



PLANNING BOARD
Monday, December 3, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:40 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:** Betty Adler; Kevin McCormack; John Osorio; Sam Kates; William Carter; Moly Hung; Marlyn Kalitan; Alise Panitch; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; Allen S. Zeller, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; and C. Jeremy Noll, PE, CME, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from November 19, 2018. Marlyn Kalitan made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from November 19, 2018. Affirmative votes by Adler, McCormack, Osorio, Hung, Carter, Kates, and Kalitan. Minutes are approved.

Agenda Item 1:

17-P-0041

Block(s) 433.20 Lot(s) 1
Zone: Multi-Residential (R10)

Cherry Hill Land Development Group, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct 159 townhouse units (of which 124 unit are subject to new approvals), stormwater facilities and various site improvements in four (4) phases (not including units currently built). This application is for Phase 1 and 2, which is comprised of 79 new units. Phase 3 is comprised of 45 new units. Phase 4 includes 35 previously approved infill units.

18-P-0002

Block(s) 433.20 Lot(s) 1
Zone: Multi-Residential (R10)

Cherry Hill Land Development Group, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct 159 townhouse units (of which 124 unit are subject to new approvals), stormwater facilities and various site improvements in four (4) phases (not including units currently built). This application is for Phase 3, which is comprised of 45 new units. Phase 1 and 2 is comprised of 79 new units. Phase 4 includes 35 previously approved infill units.

Applicant's Representatives: Jeffrey Baron, Esq. – Applicant's Attorney; Michael Ward, Esq. – Applicant's Attorney; Ralph Ford, PLS – Applicant & Project Manager, Cherry Hill Land Development Group; Richard Clemson, PE – Applicant's Engineer; Deanna Drumm, PE, PTOE – Applicant's Traffic Engineer; and Tiffany Morrissey, PP, AICP – Applicant's Planner.

Exhibits Submitted: A-1: Aerial Photo Exhibit; A-2: Phase 1 and 2 Rendering; A-3: Phase 3 Rendering; A-4: Site Plan Phases 1 and 2; A-5: Site Plan Phase 3; and A-6: Internal Variance Plan.

Mr. Baron stated that his client is seeking Preliminary and Final Major Site Plan approval for Phases 1 and 2 as well as Preliminary Major Site Plan approval for Phase 3 of the site commonly known as Centura. The proposal is to construct new and infill units at the Centura development. Mr. Baron gave a breakdown of the existing units in each section of the development (Centura, Cotswald, and Normandy). Mr. Baron noted that the applicant is seeking a number of technical variances related to the existing and proposed units and their proximity to internal subdivision lines as well as the Master Deed's creation of phase areas within the development (Centura, Cotswald, Normandy, and the Master Association – The Hamlets). As such, a majority of the requested setback variances are internal variances. Mr. Baron stated that the applicant is also proposing three (3) drainage basins as well as decommissioning an existing dam. Ms. Luciani clarified there are two

applications being presented together (#17-P-0041 and #18-P-0002) but that any votes on the matters will have to be taken separately.

Mr. Ward noted that the Centura development dates back to the mid 1970's when Centura initially produced 70 units. In 1988 four (4) separate land tracts were created within the development for financial reasons and with the assumption that the overall development would reach nearly 400 units. Mr. Ward described the Master Association and license agreement for the internal roadways and gate house management. Mr. Ward stated that currently there are 34 units in Normandy and 49 units in Cotswald (Phase I) and 72 units within the Centura portion of the development for a total of 155 existing units throughout the entire development. Mr. Ward noted that the proposed infill units refer to units within the Normandy and Cotswald section that were previously approved but not yet built. Mr. Ward stated that as part of the present application, the applicant is proposing additional units within Phase 2 of Normandy and Cotswald. Mr. Ward also noted that the applicant has a COAH obligation to provide 32 low and moderate income housing units. Mr. Ward stated that three (3) COAH units have been built to date but they are still proposing 32 new COAH units for a total of 35 COAH units (consisting of 17 in Cotswald and 18 in Normandy). In Cotswald, these will be provided by converting townhomes to apartments (some new and some from existing infill units). Mr. Ward noted that the phasing of the projects would be to construct the basins first before constructing the units (inclusive of the affordable units). It was later clarified that the basins in the Cotswald and Normandy West sections would have to be constructed first before any units are built in those areas due to those basins directly providing stormwater management for those sections. The third basin located in Normandy East would be constructed prior to those units in that section being constructed as that basin provides stormwater management for that section. Mr. Baron stated that the applicant will work to change the water metering from group metering to individual metering for Cotswald and Normandy. Mr. Ward stated that the applicant is looking at implementing a greywater system for irrigation purposes.

