



You couldn't pick a better place.

PLANNING BOARD
Monday, March 2, 2020
DRAFT MINUTES

OPENING: The meeting was called to order by Chairman John Osorio at 7:30 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

OPMA STATEMENT: Read by John Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Ann Madden Tufano; John Osorio; Sheila Griffith; William Carter; and Sam Kates.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Director of Community Development; James Burns, Esq., Solicitor; and Stacey Arcari, PE, PP, PTOE, CME, Planning Board Engineer.

ADMINISTRATIVE ITEMS - Reorganization (Continued from February 18, 2020)

The following items are rescheduled to the March 2, 2020 Planning Board Meeting - Appointment of Engineer and Appointment of Traffic Consultant.

Adoption Meeting Minutes from February 18, 2020. John Osorio made a motion, which was seconded by Ann Madden Tufano, to adopt the Meeting Minutes from February 18, 2020. Affirmative votes by Tufano, Osorio, and Kates. Minutes are approved.

Agenda Item 1:

18-P-0015

Block(s) 343.03 Lot(s) 7

Zone: Residential (R2)

Relief Requested: A minor subdivision to subdivide one (1) residential lot to create two (2) residential lots

John Cahill

1108 Warren Avenue

Cherry Hill, NJ

Applicant's Representatives: Dominic S. Favieri, Jr., Esq. – Applicant's Attorney; John Cahill – Applicant.

Exhibits Submitted: None.

Mr. Favieri provided the Planning Board with an overview of the application for a minor subdivision to subdivide one (1) residential lot into two (2) residential lots. Mr. Favieri further indicated that the existing lot contains a single family dwelling and that each of the proposed new lots will conform to all applicable zoning requirements.

Mr. Favieri indicated the wetlands on the site have been delineated by the Applicant's experts and accepted by the New Jersey Department of Environmental Protection (NJDEP) by way of a site inspection on September 7, 2017. Mr. Favieri further indicated that by way of a Letter of Interpretation dated September 14, 2017, the NJDEP determined the site contains intermediate wetlands that require a 50 ft. buffer.

Mr. Favieri further indicated that the NJDEP stated a potential vernal habitat may exist within the wetlands on site, and that NJDEP advised Mr. Favieri by way of email that as long as the builder does not intend to disturb the wetlands or wetlands buffer, no permits are required from the NJDEP.

Mr. Favieri and the Applicant agreed to all the conditions of approval contained in the Department of Community Development's and Environmental Resolutions, Inc.'s review letters, and the Applicant confirmed the accuracy of Mr. Favieri's factual statements.

Public Discussion: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Sheila Griffith, to approve the application. Affirmative votes by Tufano, Osorio, Griffith, Carter, and Kates. The application is approved.

Resolutions:

19-P-0043

Colestown Cemetery Corp.

Block(s) 286.28 Lot(s) 21

100 Kings Highway North

Zone: Institutional (IN)

Cherry Hill, NJ

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to construct an 83' x 100' mausoleum addition along with various site and signage improvements to the existing Colestown Cemetery.

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by John Osorio, to memorialize the resolution. Affirmative votes by Tufano, Osorio, and Kates. The resolution is memorialized.

Meeting Adjourned: at 7:46 PM.

ADOPTED:

JOHN OSORIO, CHAIRMAN

ATTEST:

COSMAS DIAMANTIS, ESQ.
PLANNING BOARD SECRETARY