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PLANNING BOARD
Monday, September 21, 2020
APPROVED 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 and per the New Jersey Department of Community Affairs' (NJCA) Guidance for Remote Public Meetings in New Jersey (N.J.S.A. 10:4-9.1 (P.L. 2020, c.11)).

ROLL CALL

- **Members in attendance:** Michele Golkow; John Osorio; Sheila Griffith; Marlyn Kalitan; Sam Kates; and Alise Panitch.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Natalie Shafiroff, PP, AICP, Alternate Secretary; James Burns, Esq., Solicitor; and Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from September 8, 2020. John Osorio made a motion, which was seconded by Sheila Griffith, to adopt the Meeting Minutes from September 8, 2020. Affirmative votes by Golkow, Osorio, Griffith, Kates, Kalitan, and Panitch. Minutes are approved.

Agenda Items:

20-P-0005

Block(s) 336.05 Lot(s) 1
Zone: Limited Office (O1)

Laura Ergood Brown

5 Crooked Lane
Cherry Hill, NJ

Relief Requested: A Minor Site Plan with Bulk (C) Variances to convert a former single-family residence into a law office along with various site improvements.

Applicant's Representatives: Robert Baranowski, Esq. – Applicant's Attorney; Joe Mancini, PE, PP – Applicant's Professional Engineer & Planner; Laura Ergood Brown – Applicant.

Exhibits Submitted: A-1: Site Plan; A-2: Site Photographs

Mr. Baranowski introduced the application for minor site plan with an associated variance request for a parking setback from the right of way. He noted that the property is located at the corner of Kings Highway and Crooked Lane, just north of the Kings Croft condominiums. They are seeking approval for conversion of a former residential use to a law office. He stated that Ms. Ergood was an attorney who practices estate planning and elder care law. He stated that the property is located in the Limited Office (O1) Zone where use as a law office is permitted. He noted that Ms. Ergood sees clients by appointment only, she limits the number of clients that she sees daily, and has very few employees. Clients typically arrive at her office in the same vehicle as their adult children. The practice also involves more and more virtual client meetings and employees are often working remotely so there is limited demand for parking. They will be providing six parking spaces which is sufficient for the proposed use since there will be limited trips and requiring limited changes site, basically providing some paving and striping, as well as landscaping and lighting. The limited physical changes will help maintain consistency with the residential character of the neighborhood and minimize impacts to the site and neighborhood.

Mr. Baranowski indicated that the only variance they are seeking is to for the setback to the parking lot from the right of way from Crooked Lane where they are proposing a zero (0') foot setback where twenty (20') feet is required, but physically the setback is about twenty (20') feet from the cartway. He noted that Ms. Ergood and Mr. Mancini would cover this request in their testimony and that Mr. Mancini would go over all of the design waivers.

Mr. Baranowski added that, as discussed during caucus, concerning the placement of the fence, his client would realign the fence so that it was no longer within the right of way.

Ms. Ergood and Mr. Mancini were sworn in and Mr. Mancini was accepted as an expert as a professional engineer and a professional planner.

Ms. Ergood stated that she has been an attorney since 1995 when she started out as a prosecutor and deputy attorney general and in about 2005 decided to open an estate planning practice. She stated that her practice was in a high rise on Kings Highway and found that it was not really conducive for her type of practice. They found the property on Crooked Lane and it was a bit run down but thought it was a perfect peaceful location for my clients. She stated that during COVID most clients are being seen via zoom or conference calls and that many are incapacitated and in long term care facilities or assisted living facilities.

