

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. DiNatale, Mr. Nicini, Mr. Kleinman, Mr. Brocco, Mr. Schallenhammer

Absent: Mr. Ravitz, Mr. Rashatwar, Mr. Kleiman, Mr. Brzozowski, Mr. Stein

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

MEMORIALIZATION OF RESOLUTIONS

MAI, LP
Waiver of Site Plan
207 Kresson-Gibbsboro Road
Block 222; Lot 8
PC# 21-012

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

AYES: Mr. Schwenke, Mr. DiNatale, Mr. Nicini, Mr. Kleinman, Mr. Brocco

ABSTAIN: Mr. Schallenhammer, Mr. Kleinman

NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated June 23, 2021 was made by Mr. Nicini; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

NEW BUSINESS

217 N. RUMSON AVE, LLC
MINOR SUBDIVISION
6 ALLUVIUM LAKES DRIVE
BLOCK 230.21, LOT 47.01
PC# 21-018
ACTION DATE: 9/27/21

Appearing before the Board is Ms. Danielle Kinback, attorney, Ms. Sangeeta Rashatwar, applicant, Ms. Pamela Pellegrini, engineer.

Ms. Kinback summarizes the application. She states the property is located at 6 Alluvium Lakes Drive, is approximately 4.21 acres and located in the Medium Density Residential Zone. She states the applicant is seeking approval to subdivide one lot into four lots which each lot will hold one residential dwelling. Ms. Kinback states the applicant did notice for two variances it is believed variances are not required. She explains the first variance was for frontage of lot 2 which was listed at 64.81 feet where 100 feet is required but it was discovered there was error in the Zoning Chart and the actual frontage for the lot is 125.8 feet along Victor Blvd and 128.24 feet along Alluvium Lakes Drive. The second variance that was noticed for was for the Clearing Limit which was proposed at 73% where only 70% is permitted but at looking at the 4 lots together the applicant is well below the 70% clearing limit.

Regarding Mr. Darji's review letter Ms. Kinback states the applicant will comply with the Tree Ordinance therefore a variance is not required.

Ms. Pellegrini testifies on behalf of the application. She states the applicant is proposing to subdivide the property into 4 lots that are all conforming and will contain custom homes. She testifies all four lots will be accessed from Alluvium Lakes Drive, have water and sewer connection and conform with the new Stormwater regulations.

Ms. Pellegrini testifies there will be an HOA established because they will be sharing small stormwater infiltration basins. Ms. Pellegrini states the applicant has agreed to comply with the Board Engineer's review letter. She states the applicant has agreed to provide clarification and revisions as requested.

Mr. Darji states this application is a buy rite application at this point and meets all the bulk requirements. He requests the applicant submit an updated Title report to the board for review. Mr. Darji requests the application be filed and recorded by plat and not deed, the applicant agrees. The applicant also agrees to submit legal descriptions for a 20-foot wide sanitary easement for review and approval by the Board Engineer and Attorney.

Ms. Pellegrini testifies the applicant will comply with the Sewer Engineer's review letter.

Mr. Darji informs the Board he is in receipt of the applicant's LOI. He also informs the Board the applicant will be required to obtain a Flood Hazard Area Permit and verification. The applicant agrees to comply with the requirements that the custom homes have variations in the façade. Ms. Pellegrini states the homes will be split or bi-level approximately 4500 square feet if not a bit larger.

The applicant agrees to comply with the Affordable Housing Fee requirements.

Mr. Darji states the proposed Stormwater Management System will be maintained by the HOA. HOA documents will be reviewed by the Board Solicitor and Engineer for review and approval. The applicant agrees to comply with the condition that the entire Stormwater Management System will Need to be completed prior to the first Certificate of Occupancy being issued.

Mr. Darji states the Township will not take ownership of the Stormwater Management System.

Mr. Darji informs the Board that Alluvium Lakes Drive is under a moratorium until November 2022 and was repaved within the last five years. The applicant agrees to the condition they will repave that section of Alluvium Lakes Drive between Victor Blvd and Millburn Way when construction is complete. Mr. Darji states if the work is completed prior to November 2022 the applicant will be required to re-mill and repave the entire width of the Road. If the work is completed after that date they will be required to re-mill and repave half width to include utility trenches.

Ms. Pellegrini states the applicant will be in further discussion with Mr. Garcia, Churchill Engineers regarding the Virtua Contribution.

Mr. Schwenke informs the Board the Fire Department had no concerns after reviewing this application.

Ms. Pellegrini states they received approval from Camden County Soil Conservation and also Camden County Planning Board had no issues with the application.

Mr. Schwenke opens the meeting to the public.

Nona Ostrove
Attorney for Alluvium Lakes HOA

Ms. Ostrove states the HOA has some concerns regarding the rules and regulations being adhered to by the homeowners of the proposed subdivision. The HOA maintains Sunshine Lakes. She states the lake is a private lake. Ms. Ostrove states the HOA is concerned with the impact to the lake during construction. She states the HOA is concerned with the construction of docks on the lake. There is a discussion regarding an agreement with the prior property owners. Ms. Kinback states there was no record of a recorded agreement with the County by title search.

Jennifer Terry
1104 Champlain Drive

States she recently purchased her property and is in favor of the application.

Jerald Allen
1402 Champlain Drive

In favor of the application.

Romi Maliki
5 Alluvium Lakes Drive

No issues with application.

Seeing no further public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present Board members.

Mr. Nicini makes a motion to grant Minor Subdivision approval for a 4 lot subdivision located at 6 Alluvium Lakes Drive with the following conditions/stipulations:

1. The applicant will comply with the Board Engineer's review letter dated August 23, 2021
2. The applicant will comply with the Township sewer Engineer's review letter dated April 24, 2021.
3. The applicant will submit the form of the deeds and legal descriptions for a 20 foot wide sanitary sewer easement for review by the Planning Board Engineer and Attorney.
4. The applicant has agreed to comply with the Compensatory Tree Ordinance
5. The applicant will comply with the Affordable Housing Fee (COAH)
6. The applicant will obtain all outside agency approvals

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

AYES: Mr. Nicini, Mr. DiNatale, Mr. Kleinman, Mr. Brocco, Mr. Schallenhammer, Mr. Schwenke

NAYS: None

ABSTAIN: None

Seeing no further business Mr. Schwenke 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.