

The Chairperson 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, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Platt, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

Absent: Mr. Kleinman, Ms. Branch, Mr. Schwenke

Also present is Chris Norman, Board Solicitor, and Jeremy Noll, Board Engineer

Mr. Norman swears in Board Engineer, Mr. Noll.

MEMORIALIZATION OF RESOLUTIONS

PC#22-023
Devel LLC
Preliminary and Final Major Subdivision
1 Deanes Ave
Block 206; Lot 12

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

AYES: Mr. Platt, Mr. Ravitz, Mr. Schallenhammer
ABSTAIN: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Ms. Augustine
NAYS: None

PC#24-012
Voorhees White Horse, LP
Major Site Plan
1101 White Horse Rd
Block 160; Lot 1.07

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

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Platt, Mr. Schallenhammer, Ms. Augustine
ABSTAIN: Mr. Rashatwar, Mr. Ravitz
NAYS: None

PC#24-019
JBMT Inc.
Minor Site Plan
310 American Way
Block 35; Lot 9

Mr. DiNatale makes a motion to memorialize the resolution, seconded by Mr. Vandegrift. Motion carries by the following Roll Call Vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Platt, Mr. Schallenhammer, Ms. Augustine
ABSTAIN: Mr. Rashatwar, Mr. Ravitz
NAYS: None

APPROVAL OF MINUTES

Mr. Schallenhammer makes a motion to approve the following sets of minutes as a block: December 11, 2024, January 8, 2025, and January 22, 2025, seconded by Mr. Ravitz. Motion carries by the following block Roll Call Vote:

AYES: Mr. DiNatale (January 8 and January 22), Mr. Vandegrift (January 8 and January 22), Mr. Nicini (January 8 and January 22), Mr. Platt (all 3 meetings), Mr. Ravitz (December 11 and January 8), Mr. Schallenhammer (all 3 meetings), Ms. Augustine (January 8 and January 22)

ABSTAIN: Mr. DiNatale (December 11), Mr. Vandegrift (December 11), Ms. Augustine (December 11), Mr. Rashatwar (all 3 meetings),

NAYS: None

NEW BUSINESS

POSTPONED/CARRIED TO 3/12 MEETING

PC#24-022

217 N Rumson Ave LLC

Minor Subdivision

6 Alluvium Lakes Dr

Block 230.31; Lot 47.01

Mr. Norman announces that the application for PC#24-022 217 N Rumson Ave LLC Minor Subdivision 6 Alluvium Lakes Dr will be postponed/carried for two (2) weeks to the March 12 planning board meeting, as per an email request from the applicant's attorney.

Mr. Schallenhammer makes a motion to continue the application to the March 12 meeting, seconded by Mr. Platt. Motion carries by the assenting voice vote of all present members.

PC#24-021

Village Group Lmt'd Partnership

Minor Site Plan

10 Lucas Ln

Block 150.03; Lots 2, 4, 4.02, 5 & 6 (improvements in lot 6)

Mr. Platt states that due to a conflict with the application he is unable to participate and therefore recuses himself. Mr. Platt steps down from the deus.

Appearing before the board is Mr. John Cranmer, the applicant's attorney along with Matthew Garron, regional manager of the Village Group properties and Jesse Dougherty, the applicant's engineer from Marathon Engineers. All three are sworn in. Mr. Cranmer testifies that the applicant seeks to refresh the existing pool area at the site, and all improvements are to occur on lot 6 of the property.

Mr. Garron testifies on behalf of the application. He states that the proposed improvements will expand the pool deck and add grilling areas as well as bathroom facilities. Mr. Garron explains the improvements will occur in the footprint of the existing pool.

Mr. Dougherty provides testimony on the application. He states that impervious coverage will be increased slightly with the proposed improvements, but it will still remain below the 60% max threshold for the zone. Mr. Dougherty states that the existing lawn area will be converted to paved surface and other proposed changes to the site include adding grills for a grilling area, fire pits and additional landscaping.

Mr. Garron addresses some portions of ERI's review letter on the application. He states that the pool is open from noon to 8pm between the dates of Memorial Day and Labor Day. He states that for security, there is a subcontractor that provides lifeguards, and they also handle trash recycling, with pool attendants and similar staff gathering trash/recycling and transporting it to the dumpsters onsite for pickup. Mr. Noll asks Mr. Cranmer if tree protection will be provided for the trees that will be preserved onsite. Mr. Cranmer confirms that tree protection will be provided.

Mr. Vandegrift inquires on whether fire marshal review of the proposed fire pit on the site has been issued. Mr. Noll states that the plans were submitted to the Fire Marshal but a review response has not yet been issued.

Mr. Schallenhammer asks Mr. Garron if the existing grill onsite will be moved and whether the proposed grills will use propane Mr. Garron states that the existing grill will be moved to the patio side of the site and will be facing the pool. He also confirms that the grills will be fueled by propane tanks. Mr. Schallenhammer asks Mr. Garron why a previous inground pool behind the complex was buried. Mr. Garron states that there were pest issues with ducks that necessitated the burying of the pool.

Seeing no further testimony or comments from the Board the meeting is opened to the public. Seeing no public comments on the application Mr. Ravitz makes a motion to close public portion, seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Mr. DiNatale makes a motion to grant Minor Site Plan approval to allow for the installation of pool area improvements, including expansion of the existing pool deck area, adding a fire pit, pool supply closet, and restroom facilities, as well as some landscaping improvements for the property located at 10 Lucas Ln, Block 150.03, Lots 2, 4, 4.02, 5 & 6 (improvements all in lot 6) with the following conditions/stipulations:

1. The applicant agrees to the conditions in the board engineer's review letter dated February 21, 2025

Motion seconded by Mr. Nicini. Motion carried by the following roll call vote:

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Rashatwar, Mr. Ravitz, Mr. Schallenhammer, Ms. Augustine

NAYS: None

ABSTAIN: Mr. Platt

At this time, the board opens the meeting to the public once again as there are various members of the public present.

Christina Hansen
21 Alluvium Lakes Dr

Ms. Hansen asks the board for information on the Alluvium Lakes subdivision application that had been carried/postponed/continued, and states that other neighbors of Alluvium Lakes had attended the meeting to learn about the application. Mr. Norman states that the merits of the application cannot be discussed at the meeting as the application has been continued/carried to March 12, however the plans and other materials on the application can be accessed on the Township website.

Mr. Ravitz explains that the applicant had sent the request for the continuance a couple hours before the meeting, which is why notice of the continuance had not been issued. Mr. Ravitz states that the application materials as well as agenda for the March 12 meeting would all be accessible on the Township website.

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

At this time, Mr. Vandegrift asks the board about administrative items regarding delivery of meeting packets for members. Mr. Vandegrift expresses support for having meeting packets for board members delivered to them several days prior to the meeting. He also states that fire marshal reviews of applications should be included in the packets for board members to review prior to the meeting. Mr. Ravitz and other members of the board continue to discuss these administrative matters briefly.

Seeing no further business, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Mr. Ravitz.

Rashane Thapa

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