

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. DiNatale, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schallenhammer, Mr. Rashatwar

Absent: Mr. Kleiman, Mr. Nicini, Mr. Ravitz, Mr. Schwenke

Also present was Mr. Norman, Board Solicitor.

Substitute Board Engineer Mr. Anthony Lopez is sworn in.

MEMORIALIZATION OF RESOLUTIONS

PC#24-014
Henry G Mazzola
Amended/Preliminary and Final Major Site Plan
308 Haddonfield-Berlin Rd
Block 144; Lot 2

Mr. Schallenhammer makes a motion to memorialize the resolution, seconded by Ms. Augustine. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schallenhammer, Mr. Rashatwar
ABSTAIN: None
NAYS: None

PC#24-015
FPS Rink LP
Minor Site Plan
601 Laurel Oak Rd
Block 141; Lot 3

Ms. Augustine makes a motion to memorialize the resolution, seconded by Mr. Schallenhammer. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, Mr. Schallenhammer, Mr. Rashatwar
ABSTAIN: Ms. Branch
NAYS: None

APPROVAL OF MINUTES

Motion made by Ms. Augustine to approve the minutes dated September 25, 2024; motion seconded by Mr. Platt. Motion carries by the assenting voice vote of all present board members excluding Ms. Branch, who must recuse herself.

Motion made by Mr. Platt to approve the minutes dated October 9, 2024; motion seconded by Ms. Augustine. Motion carries by the assenting voice vote of all present board members with no abstentions.

NEW BUSINESS

PC#24-018
Voorhees Academy LLC
Site Plan Waiver
1201 White Horse Rd
B 199.06; L: 41

Appearing before the board is the applicant's attorney, Mr. James Burns of law firm Dembo, Brown and Burns. Substitute board engineer Anthony Lopez states that with a recent survey submitted by the applicant, a variance for the front yard setback should no longer be required. Mr. Burns testifies that the applicant is requesting a site plan waiver and bulk C variance for the installation of a sun shade canopy structure that will be adjacent to the playground area at the site, 1201 White Horse Rd, Block 199.06 Lot 41. Mr. Burns states that the proposed shade structure will serve as much needed shade relief for students at the Today's Learning Center during playtime and assemblies outside. He states that the canopies will be installed adjacent to the playground area, which is why the rear setback variance is required for 3 ft from the rear property line, where 30 feet is required. Mr. Burns testifies that the

proposed location for the shade structure is the most ideal area due its proximity to the playground as well as the existing concrete structure.

At this time the applicants join Mr. Burns to testify on the application and are sworn in. The applicant Jessica Maisuria, Assistant Director at the Voorhees Academy Today's Learning Center states that the academy is a preschool for children ages 2-5, and the center is open Mon-Fri, 7am to 6pm. Regarding existing areas of shade, Ms. Maisuria testifies that there is minimal shade present, with possibly just a bit around the playground area. She states that there are approximately 30 children outside at a given time for playtime/assemblies and the proposed shade structure would be highly beneficial for providing shade while children are outside. For neighboring properties, Ms. Maisuria testifies that there is a vegetated buffer along the rear of the property between neighboring properties and their site with minimal line of sight between the properties. She states that as the canopy is not designed to withstand snow or other harsher weather conditions, it will be taken down during the winter months.

Mr. Rashatwar asks Ms. Maisuria about the possibility of children climbing the structure. Ms. Maisuria states that the children are supervised at all times and there are also rules that they must follow when outside. She testifies that it would also be difficult physically for the children to climb the structure due to the height and design of the structure.

Mr. Schallenhammer asks Ms. Maisuria if there is any lighting proposed on the structure. Ms. Maisuria testifies that there is no proposed lighting as the structure will only be used in the daytime.

Mr. Burns shows briefly shows the board a concept image of the proposed shade structure. Ms. Augustine asks Ms. Maisuria if there is any concern about children running into the poles of the shade structure. Ms. Maisuria states that there will be a special padding material around the poles should children run into them.

Ms. Branch asks Ms. Maisuria how snowfall or ice on the canopy of the shade structure would be handled. Ms. Maisuria states that the canopy would be taken down for the winter months.

Mr. Platt asks Ms. Maisuria if the split with the canopies overlapping would create any areas where sunlight could go through. Ms. Maisuria states that there would be minimal split with the overlapping canopies.

Mr. Lopez asks Ms. Maisuria if there are any structures close to where the canopy structure is proposed that could be used by children to climb the canopy structure. Ms. Maisuria states that there are no structures close to the location of the proposed canopy structure that children could use to climb the canopy.

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

Mr. Platt makes a motion to grant amended site plan approval for the property located at 1201 White Horse Rd Block 199.06 Lot 41 for the installation of a sunshade structure at the site with the following conditions/stipulations:

1. Applicant has agreed to comply with the board engineer's review letter dated October 11, 2024
2. Applicant has agreed to remove the canopy of the shade structure during the winter months

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

AYES: Mr. DiNatale, Ms. Augustine, Mr. Platt, Ms. Branch, Mr. Schallenhammer, Mr. Rashatwar

ABSTAIN: None

NAYS: None

Seeing no further business Mr. Rashatwar adjourns the meeting.

Rashane Thapa
Planning Board Secretary

Voorhees Township Minutes prepared by Rashane Thapa. 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