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VOORHEES TOWNSHIP PLANNING BOARD MINUTES APRIL 14, 2021\_\_\_\_\_\_

Chairman Mr. Schwenke 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: Mr. Schwenke, Mr. Schallenhammer, Mr. Ravitz, Mr. Rashatwar, Mr. DiNatale,

Mr. David Kleiman, Mr. Mark Kleinman, Mr. Stein

Absent: Mr. Nicni, Mr. Brzozowski, Mr. Brocco

Also present was Mr. Chris Norman, Board Solicitor, Mr. Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

APPROVAL OF MINUTES

Mr. Rashatwar makes a motion to approve the minutes dated March 10, 2021; seconded by

Mr. DiNatale. The motion carries by the following roll call vote:

AYES: Mr. Schwenke, Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. Stein, Mr. Schallenhammer

ABSTAIN: Mr. Ravitz, Mr. Mark Kleinman

NAYS: None

NEW BUSINESS

SCHAEFFER LAND LLC

MINOR SUBDIVISION

207 KRESSON-GIBBSBORO ROAD

BLOCK 213.04; LOTS 121, 122, 124

PC# 20-011

Appearing before the board is Mr. Richard Hoff, applicant’s attorney, Ms. Pamela Pelligrini, applicant’s engineer and Mr. Jason Schaeffer, applicant.

Mr. Hoff gives a brief description of the application. He states the applicant is seeking approval for a 4 Lot Minor Subdivision. He states the applicant is proposing to consolidate the existing three lots and subdivide the the property into 4 lots and construct 4 single family residential dwellings.

Ms. Pelligrini testifies on behalf of the application. She states the existing 3 lots are flag lots and are located in the RR Zone. She states the lots C and D on the plan, have the most frontage on Kresson-Gibbsboro Road while lots A & B are situated more to the back of the property. She states the applicant is proposing single family detatched residential homes. She also informs the Board the applicant will provide Easements to the OCunty to include right fo way. Ms. Pelligrini also testifies the applicant will meet all Stormwater Management requirements. She also states that pervious pavement will be installed in the driveways. Ms. Pelligrini testifies that the proposed subdivision will not impact adjoining properties. She also states that all the lots conform with the requirements of the RR Zone.

The applicant agrees to extend the sidewalk along the front of the property along Kresson-Gibbsboro Road and agrees to comply with the Tree Compensation Ordinance.

The Board and applicant address the Fire Department’s review letter dated March 30, 2021 regarding access to the properties. After discussion the applicant agrees to extend the width of the street to 18 feet and also install a turn around at the end of the street for emergency vehicle access.

The applicant agrees to update the driveway/ u turn plan for review and approval from the Fire Marshall. The applicant also agrees to a fee of $250.00 per tree for the Tree Compensation Ordinance.

The applicant also agrees to comply with COAH requirments and also informs the Board it has already received approval from the Camden County Planning Board.

The meeting is opened to the public.

Bennett Schwartz

4 Fairway Drive

Mr. Schwartz is concerned with an increase in traffic.

The applicant responds that a traffic study is not required for this type of application

A motion is made ot close public portion by Mr. Schallenhammer; seconded by Mr. Rashtwar. Motion carries by the assenting voice vote of all present Board members.

Mr. Rashatwar makes a motion to grant minor subdivision approval for 4 lots to permit the construction of 4 detatche single family residential dwellings along with associated site improvements with the following condition/stipulations:

1. The applicant will comply with the board Engineer’s review letter dated April 9, 2021
2. The applicant has agreed to extending the sidewalk along the front of the property.
3. The appplciant has agreed to comply with the Compensatory Tree Oridiance and the fee of $250.00 per tree.
4. The applicant has agreed to revise it’s driveway/street plan to include the extending of the width of the drive and also installing a turn around for emergency vehicle access for review and approval of the Fire Marshall.
5. The applicant will comply with all COAH requirements.

Motion is seconded by Mr. David Kleiman. Motion carries by the following roll call vote:

AYES: Mr. Rashatwar, Mr. DiNatale, Mr. Kleiman, Mr. DiNatle, Mr. Kleinman, Mr. Stein, Mr. Ravitz,

Mr. Schallenhammer, Mr. Schwenke.

NAYS: None

There being no further business before the board, Mr. Schwenke adjourns the meeting.

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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.