

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, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Schwenke

Absent: Mr. Kleinman, Ms. Augustine

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

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

APPROVAL OF MINUTES

Mr. Nicini makes a motion to approve the set of minutes from the February 26, 2025 meeting, seconded by Mr. DiNatale. Motion carries by assenting voice vote of all present members.

NEW BUSINESS

PC#24-022  
217 N Rumson Ave LLC  
Amended Minor Subdivision  
6 Alluvium Lakes Dr  
Block 230.31; Lot 47.01

Appearing before the board is Mr. Hoff, the applicant's attorney from law firm Bisgaier Hoff. Mr. Hoff provides a brief background on the application, explaining that the applicant had gone before the board in 2021 for a minor subdivision approval for four residential lots, but had to obtain DEP approval for the location of a flood hazard line on the property. He testifies that the location of the flood hazard line has now been determined, and they are back before the board for minor subdivision approval as the configuration of the lots had changed with the setting of the flood hazard line. Mr. Hoff states that four residential lots are still being proposed in this application, and just the configuration of the lots and minor items have been updated.

At this time, the applicant's engineer, Mr. Joseph Odenheimer of engineering firm Colliers Engineering and Design approaches the board and is sworn in. Mr. Odenheimer testifies that the proposed lots will each have their own stormwater system, and driveways are also porous to further aid in stormwater management. He states that stormwater discharge from all lots is directed towards the lake. Mr. Odenheimer testifies that to comply with wetland buffer requirements the proposed lots were moved further back from the wetland transition area designated by the DEP. Regarding bulk requirements for the MDR zoning designation of the property, Mr. Odenheimer states that the lots all conform except for lot 47.01, which would require a variance for frontage. Mr. Odenheimer states that this variance had also been granted for the previous subdivision application.

For trees onsite, Mr. Odenheimer testifies that the overall property complies with the township's tree clearing ordinance. Mr. Ravitz asks if there is a deficit with tree clearing at the site. Mr. Noll states that there is no deficit but the applicant will need to comply with tree compensation charts for each lot.

Mr. Odenheimer states that the applicant has no issue complying with the stormwater comments from ERI's review letter.

Regarding establishment of an HOA for the new lots, Mr. Hoff testifies that as the lots are self-contained and neighbors will not have any shared responsibilities, there would not be need for an

HOA. He states that the applicant also did not see anything with DEP documentation that required a community-based approach that would warrant establishment of an HOA.

Mr. Noll asks Mr. Hoff if the applicant agrees to making every lot deed restricted for stormwater management. Mr. Hoff agrees to this condition of the review letter. Mr. Hoff states that the applicant would also have no issue with inspections being conducted in relation to the deeds for the lots. Mr. Noll asks Mr. Odenheimer if the applicant will comply with the architectural ordinances noted in the review letter. Mr. Odenheimer confirms that the applicant will comply with the architectural ordinances.

The applicant's planner, Julia Mueser approaches the board and is sworn in. Ms. Mueser testifies that the variance for lot frontage for lot 47.01 is warranted as the variance was granted in the previous subdivision application and no conditions onsite would be negatively impacted by the granting of the variance.

Mr. Noll states that the configuration of the lots and state of the nearby wetlands essentially forces the modified lot frontage for lot 47.01. Mr. Schwenke states that the applicant has reduced the number of variances being requested since the time of the previous application.

Mr. Hoff states that the applicant will work with Mr. Norman on not having an HOA established for the new residential lots.

Mr. Ravitz asks Mr. Odenheimer what impact, if any, there would be on the general area from the proposed changes to the site, noting the proximity of a townhouse development as well as the existing Alluvium Lakes homes to the subject site. Mr. Odenheimer testifies that there are houses across the street and the proposed changes would be in line with the appearance and overall layout of the existing Alluvium Lakes neighborhood. Regarding stormwater management for the proposed lots, Mr. Odenheimer reiterates that each home will have its own stormwater system to control stormwater runoff. He states that the stormwater system for each lot will have porous driveways to absorb runoff and store it in an underground chamber, which has discharge points that will direct the water towards the lake which is the natural flow of stormwater at the site. In terms of NJDEP standards for stormwater management, Mr. Odenheimer further testifies that the porous driveways of residences in each lot will aid in filtering harmful pollutants out from runoff while being discharged. Mr. Odenheimer states that the lots are also all graded to discharge runoff towards the lake, without having it cross into neighboring properties.

Regarding the conservation easement in the area, Mr. Hoff testifies that no development is permitted to occur within the easement, and should any occur, it would be an NJDEP violation and the NJDEP would be notified. Mr. Ravitz asks Mr. Odenheimer what the acreage of the proposed lots are. Mr. Odenheimer states that lot 47.01 is approximately under 2 acres, lot 47.05 is less than 1.5 acres, roughly.

Mr. Nicini asks Mr. Odenheimer if there are any popups in the yard for the stormwater runoff from house pipes and drains, or if the runoff goes directly to the basin or lake. Mr. Odenheimer states that there are emergency popups for more major storms. Mr. Nicini asks who maintains the pipes and overall stormwater drainage system. Mr. Hoff explains that there will be an easement that requires the homeowner to maintain the system and the township would be able to inspect the system to determine if it is working improperly or impacting neighboring properties. Mr. Nicini asks Mr. Hoff if any regular inspections of the systems would occur. Mr. Hoff states that it would be the homeowner's responsibility to routinely check the system, and it would be beneficial for the homeowner to do so as issues with the system could cause flooding on their own property. Mr. Hoff further testifies that notice of the easement for the stormwater system will also be included on a deed that travels with the property. Mr. Noll states that homeowners of the proposed lots will also receive stormwater operation and maintenance manuals at point of sale which will need the homeowner's signature, and the manuals would serve as official notice to the homeowners of their obligation to maintain the stormwater system. He states that there will be a log provided in the manuals to track maintenance of the systems and should there be any issues with homeowners not maintaining the stormwater systems, the township can be notified, and a lien could be placed on the property if the township would need to pay to fix the system.

