESSON-GIBBSBORO ROAD

BLOCK 222; LOT 3

PC# 20-009

Appearing before the board is Mr. Jeffrey Baron, attorney, Mr. Joseph Mancini, engineer,

Mr. Volkon Ulusoy, Mr. Gasi (translator)

Mr. Stuart Liberman, attorney for Fairway Estates HOA.

Mr. Rashatwar and Mr.Ravitz confirm with Mr. Norman that due to previous representation with Mr. baron they will not have to recuse themselves.

Mr. Baron informs the board that Mr. Ulusoy requires a translator and will only be interpreting questions and answers for the applicant.

Mr. Baron gives a brief description of the application. He states the applicant is seeking minor subdivision approval to subdivide the 0.938 acre property located at 206 Kresson-Gibbsboro Road into two lots. The existing lot which currently has a home on it is proposed Lot 3.01 and will be 0.51 acres. Proposed Lot 3 will be 0.42 acres which could accommodate a 3,500 square foot home.

Mr. Baron states the applicant is reserving their right to challenge the requirement of a density variance.

He states the permitted density in this zone is 1.5 units per acre and the applicant is requesting 2.13 units per acre. He states the applicant is also requesting a lot depth variance of 121 feet where 150 feet is required. There is also a previous existing condition of the front yard setback onto Fairway Lane.

Mr. Ulusoy testifies he is the owner of the subject property and his intention is to subdivide the property into two lots and keep the existing house and construct a new home on the additional lot. He states the condition of the home when he bought it was one story and needed repairs. He testifies he made improvements to the home including a second story addition and interior renovations.

Mr. Mancini testifies on behalf of the application. He presents photos (Exhibit A-1) of the current condition of the existing house. Mr. Ulusoy testifies that they are in fact photos of his home.

Mr. Mancini testifies that the architectural style of the homes on Kresson Road all differ. He reviews

Minor Subdivision Plan (A2) he prepared. The proposed size of Lot 3.01 is 22,373 square feet 0 .51 acres and is the lot with the existing home on it. Proposed lot 3 will be 18,511 square feet 0.42 acres. He states each home will have individual septic system on site. Mr. Mancini states the existing home has a cesspool and they are proposing to remove and replace with septic. Mr. Mancini also testifies that after research this property was not part of the Fairway Estate Subdivision approvals. A5 is presented which is a Deed regarding the property from the year 2017. Mr. Mancini presents photos A3 of the area dated 2020. He gives a brief description of surrounding properties and their current nature. He states they are mostly smaller residential properties.

Mr. Mancini provides testimony regarding the requested variances. He states the front yard setback to Kresson -Gibbsboro road requires a 75 foot setback from the County Road and is pre-existing and is a hardship. Mr. Mancini states the density variance is 2.13 units per acre where 1.5 is required. He states the density in the Fairway Estates Development is approximately 1 unit per acre and is in the CR zone which is the same as the subject property. He testifies the positive criteria for the requested variances. Mr. Mancini the relocating the driveway onto Fairway Drive would be a safety issue. He also states the positive criteria outweighs any negative criteria. Mr. Manicni states the proposed septic tank would need to meet all State requirements and based upon the current bedrooms in the homes.

Mr. Ulusoy testifies the existing home has 3 bedrooms and 2 ½ baths and originally it had 2 bedrooms and 1 bath.

Mr. Lieberman cross examines Mr. Ulusoy. Mr. Ulusoy in response to his questions states he lives in the house on 206 Kresson Gibbsboro Road and lives with his wife and 2 children since June. He also states he received a Certificate of Occupancy from the Township of Voorhees. Mr. Ulusoy states he is working with Mr. Manicni on installing septic system. He also testifies he would like to sell the other property to make a profit.

Mr. Norman states the septic issue is an outside agency approval.

Mr. Baron states that the issuance of permits is not done by the Planning Board. The applicant is only seeking Subdivision approval. Mr. Mancini testifies the applicant is required to upgrade his septic system.

Mr. Lieberman calls Mr. Carlos Rodriguez to testify. Mr. Rodriguez testifies he reviewed the proposed plan along with the Township Master Plan. He has concluded that the pre-existing variances will not be discussed. He states the application requires the density variance and believes the applicant does not have any justification for a hardship variance. He also states if approved it would not be consistent with the current zone. He also states the proposed homes would not be consistent with the surrounding neighborhood. He states the residence of Fairway Estates are not in support of the application.

There is further discussion between Mr. Baron and Mr. Rodriguez.

Due to the time and the need for additional testimony and public comments. Mr. Baron states the applicant has agreed to extend their action date and is being carried to the January 20, 2021 Planning Board meeting. There is no further notice.

Meeting is adjourned.

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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.