Ms. Ergood continued by noting that when clients who come to the office that they're either being brought to the office by their children in one car or husband, wife, usually arrive in one car, but mainly it's an appointment only practice and she take two appointments on Monday, Tuesday and Thursdays, one appointment on Friday, and Wednesday is left open with no appointments unless there is an emergent matter

Ms. Ergood stated that she has one full time paralegal that works regular business hours and lives nearby so she often walks to work. There is a part time secretary and that works September to May, Monday through Thursday, and in the summer June to September, Tuesday to Thursday. There is also a legal assistant that works, Monday through Friday, 12:30 to 5, Monday through Thursday and Friday 10 to 5, when the legal secretary is not there. They do overlap a little bit in the middle of the day, but mainly it is around lunchtime when she is trying to get lunch and does not have scheduled appointments. There is a two-car garage where she would park and there would be an extra space in the garage if necessary.

Ms. Ergood noted that they don't get many deliveries other than UPS and Amazon, are you mostly for supplies. Most correspondence is sent via regular mail. They have trash cans on the property that are placed to the rear of the property between the house and the garage so they are not visible. They have a cleaner that comes every other Monday around 5pm.

Ms. Ergood stated that there is another solo attorney from Philadelphia that leases space from her, however, she mostly leases the space so they have a New Jersey office address for visibility to potential New Jersey clients. She has not used the space since the lease was signed in May. If she started using it regularly, Ms. Ergood would be sure to make arrangements so they would not be in the office at the same time so the parking shouldn't be an issue.

Ms. Panitch asked if she anticipated expanding and taking on additional lawyers down the road.

Ms. Ergood noted that if she got to that point she would have to reconsider the lease with the attorney from Philadelphia because there would not be enough space within the building.

Mr. Mancini began presenting testimony on the site plan. He asked for exhibit A-1 Site Plan. Mr. Mancini identified the site as lot 1 in block 336.05, 5 Crooked Lane and noted that it was located at the northwest corner of the intersection of Crooked Lane and Kings Highway.

Mr. Mancini noted that the existing site contains a one story building that was formerly a residence and a one story a detached garage in front of that towards crooked lane. He stated that there is an existing parking area on the south side of the property that has a separate ingress and egress to Crooked Lane, and a portion of the property on the east side is enclosed with existing chain link and solid wood fence.

Mr. Mancini stated that they are proposing minimal improvements to convert the former residence into the office us, which is permitted in the O1 zone. The minor improvements to the parking area are to make sure that they provide the six spaces required by the ordinance and one of those is going to be ADA accessible. He stated that the parking lot will continue to function with the separate ingress and egress and one way circulation in and out and with angled parking spaces that face towards the detached garage.

Mr. Mancini added that between the main building and the existing garage they are proposing a concrete handicap ramp within the existing sidewalk area to provide accessible access into the building. He indicated the location of the existing fence and added that it would be relocated within the property lines and that any broken sections of the fence would be replaced.

Mr. Mancini stated that a site identification sign is proposed at the intersection to identify both Ms. Ergood and the other attorney that is leasing space there. He noted that the sign complies with all dimensional standards in the ordinance and that they will provide additional details and landscaping is requested in the Community Development review letter.

Mr. Mancini stated that, overall, the site complies with all the bulk requirements for the O1 zone and ordinance requirements for minimum setbacks and well below lot coverage and building coverage. He stated that the overall goal for the design was maintaining the residential character of the property.

Mr. Mancini noted that there was variance required from ordinance section 511.H.2. to permit a parking setback of zero (0') feet from Crooked Lane where a minimum of twenty (20') feet is required. However, this is a unique situation where the cartway of Crooked Lane is actually twenty (20') feet away but the right of way is 20' into the property. The width of the right of way helps mitigate the condition requested with the variance.

Mr. Mancini added that there are a number of design waivers that come from the fact that they are looking to keep the site more residential in character. He noted that there are several waivers for landscaping which he believes are justified based on the existing fence and the distance of the parking lot from the adjacent property. In regard to the lighting design waivers he noted the same attempt to keep the lighting minimal in order to maintain the residential character while still providing safe access. He noted the design waiver for the loading zone was due to the fact that it was not needed for this type of use and it is not necessary or appropriate in this location. He noted the design waivers for the parking lot are due to the desire to minimize impact on the site and that he believed that as designed, the parking lot is safe. He indicated that they ran truck turning templates for delivery vans and UPS trucks and they were capable of safely navigating the parking lot. He also noted that based on the testimony provided by Ms. Ergood, the number of parking spaces was more than sufficient. He noted that the waiver for adding sidewalks was due to the fact that the sidewalk would not connect to anything and would require the removal of a number of street trees.

