

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. Rashatwar, Mr. Ravitz, Mr. Rashatwar, Mr. Brocco, Mr. Stein, Mr. Schallenger

Absent: Mr. Kleiman, Mr. DiNatale, Mr. Nicini, Mr. Brzozowski, Mr. Kleinman

MEMORIALIZATION OF RESOLUTIONS

Apollo Equities, LLC
39 Lafayette Ave
Block 270; Lot 28
Minor Subdivision
PC# 22-024

Motion was made by Mr. Schallenger to memorialize the resolution, seconded by Mr. Schwenke.

Motion carries by the following roll call vote:

AYES: Mr. Schallenger, Mr. Schwenke, Mr. Stein

NAYS: None

ABSTAIN: Mr. Rashatwar, Mr. Ravitz, Mr. Brocco

APPROVAL OF MINUTES

Mr. Schallenger makes a motion to approve the minutes dated January 25, 2023, seconded by Mr. Schwenke. Motion carries the assenting voice vote of all present board members with the exception of Mr. Rashatwar, Mr. Ravitz and Mr. Brocco who abstained.

SWEARING IN OF PROFESSIONALS – Mr. Norman swears in Mr. Rakesh Darji as the Planning Board Engineer

NEW BUSINESS

Cornerstone Development of Gibbsboro, LLC
Change of Use/Waiver of Site Plan
1202 Berlin Rd
Block 262, Lot 10
PB #22-025
Action Date: 3/18/23

Appearing before the board is Mr. David Wollman, applicant’s attorney and Mr. Bruce Kramer, applicant.

Mr. Wollman states the applicant is seeking change of use and waiver of site plan approval to use 1,200 square foot of Unit “A” to be reconfigured and used as a multi-tenant space with five (5) offices.

Mr. Kramer testifies he is the owner of the property located at 1202 Berlin Road. He states that the 12,000 square feet of building space which 9,600 square of office/warehouse use and 2,400 square feet of retail/office use. He states the building was constructed in 2007 and the current configuration is the same as when it was originally constructed. He testifies he is not proposing any site improvements. Mr. Kramer testifies there are 24 parking spaces total with 14 spaces located at the front of the building. He states he had his property manager count the spaces in the last 2 months and only 5.3 vehicles per day utilized the fourteen (14) parking spaces located at the front of the building.

Mr. Kramer testifies that the five (5) multi-tenants offices include a chiropractor with two days of evening office hours from 5:00 to 8:00 PM on Monday and Friday, a psychic advisor with customers seen by appointment only and three (3) additional vacant units. Mr. Kramer testifies that Unit “B” is occupied by Source One a computer technology company with 4-5 employees which utilizes a total of 7 of the 10 parking spaces along the northerly side of the building.

Mr. Darji states that as per his review letter dated February 7, 2023 the use is a permitted use in the zone and meets all the requirements. the applicant provided all the requested testimony. Mr. Kramer testifies that there will be no impact to the septic system on site.

Mr. Schwenke opens the meeting to the public. Seeing no public comments Mr. Ravitz makes a motion to close public portion; seconded by Mr. Brocco.

Mr. Stein makes a motion to grant Change of Use/Waiver of Site Plan approval to allow the five (5) tenants within the 1,200 square feet to utilize the fourteen (14) spaces with the following conditions/stipulations:

1. The applicant will comply with the recommendations and comments in Mr. Darji's review letter dated February 16, 2023.

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

AYES: Mr. Stein, Mr. Rashatwar, Mr. Brocco, Mr. Ravitz, Mr. Schallenhammer, Mr. Schwenke

NAYS: None

ABSTAIN: None

DEVEL, LLC
PRELIMINARY AND FINAL MAJOR SUBDIVISION
1 DEANES AVE
BLOCK 206; LOT 12
PC# 22-023
ACTION DATE: 4/24/23

Appearing before the Board is Mr. Stephen Samost, attorney, Mr. Richard Clemson, engineer, Mr. Ralph Ford, project manager, Mr. David Shropshire, traffic engineer, Ms. Linda Samost, principal owner, Mr. Bob Fesco, DR Horton contract purchaser.

Mr. Ford testifies he has been the project manager since 2008 and the subsequent subdivision application that was approved. He states the project has in essence remained the same but due to the new stormwater management regulations they have decreased the number of lots by one to 20 lots and proposed additional basins and landscaping.

Mr. Ford testifies regarding the history of the project. He states the Buzby Landfill started operations in 1966 and operated for 12 years. During that period hazardous materials were placed in the landfill causing environmental issues and the intervention of EPA and DEP. Mr. Ford states that when they originally looked into this project they were in consultation with DEP as to the suitability for residential subdivision on this property. He testifies those records are a part of the old application documents.

