

JUNE 12, 2018

PLANNING/ZONING BOARD MINUTES JUNE 12, 2018

Meeting called to order at 7:00 p.m. by Chair Watson

Secretary Levy read the Opening Statement: “All the notice requirements of the Open Public Meeting Act have been complied with in full”.

ROLL CALL:

Present: Chairwoman LuAnn Watson Vice Chairman Councilman Jerry Bonsall Mayor Edward G. Campbell Mrs. Susan Croll Ms. Barbara Gellura Mr. Mike Kelly Mrs. Patricia Croghan	Absent: Chairman Emeritus Joseph Hartmann
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Professionals: Engineer - Gregory Fusco
Planner - Brian Slaugh
Solicitor - Donald Ryan

RESOLUTIONS: None

CERTIFICATES OF APPROPRIATENESS: None

APPLICATION COMPLETENESS REVIEW:

1. Variance – Block 58.03, Lot 10 – 20 DRIFTWOOD WAY

Applicant/Owner: Brittany Wooster and Ryan Adams
 Taxes: Current
 Escrow: 0

Review letter from Planner Brian Slaugh dated 6/4/18

Motion to declare application complete Mayor Campbell, Second Mrs. Croll

Voice Vote: Chairwoman Watson Mayor Campbell Ms. Gellura Mr. Kelly	Aye Aye Aye Aye	Mr. Hartmann Councilman Bonsall Mrs. Croll Mrs. Croghan	Absent Aye Aye Aye
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MINUTES:

Motion to dispense reading and approve the minutes of 5/8/2018 Councilman Bonsall, Second Mrs. Croghan

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Voice Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye	Mrs. Croghan	Aye

CORRESPONDENCE

TO: Planning Board – Received 5/29/18
 FROM: Township of Voorhees Zoning Board
 RE: Notice of Hearing
 ACTION: FYI

NEW BUSINESS:

1. Variance – Block 58.03, Lot 10 – 20 DRIFTWOOD WAY

Applicant/Owner: Brittany Wooster and Ryan Adams
 Taxes: Current
 Escrow: 0

Review letter from Planner Brian Slauch dated 6/4/18

Brittany Wooster and Ryan Adams were present and sworn in and testified regarding a bulk variance for the placement of fence on her property. The applicants would like to place the fence and maximize the yard. The fence will be six foot single convex cedar fence and will be six foot. They testified that the fence will not impair vehicles vision. They described the property as Driftwood Way and the front facing Birchwood Way. No trees will be removed for the fence. Across the front will be a four foot picket fence and the six foot fence will be to the rear.

Open to the public. No voice from the public. Closed to the public.

Motion to grant a bulk variance conditioned on the planner’s recommendation that the applicants place the sketch of the fence on the actual survey and submit to Secretary Levy – Councilman Bonsall, Second Mr. Kelly.

Poll Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye	Mrs. Croghan	Aye

2. REDEVELOPMENT PLAN – LAKEVIEW DRIVE NORTH

Planner Brian Slauch commented that Borough Council will introduce an ordinance on June 13th and will then be presented to the Planning Board at the July meeting. A study had been done a few years back including the old bank (now owned by Dr. Articola) and two additional properties. The board determined that the properties qualified for redevelopment. The Borough Council

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established the need for redevelopment. The plan sets out a specific area design and standards for the area. The Redevelopment is consistent with the goals and objectives of the Master Plan and the State plan. The plan will be distributed to the Board and discussed at the July meeting.

OLD BUSINESS:

1. VARIANCES – BLOCK 18.03, LOT 7 – 25 N. TANGLEWOOD DRIVE

Owner: Oscar Hernandez
Taxes: Current
Escrow: \$500

- a. Review letter from Planner Brian Slaugh dated 5/2/18
- b. Review letter from Engineer Greg Fusco dated 5/7/18

Mr. Hernandez was present and was sworn in and testified regarding the installation of a pool in the rear of his property. The pool will be 600 square feet with an apron of 6 to 8 feet. The bulk variances needed are for impervious coverage and setback.

Open to the public. Mr. Don Newby 17 N. Tanglewood Drive. Mr. Newby commented that he is in agreement with what Mr. Hernandez is doing with the property. Closed to the public.

Mr. Fusco indicated that he met on site with Mr. Hernandez and the roof drains that collect roof run-off from a portion of the dwelling and connect to a subsurface storage device that will be built and infiltrate the water which will help offset the amount of impervious that is being created with the roof deck. Mr. Hernandez testified that he is willing to do this.

Motion to grant bulk variances including 11,136 impervious lot coverage and 35 foot setback conditioned on planner’s recommendation to inspect the property and make recommendations to Mr. Hernandez regarding landscaping and Mr. Hernandez will submit documentation on the mitigation system to Mr. Fusco.

Poll Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye	Mrs. Croghan	Aye

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

Nothing new regarding the application.

INFORMATIONAL:

1. Next regular Planning Board meeting is July 10, 2018

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MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 8:00 PM COUNCILMAN BONSTALL, SECOND MRS. CROLL

Voice Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye	Mrs. Croghan	Aye

Anne D. Levy
Secretary

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