Mr. Mancini showed exhibit A-2 and described the site photos to the board.

Mr. Kates noted that the curb stops for the parking spaces appeared to be quite close to the fence and those parking may still be able to hit the fence.

Mr. Mancini stated that they typically require a two foot overhang and he will review to make sure the bumper placement is correct so people cannot hit the fence.

Mr. Mancini went on to justify the variance stating that they meet the two criteria, where the purposes of zoning are advanced and the deviations they are asking for would substantially outweigh any detriment. He believes that the purposes of zoning that would be advanced are purpose, G and H, by providing sufficient space and appropriate locations for a variety of uses; purpose J to promote a desirable visual environment through good civic design and arrangement; and purpose N to encourage coordination of activities shaping land development with the view of less than the cost of such development and a view towards more efficient use of the land. He noted the waivers and variances that they are requesting reflects the lesser intensity of use that they are proposing than what is typically present in the O1 zone.

Mr. Mancini stated that they wish the site to continue to appear as a residence and were seeking to balance the minimum requirements of the Township standards while providing safe access and circulation, but with a goal of not removing the overall residential character of the site. In regard to the negative criteria he stated that there is no substantial detriment to the public good and that the request of relief will not substantially impair the intended purpose of the zoning plan and ordinance. They are satisfied that the number of spaces and the size and shape of the parking area are adequate to serve the proposed use safely and the deviations requested with respect to the parking lighting the landscaping recognize the unique circumstances at this site. Therefore, they would not substantially impair that zone plan or ordinance. With regard to the parking setback the unusually large distance between the cartway and edge of right of way mitigates any negative impact. For all those reasons they feel the granting of the variance and design waivers is appropriate.

There were no additional comments from the board professionals and no additional questions from board members.

Public Discussion: None.

Motion: Following the reiteration of the conditions and planning criteria placed on the record by Solicitor Burns, John Osorio made a motion, which was seconded by Marlin Kalitan, to approve the application. Affirmative votes by Golkow, Osorio, Griffith, Kalitan, Kates, and Panitch. The application is approved.

20-P-0014

Block(s) 449.01 Lot(s) 7
Zone: Residential (R2)

Michael Canuso

25 East Miami Avenue
Cherry Hill, NJ

Relief Requested: A minor subdivision with bulk (C) variances to demolish the existing single-family residential dwelling and subdivide one (1) residential lot into two (2) single-family residential lots.

Applicant's Representatives: Michael Canuso – Applicant & Contract Purchaser; and Bruce McKenna, PE, PP – Applicant's Professional Engineer & Planner.

Exhibits Submitted: A-1 Location Map (Exhibit A); A-2 Site Picture (Exhibit B); A-3 Survey of Existing Site (Exhibit C); A-4 Survey of Existing Site Zoomed In (Exhibit D); A-5 Surrounding Neighborhood (Exhibit E); A-6 Subdivision Plan (Exhibit F); A-7 Subdivision Plan Zoomed In (Exhibit G); A-8 Single Family Home Elevation and Floor Plan (Exhibit H); A-9 Single Family Home Elevation and Floor Plan (Exhibit I)

Mr. Canuso stated that he is a home builder with offices on 1010 Kings Highway in Cherry Hill. He is under contract to purchase this property with an existing home that has been vacant for some time. He stated that they we are planning to demolish the existing home and do a minor subdivision and build two new single family homes. The homes will be between 2,200 and 2,400 square feet, with a two-car attached garage, four bedrooms, two and a half baths, and basements which is pretty standard for that neighborhood.