Seeing no further testimony or questions, Mr. Schwenke opens the meeting to the public.

Romi Mallik  
5 Alluvium Lakes Dr

Ms. Mallik states that she lives across the street from the proposed lots and has been a resident of the Alluvium Development for a number of years. She explains that when the site had been owned by a different individual/entity, the large residence on the property had been abandoned and this produced nuisance issues with teenaged individuals on the property. She states that later when the house was demolished as well, the land had been left unmaintained which became an eyesore, so she would prefer to have occupied residences on the land for both aesthetics and safety.

Yash Shah  
7 Promenade Pl

Mr. Shah expresses his support for the application, stating that he desires seeing further growth of the township.

Haesook Kim  
4 Lassen Ct

Ms. Kim expresses her support for the project.

Michael Sacks  
11 Alluvium Lakes Dr

Mr. Sacks states that he has concerns regarding safety at the construction site as he has children. He also reiterates Ms. Romi Mallik's concerns about safety in the area, in connection with the nuisance issues with teenaged individuals at the abandoned home that was formerly at the site, as well as with construction activity. He also asks about the construction schedule for the future residences on the lots and how construction traffic will affect the street. Mr. Hoff testifies that there is currently not a construction schedule as there is not a standard specification for the type of home that can be built on the lots and plans for the individual lots also still need approval. Mr. Hoff states that in general, construction of a residence could take between 6 to 9 months, but for this application it is not currently anticipated that any construction would begin before the end of the year. In terms of site safety/maintenance, Mr. Hoff states that the applicant/developer will be bound by the applicable ordinances for the construction site. Mr. Hoff testifies that the proposed lots are part of a minor subdivision so there will be a significantly lower density of construction trucks and trucks will be smaller as well for construction of the residences compared to development for a major subdivision.

Mr. Sacks asks about permitted hours of construction. Mr. Noll states that construction activity is typically allowed from 7am to 5pm Mon-Fri, and for weekend construction approval would be needed by the appropriate office. He adds that the site will also be inspected by the engineering office and code enforcement can also conduct inspections of the site as needed. Mr. Ravitz explains that the township's construction, zoning and code enforcement offices would all be available to contact should any issues with construction at the site arise. Mr. Schwenke points out that due to the rising cost of construction materials, security at construction sites has been increasing, which should also aid safety at the worksite and surrounding area. He states that given the NJDEP and other environmental regulations associated with this application, the proposed lots should also have minimal impact on the surrounding natural environment and wildlife.

Floyd Spechler & Sandra Winters  
16 Alluvium Lakes Dr

Mr. Spechler asks Mr. Odenheimer what percentage of trees are to be removed from the site. Mr. Odenheimer states that for the overall site the project is well under the 70% max limit, and the trees between the lots are also intended to be kept. Mr. Spechler expresses concerns about

possible flooding on his property from removal of trees even with being under the max limit. He also states his opposition to having 4 lots onsite and would prefer having just one large lot as had been the configuration when the previous house existed on the property. Mr. Odenheimer states that the grading of the proposed lots is designed to direct runoff towards the lake. Mr. Ravitz asks Mr. Odenheimer if a French drain system would aid in directing runoff away from any neighbors, or if the proposed reverse grading of the lots would be sufficient. Mr. Odenheimer confirms that the reverse grading would sufficiently handle stormwater runoff onsite, and with the porous driveway pavement, water will also be stored underground to be discharged. Mr. Noll states that the grading done for surrounding neighborhoods in the area were also reverse graded, and stormwater runoff from those properties are successfully directed towards the lake.

Mr. Nicini asks Mr. Odenheimer what percentage of pervious coverage is on the proposed lots. Mr. Odenheimer states that their calculations don't provide the percentage of pervious coverage, but for impervious the lots are all below 20%, with a couple below 10%. Ms. Winters asks if the lake would possibly overflow from runoff. Mr. Noll states that the lake is dam-controlled by an HOA to manage water levels. Mr. Spechler asks Mr. Noll how many trees are being removed from the site. Mr. Noll explains that 152 trees are being removed, and the applicant must plant 66 in accordance with the township's tree compensation ordinance.

Seeing no further public comments on the application, Mr. Nicini makes a motion to close public portion, seconded by Mr. Platt. Motion carries by the assenting voice vote of all present board members.

Mr. Noll states that both the Sewer Engineer and Fire Marshall issued reviews of the plans before the hearing and had no issues with them.

Mr. DiNatale makes a motion to grant Amended Minor Subdivision approval to permit the creation of 4 new residential building lots for the property located at 6 Alluvium Lakes Dr, Block 230.31, Lot 47.01 with the following conditions/stipulations:

1. The applicant agrees to the conditions in the board engineer's review letter dated March 12, 2025, with the exception of the HOA requirement
2. Information and requirements on maintenance of the stormwater systems for each lot will be included in the deeds
3. An access easement will be placed on lot 47.01 for lot 47.03

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

AYES: Mr. DiNatale, Mr. Vandegrift, Mr. Nicini, Mr. Platt, Ms. Branch, Mr. Ravitz, Mr. Schallenhammer, Mr. Schwenke

NAYS: None

ABSTAIN: Mr. Rashatwar (Recuse)

Seeing no further business, Mr. Schallenhammer makes a motion to adjourn the meeting, seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present board members.

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Rashane Thapa

Voorhees Township Planning Board Secretary

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.