Mr. Ford testifies that the DEP stated with passive vapor intrusion systems in the home they would be suitable for residential occupancy and the amounts of levels of contaminants in the groundwater discharge do not pose a significant level of health risk for the duration of a human's lifetime. Mr. Ford testifies that they appeared before the Voorhees Township Environmental Commission at the time of obtaining their original approvals.

Mr. Ford testifies they have continued to bring in the most reputable environmental firms in the nation including Princeton Hydro, Langan, Brickhorse and Earth Engineering to monitor and test the site throughout the year in order to substantiate what DEP findings were. He states he has relevant parts of those reports along with the conclusions. He testifies all of those studies and tests reveal the site is suitable for residential housing without a threat to the resident.

Mr. Ford presents exhibit A1 an Aerial overlay plan and identifies the testing equipment on site and also the proposed subdivision. Mr. Ford presents exhibit A2 which is a colored rendering of the site where he indicates the additional basins and the proposed subdivision plans which includes the elimination of one lot and cul de sac.

Mr. Clemson testifies on behalf of the applicant. He indicates on the plan the heavy boundary which is the limit to the actual tract. He points out the access to the property from Wilderness Drive to Deanes Avenue. He states both streets are owned by the Township. He states the tract of land is approximately 13.7 acres and is located in the MDR Zone (Medium Density Residential). He states the property is currently a wooded vacant lot and has one single family dwelling on it which is unoccupied. It was the model home.

Mr. Clemson testifies the property contains freshwater wetlands which exist at the northeast corner of the property and were verified by NJDEP and an LOI was issued on June 28, 2022. He states they were classified as intermediate resource value with a 50 foot transition buffer. He testifies that what is being proposed will not involve any additional wetlands permits. He states they are leaving the wetlands and transition buffer undisturbed.

Mr. Clemson states the applicant is seeking preliminary and final subdivision approval to construct 20 single family homes with one open space lot along with two public streets Deans Ave and Haddon Court as well as stormwater, wastewater and potable water infrastructure along with landscaping and lighting improvements.

Mr. Clemson testifies the single family lots will comply with MDR standards and no variances are being requested. The minimum lot area in the MDR zone is 15,000 square feet and they meet the provisions. Mr. Clemson states the Board Engineer has requested they change the easement to a right of way in the cul de sac and he states by doing that they would still be meeting ordinance.

Mr. Clemson states the roads are designed to meet RSIS and also the current stormwater regulations. He states there will be 3 small scale basins and 1 large scale basin which meet all infiltrate standards. He states trash and recycling will be curbside pickup. He states there will 70 parking spaces where 50 are required.

Mr. Clemson testifies that the proposed landscaping includes 44 street trees, 102 deciduous trees, 81 evergreens, 244 shrubs and 65 flowering plants. Mr. Clemson states they prepared a tree compensation plan. (A3) There is further discussion regarding the number of trees that will need to be removed or that have already been removed. Mr. Darji and Mr. Clemson discuss the exempt areas in accordance to our ordinance and will further review the compensation plan to determine the number of trees.

Mr. Clemson testifies the applicant has agreed to comply with the sewer engineer's review letter prepared by Churchill engineering. February 9, 2023.

Mr. Samost reviews a portion of a DEP letter regarding the consumption of the water. The applicant has agreed to provide environmental reports from 2017-2018 and any other current testing results. (A5)

The model home and a passive/active system installed. Post environmental testing will be submitted.

Mr. Clemson testifies that he agrees to the right of way because the Township will own and maintain the street. He states that the material for the walking path will porous asphalt and that a split rail fence around the basin will be installed. He also testifies the HOA will maintain the stormwater management. The applicant will provide point of sale disclosures regarding no access to the lake, regarding the Buzby landfill and active monitors being installed in the homes.

Seeing no additional testimony Mr. Schwenke opens the meeting to the public.

Tom Kenny
22 Wilderness Avenue
Voorhees

Mr. Kenny has concerns regarding the cul de sac and the amount of trips permitted allowed by administrative code. He is concerned with traffic and the development of the property. He is concerned with the monitoring system being installed and the disclosures required. He is concerned with the disruption of the land and the disturbance of pollutants. He is concerned with construction traffic and the street.

Mr. Shropshire provides testimony in response to his concerns and states it is now in compliance with RSIS.

Meredith Schott & Matthew Schott
26 Wilderness
Voorhees

Ms. Schott is concerned with the sidewalks only being on one side of wilderness drive and the amount of increased traffic. She is concerned with the disruption of the soils and testing.

Ms. Schott is concerned with the wildlife. She also states it is her property that owns the fence that is encroaching on the subject property.

Mr. Schott is concerned with conditions of approval and environmental testing.

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

It is announced that the application is being continued to the April 26, 2023 Planning Board meeting and no further public notice is required.

Seeing no further business Mr. Schwenke adjourns the meeting.

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.