Mr. Canuso and Mr. McKenna were both sworn in.

Mr. Canuso began to explain the submitted the exhibits. He noted that exhibit A was a simple location map showing where the property is located which is at the corner of E Miami Ave and Queens Road. He stated the exhibit B were site photos of the property and he described each photo. He noted that exhibit C was a survey of the existing property and that the existing one-story dwelling on it will be demolished assuming that they obtain the subdivision approval. He noted that Exhibit D was a zoomed in version of the same survey.

Mr. Canuso described exhibit E as a neighborhood overview of with a color coded system that showed that the majority of the properties in the neighborhood did not conform to the current requirements of the ordinance. There are lots in the neighborhood that range from 50' frontages to just under 80' frontages. He also noted that there were other corner lots with the same configuration as what they are proposing. He noted that the exhibit identified all of the other corners with the same corner lot configuration that they are proposing.

Mr. Canuso showed exhibit F and G which was the subdivision plan and subdivision plan zoomed in. He noted that they are looking for variances for the frontage for both lots which would still leave them with houses that could be about 45' x 50' and still provide for nice sized backyards. He noted that he is working with a local architect to design the two homes which as they currently stand are shown in Exhibits H and I and they would be building one of each.

Mr. McKenna put his credentials on the record as a professional engineer and professional planner in the state of New Jersey and he was accepted as an expert.

Mr. McKenna showed exhibit C the existing conditions survey which showed the grading on the site and indicated that the elevation differential across the site with the high elevation being in the north west corner. The property drains toward Queens Road with a relatively gentle slope and will not impact adjacent neighbors.

Mr. McKenna showed exhibit E which was the overlay of the tax map color coded to show the frontage widths of the other lots in the neighborhood. He identified 5 other lots with the same configuration, a 70' interior lot frontage and a 80' corner lot frontage. He indicated they may have been previously subdivided or configured like that with the original subdivision. He also noted the many other interior lots with 70' frontages in the neighborhood and suggested that permitting the 70' frontage and 80' frontage on the corner lot would not be out of character.

Mr. McKenna noted that the trend in home buying, particularly among the younger generation is towards buying smaller homes on smaller lots that is close to a community. These larger corner lots are not effectively utilizing the land but the smaller lots would. He also noted that even the lots that are larger than 70' are still only 75' feet and therefore they are not all that different from what is being proposed.

Mr. Osorio asked if the green lots were corner lots that were formerly subdivided.

Mr. McKenna noted that he would assume so since many of the corner lots were of this larger size so they were either subdivided as part of the original neighborhood or at some point after that.

Mr. McKenna showed exhibit G, the close-up of the proposed subdivision indicating the intent to create two homes with driveway access on Miami Avenue on the high side of the lot and everything would drain to the right and rear of the lot towards Queens Road. This would utilize the large back yards allowing for sheet flow of the water rather than a channelized flow and reducing impacts on the neighbors and any erosion issues that might occur.

Mr. McKenna showed exhibit H and I indicating that the proposed homes would be similar to the homes existing in the neighborhood and having the two lots would allow the property to be utilized in a more efficient manner.

Mr. McKenna noted that they are asking for a design waiver for sidewalks. He asked to show exhibit B, the site photos, to show that there is curb existing along Miami Avenue and that damaged curb would be replaced, but that they would request a waiver from adding curb on Queens Road. He noted that there is not a lot of sidewalk throughout the entire neighborhood and that the sidewalk would not attach to any existing sidewalk. He indicated that the reason for not adding curbing on Queens Road was to avoid removing any mature vegetation. He also felt that it would create a more channelized flow of water along Queens Road rather than the sheet flow felt was more appropriate for this site.

Ms. Golkow noted that this area tends to have a lot of drainage issues and said that she had particular concerns about where the drainage goes and how it works.

