

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. DiNatale, Mr. Stein, Mr. Schallenhammer, Mr. Mark Kleinman, Mr. Brocco, Mr. Stein

Absent: Mr. Rashatwar, Mr. David Kleiman, Mr. Nicini, Mr. Brzozowski

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

SWEAR IN BOARD ENGINEER

Mr. Norman swears in Mr. Darji as Board Engineer.

MEMORIALIZATION OF RESOLUTIONS

Glass World Consulting, LLC
Conditional Use/Waiver of Site Plan
326 Route 73
Block 225; Lot 9
PC# 23-004

Mr. Schallenhammer makes a motion to memorialize the resolution, seconded by Mr. DiNatale. Motion carries by the following roll call vote:

AYES: Mr. Schallenhammer, Mr. DiNatale, Mr. Kleinman, Mr. Brocco, Mr. Stein, Mr. Ravitz

ABSTAIN: Mr. Schwenke

NAYS: None

APPROVAL OF MINUTES

Motion to approve the minutes dated March 8, 2023 was made by Mr. Ravitz, seconded by Mr. Stein. Motion carries by the following roll call vote:

AYES: Mr. Schallenhammer, Mr. DiNatale, Mr. Kleinman, Mr. Brocco, Mr. Stein, Mr. Ravitz

ABSTAIN: Mr. Schwenke

NAYS: None

NEW BUSINESS

CHARLES BROWN
PRELIMINARY & FINAL MAJOR SITE PLAN
1231 BERLIN ROAD
BLOCK 270; LOT 29
PC# 23-03
ACTION DATE: 6/23/23

Appearing before the board is Mr. Peter Chacania, applicant’s attorney, Mr. Charles Brown, applicant, Mr. Mike Avila, engineer, Ms. Gabrielle Duple who were sworn in.

Mr. Chacania gives brief summary of the application. He states the applicant is seeking Major Site Plan and bulk variance approval for the property located at 1231 Haddonfield-Berlin Road, Block 270; Lot 29, located in the (B) Business Zone. He states the applicant is looking to expand the existing building with a 60 X 20 square foot addition. This expansion will be used as a facility for adults with developmental disabilities to teach them independent living skills.

Mr. Chacania reviews bulk variances being requested. First is the front yard setback from Berlin Road where 100 feet is required and 50.97 feet is proposed where 49.64 is existing. The second is for the front yard along Devonshire where 100 feet is required and 51.01 feet is proposed where 30 feet is existing. The next is the side yard where 15 feet is required and 14.79 feet is proposed. The minimum buffer to the residential properties is 50 feet where they are requesting 37.22 feet from lot 31.

Mr. Chacanas states the applicant is also seeking a variance from the minimum parking setback from any property line where 15 feet is required and 5 feet is being proposed from Devonshire Drive right of way. The final variance is from the minimum parking requirements where 13 spaces are required and 12 spaces are provided. In response to Mr. Darji's review letter regarding additional landscaping and plantings and the applicant has agreed to install those. Mr. Chacanas also reviews the following requested design waiver from providing curbing along access ways, driveways, drive aisles, loading areas and parking bays. He states the applicant has also agreed to plant 6-foot trees to screen the trash enclosure.

Mr. Brown testifies that the hours of operation will be Monday- Friday 9:00 AM- 3:00 PM and have five employees. He states this is a Community Inclusion Programs where approximately twenty (20) developmentally disabled adults will be transported to the facility daily from their residences by vans. He testifies that the majority of the time the individuals will be out in the community and will not be at the facility for long periods of time. That is generally speaking there will be times for example weather is not permitting normal activities where they will spend more time at the facility. Mr. Brown also testifies the individuals do not drive therefore parking is not an issue. He states the employees do not drive their vehicles to work they pickup and drop off individuals with the company vans and keep the vans at home. He also states there are occasions where parents will drop off their child.

Mr. Avila testifies on behalf of the application. He distributes an exhibit which is just a layout of the site modified for easier visual and reference purposes. It is from the submitted site plan. Mr. Avila states the property is located at the intersection of Haddonfield-Berlin Road and Devonshire Drive. Mr. Avila testifies the applicant is eliminating the access from Haddonfield-Berlin Road and access to and from the site will be located on Devonshire Drive to eliminate potential conflicts and also for safety reasons. He testifies the applicant will provide private trash service and that the trash that will be generated will be minimal. He state the applicant has agreed to screen the enclosure with 6 foot high trees which eliminates the original request for a design waiver. He also states the applicant has agreed to widen the sidewalk along Haddonfield-Berlin Road. Mr. Avila testifies that due to the nature of the business and the existing building and the shallow and narrow nature of the lot the benefits outweigh the detriments, and the site design and use will improve the existing conditions and therefore not substantially impair the neighborhood or Master Plan of the Township. Mr. Avila states they will coordinate with the Board engineer regarding plantings and landscaping.

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

Mr. Stein makes a motion to grant Preliminary & Final Major Site Plan approval along with Bulk Variances and Design Waiver to construct a 29.33 'X 60' one story addition to the existing building for use by a community inclusion program for developmentally disabled adults to teach independent life skills along with site improvements for the property located at 1231 Haddonfield-Berlin Road ,located in Block 270; Lot 29 with the following conditions/stipulations:

1. The applicant shall comply with the recommendations set forth in the March 15, 2023 Board Engineer's review letter.
2. Applicant will provide additional plantings and will plant two trees to eliminate the need for variance relief.
3. Applicant shall plant 6' trees to screen the trash enclosure to eliminate the need for design waiver relief.
4. Applicant will widen sidewalk along Haddonfield-Berlin Road.
5. Applicant shall obtain Camden County Planning Board approval.

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

AYES: Mr. Stein, Mr. Schallenhammer, Mr. Kleiman, Mr. Brocco, Mr. DiNatale, Mr. Ravitz, Mr. Schwenke

ABSTAIN: None

NAYS: None

BRANDYWINE-MAIN STREET. LLC
PRELIMINARY & FINAL MAJOR SITE PLAN (Parking)
MAIN STREET
BLOCK 207; LOT 4.25
PC# 23-002
ACTION DATE: 6/19/23

Mr. Chacanas states he is the applicant's attorney and that the applicant is requesting that the application be carried and rescheduled at a time to be determined once plan revisions have been processed and that the applicant has agreed to extend the action date. The applicant is required and agrees to re-notice.

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.