Mr. McKenna deferred to the Township professionals regarding drainage in the rest of the neighborhood, but he stated that, based on his field work he did not observe any drainage issues. He saw no erosion on the lot, channelized flows anywhere, or ponding around the site that would be indicative of drainage issues.

Ms. Shafiroff noted that the Kingston neighborhood to the north and east does have a lot of drainage issues but that she was not aware of any major issues in this neighborhood.

Ms. Golkow noted that she was aware of the drainage issues in many parts of Kingston and that it is of great concern for many of the neighbors which was why she was asking the question.

Ms. Arcari noted that Kingston is undergoing constant drainage improvements. She noted that the applicant would have to come back to the Township prior to construction and have a grading plan approved by the Township and that they would have to account for the runoff from any improvements on the lot through the use of dry wells or some other sort of system.

Ms. Arcari also discussed the request for the design waivers stating that she did not have any issue with the request to not install sidewalks, but felt that curbing should be added along the entirety of the site. She noted that this is really the only section on Queens Road that did not have curbing and that the Township would prefer that this be done to bring the infrastructure up to current requirements.

Ms. Panitch asked if there was a concern over school age children that would benefit from the sidewalks now and in the future or if, because it does not connect to other sidewalks that it would be of minimal benefit.

Ms. Shafiroff noted that the sidewalk in the neighborhood is very disjointed which happens because we have newer subdivisions where sidewalks are required within older subdivisions where sidewalks were not required. She noted that this sidewalk would not connect to an existing sidewalk and that the closest sidewalk is further down E. Miami away from Kings Highway. She noted it would be better for the Township to look at the installation of sidewalks at the whole street level, rather than a piecemeal approach. She noted that she was not aware of any proposed road improvements so it would be hard to know when any sidewalk would be added that would connect to sidewalk added along this property. She also stated that she felt the addition of curbing would be appropriate and it would also improve the overall look of the site as well.

The board had additional discussion over the location of sidewalk in the neighborhood noting that sidewalk here would not create any new linkages to existing sidewalk. Mr. Osorio asked Mr. Canuso if he would be willing to add the curb and Mr. Canuso agreed.

The board professionals discussed the process for constructing the new homes after any potential approval which would include a zoning review, grading review, and construction review, but that the applicant would not have to come back to the Planning Board unless they trigger a variance for the construction of the homes in which case they would go to the Zoning Board.

Ms. Kalitan asked how tall the houses were?

Mr. Canuso indicated that they are two story homes and that they will meet the zoning requirements.

The board professionals noted that there are still some minor revisions that need to be made in the plans as indicated in their review letters, but had nothing more substantive to add.

Mr. Diamantis noted that he had received a voicemail from a resident during the meeting asking if curbs were going to be added which he noted had been addressed by the applicant. He then opened the meeting for public comment.

Public Discussion:

Marianne Everett a neighbor noted that she was opposed to the application for several reasons. She noted that Miami Ave has a traffic light at the end of the block and that there is a lot of traffic on the street because of that. She said people drive very fast, especially when they get to the corner of Queens Road and are trying to get to the light before it turns red. She stated that the businesses around the corner also add to the amount of cut through traffic in the neighborhood. All of that severely impacts the atmosphere in the neighborhood and adding two houses is not good. She felt that adding the curbing along Queens Road would not take care of the drainage issue and that after two or three days of rain there is puddling over there because there is no storm drain so it has to go all the way over to Ormond Avenue to get to a storm drain which will lead to more problems for people on Ormond Avenue. She noted that flooding is common in Kingston and that they do not need more buildings. She noted that other lots have been subdivided but on streets that are not as busy. She stated that they do not have sidewalks despite trying to work with the Township years ago to have them installed when her children

had to walk to the bus. She stated that there was no safe place for them to go to be picked up. She thought that the two houses would look out of place and that she thought that they were ugly. She did not feel that just because lots had been subdivided on other corners that that should factor in with this lot. She did not feel that the change was minor. She also noted that the house has had property maintenance issues for years that they have to call the Township to take care of all the time.

Todd Schneider another neighbor stated that he was also against the application. He noted that the structure on the property was already half torn down and he was wondering if there was ever a demolition permit issued.

Mr. Osorio noted that the applicant would be demolishing the home.

Mr. Schneider stated that he understood that but was curious to find out if a demolition permit was ever approved.

Ms. Shafiroff noted that there was a permit issued for an addition which was subsequently abandoned, but no demolition permit was ever issued.

Mr. Schneider went on to say that he agreed with Ms. Everett's comments. He is on a similar corner lot and that he bought the house 17 years ago because of the openness of the properties around him. He said that there are subdivisions happening in the neighborhood but that they are looking to keep open spaces in Kingston. He reference the property recently purchased by the Township in Kingston that was going to be turned into open space and now this applicant wants to add bigger houses on smaller lots. He noted that he has significant drainage issues on his property and he felt that this subdivision would create more problems for him. He shared the multitude of efforts he has had to undertake in order to keep his property from flooding and that it has cost him a lot of money. He did not feel that the proposed lots would be able to meet setback requirements.

Ms. Shafiroff noted the setback for that zone and that a home could be accommodated on that lot size.

Mr. Schneider noted that even if they could, he was still mostly concerned about surface runoff. He did not feel that the owner of the lot was under any undue hardship and there was no reason why he could not maintain the property as is. He felt that the proposed homes were not of the typical Kingston development and that there was no reason to stick houses in every little place. He felt that this type of development was destroying communities and adding more cars to the existing traffic.

Lynn Kilcooley-Clauss a neighbor stated that she was also opposed to the subdivision. She stated that the property has not been maintained. She noted that she bought the house in the neighborhood because of the space between the neighbors. She cannot imagine having these two large homes on these lots and she feels as if they are not within the aesthetics of the neighborhood.

Charles Smith a neighbor also stated that he was against the subdivision. He stated that he was worried about the water issues that the homes may cause on Queens Road and Ormond Avenue and in the neighborhood generally. He felt that this wasn't a cookie cutter neighborhood and that it should be left the way it is.

Mr. Canuso noted that it is not their intention to create additional runoff and that they would contain additional runoff as required for the grading plan approval. He noted that they are only building one additional home, since there is already a home on the property. He stated that the homes were not oversized though he understands that the neighborhood may not like the architecture which he is willing to work on. He did not feel that there would be significant impact on traffic with the addition of one home. He felt that he was proposing to build two very nice homes that will have limited impact on drainage.

Ms. Panitch asked what would happen if the subdivision was not approved.

Mr. Canuso said that he would walk away from the property and would not consider building just one home because it did not make economic sense to do so, so it was either this plan or nothing.

Mr. Burns recapped the application and Ms. Shafiroff clarified her comments on sidewalks.

Ms. Griffith asked what happens to the existing house if the application was not approved, who would be responsible for demolishing it.

Ms. Shafiroff noted that the Township could only force the demolition if the structure was deemed unsafe by the construction department and that the owner would be given the opportunity to make it safe before it had to be demolished. She also noted that property maintenance complaints would be handled appropriately when reported.

Ms. Griffith also asked if the Township had any intention of adding sidewalk here in the future.

Ms. Shafiroff noted that she was not aware of any current plans to add sidewalks here.

Ms. Panitch stated that the essential argument put forth by the applicant is that it is very common to see subdivisions of this nature in this neighborhood. She stated that the neighbors think that this is a unique corner due to the businesses on E. Miami and that it has more traffic, and that adding these houses here would not be in character with the aesthetics of the street. She asked if the applicant could reiterate or clarify the positive and negative criteria.

Mr. McKenna asked for Exhibit E to be shown which was the overlay of the tax map. He noted that it was their assertion that the subdivision was in character with the other properties in the neighborhood as shown on this exhibit. He addressed the concerns of the runoff as noted by the neighbors that due to the grading of this lot, their properties would not be impacted. He also noted that they would manage runoff on site. What they are proposing is very similar to conditions across the neighborhood as it is now.

Ms. Panitch noted that she did not see that many areas where there are many small lots in a row. It tends to be more of a blend with the larger lots on the corner.

Mr. Osorio commented that all the lots that were colored green were the same exact configuration as what was being proposed and that all the blue lots are the same interior frontage of 70'. He also noted that should the applicant build one large house the impervious coverage would be almost equivalent.

Mr. McKenna indicated that this was correct and that they would be within the requirements for building and lot cover in the ordinance.

Mr. Osorio also noted that including sidewalks would only add to the impervious coverage on the lot, which Mr. McKenna noted was correct and that it is possible that there may not even be sufficient space in the right of way to construct a sidewalk all the way around the lot.

Mr. Osorio also clarified that the drainage on the lot was to Queens Road. Mr. McKenna agreed and indicated that this is away from the residents that spoke in opposition to the application.

Mr. Kates indicated that he was still considering whether or not the positive criteria outweighed the negative. He believed that the lots were not out of character, but was concerned about the drainage.

Mr. McKenna stated again, that this proposal is not out of character in the neighborhood and they were simply trying to emulate what was already permitted. Mr. Canuso also stated that they have to retain and detain as much water as they can on the property. Mr. Canuso also noted the incredible need for homes in places like Cherry Hill as people are seeking to leave more urban settings in light of COVID. People need housing that is affordable that is still near employment centers. He noted that there is very little inventory in South Jersey right now and that these types of subdivisions are necessary to meet the demand in South Jersey. He stated that by keeping it one lot it would be difficult to sell as most people are not looking for smaller lots that do not require as much maintenance and cost. Rebuilding a new house on this lot would be cost prohibitive in this neighborhood. He felt that by tearing down the house, which is an eyesore, and replacing it with two homes priced from \$350,000 to \$400,000 he would be adding value to the neighborhood.

Mr. Diamantis reminded the board that the requirements for a c(2) variance are met as long as the applicant has shown that the benefits outweigh the detriments of the application and does not require that the applicant show undue hardship.

Ms. Golkow noted that while she recognized the significant concerns regarding drainage she is comfortable that the application for the homes would be appropriately reviewed by the Township professionals and that appropriate measures can be taken to address drainage.

Ms. Shafiroff indicated that the Engineering Department would review the grading and require the applicant to address any potential impacts. They will take into consideration the types of soils in the neighborhood. She also indicated that the Township's ordinance had changed since this neighborhood was initially constructed and we now have limitations on building and lot cover that help reduce the amount of overall development on the lots. Ms. Shafiroff and Ms. Arcari both indicated that there would be no difference in coverage if a single house was built to the limitation allowed in the zone.

Ms. Panitch stated that she felt that the water situation could be managed and that the other concern of the neighbors was traffic, but that one single family home would probably not have a big impact on traffic.

Ms. Arcari stated that the Institution of Traffic Engineers states that single family homes, on average, create approximately ten vehicle trips per day.

Ms. Panitch also noted the neighbors concern over the aesthetics of the homes which is more difficult to solve but the current house in in bad repair which also presents a challenge to the neighborhood.

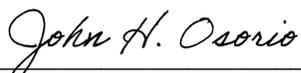
Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Marlin Kalitan, to approve the application. Affirmative votes by Golkow, Osorio, Griffith, Kalitan, Kates, and Panitch. The application is approved.

Resolutions:

None.

Meeting Adjourned: at 9:45 PM.

ADOPTED: 10/5/20



JOHN OSORIO, CHAIRMAN

ATTEST:



COSMAS DIAMANTIS, ESQ.
PLANNING BOARD SECRETARY