Mr. Clemson submitted exhibit A-1 and gave an overview of the site location, internal characteristics, and the sections of the Centura development. Mr. Clemson stated that Phase 1 is primarily located along Canterbury Way within the development. Mr. Clemson indicated the locations of the three (3) proposed basins and which sections of the development each basin directly serves. Mr. Clemson discussed the existing dam associated with the man-made pond on-site. Mr. Clemson described the operations of the basins and that they will comply with all State requirements. Mr. Clemson described the proposed lighting which will be decorative 12' tall poles along Canterbury Way and other forthcoming internal roadways. Mr. Clemson discussed the proposed parking and noted that they are short of the Residential Site Improvement Standards (RSIS) requirements; however, they are specifically deficient on guest parking which is based more upon proximity as opposed to the total amount. Mr. Clemson stated that the applicant will work with the Department of Community Development and the Planning Board Engineer on ways to provide additional parking that complies with RSIS requirements. Mr. Baron affirmed that that the parking requirements for COAH units will be met. Ms. Luciani added that the applicant shall work with the Township's code officials to ensure all ADA parking provisions meet all applicable laws. Mr. Clemson submitted exhibit A-2 and A-3 to illustrate the proposed street trees and infill plantings that are proposed in Phases 1 and 2 and Phase 2 of the proposed development.

Ms. Drumm noted the traffic studies she has been a part of for this property since 2010 and proceeded to give an overview of the prior traffic analyses, supplemental analyses, and Fair Share Analysis. Ms. Drumm gave an overview of the traffic impacts the site will create and noted that through the proposed re-design, traffic will be less than what the site was originally designed for. Ms. Drumm noted the levels of service and the site's two (2) access points, one of which is the main entrance and the other is an ingress/construction entrance that will eventually become an egress as well.

Mr. Ford noted the construction entrance driveway will be repaired and eventually be an access way for residents only. Mr. Ford noted that the main entrance is gated (recently renovated) and it is for residents and visitors. Mr. Ford added the plan is to make the second entrance (currently a construction entrance) a gated entranceway. Mr. Ford noted the "Commons" building on-site could be demolished and utilized in another manner beneficial to the residents. Mr. Ford discussed the decommissioning of the existing dam and noted that a partial decommissioning as opposed to a full decommissioning may all alleviate stormwater overflow issues. Mr. Ford stated that all three (3) basins will be fence as well as providing fencing along the westerly border of Phase 1 of the development. Mr. Ford affirmed that the applicant will provide an updated narrative detailing the phasing of the construction of the proposed drainage basins. Mr. Ford gave an overview of the site's recreational facilities and noted that they will be providing bike lanes as well as a sidewalk along the main thoroughfares of the development. Mr. Ford discussed the infill units and associated parking and then indicated the location of the COAH units via submitted exhibits A-4 and A-5. Mr. Ford noted that the applicant will need the homeowners associations (HOA) to agree to the relocation plan for the COAH units and clarified that the plan calls for equal distribution of those units. Ms. Luciani clarified that the COAH units will have reduced taxes but they will pay the same HOA fees as the market rate units.

Ms. Morrissey submitted exhibit A-6 and Mr. Baron noted that they accept the Department of Community Development's review letter as it relates to the noted variance requests. Ms. Morrissey noted that many of the variances are related to setbacks to the internal lot lines. Ms. Morrissey noted that the applicant also requires a 75' setback from Phase 3 to the nearest single-family residential zone where 70.22' is required. Additionally the applicant is requesting open space

coverage variances of 47% for Phases 1 and 2 and 49% for Phase 3 where a minimum of 50% is required. Ms. Morrissey went through the positive and negative criteria and stated that she believes there is a not a substantial detriment to the zone plan, zoning ordinance, or the public good if the application is approved.

Public Discussion: Heather Foor of 504 Cypress Lane wanted clarification on the roadway to be constructed at the rear of the property. Ms. Drumm stated that this will be a full access driveway for residents only. Ms. Foor stated she is concerned about cars making left turns into the roadway and potentially back up traffic on Browning Lane. Ms. Drumm clarified that the driveway she is referencing currently exists but is currently a construction entrance. Mr. Baron added that in the submission of the Final Site Plan there will be a queuing area provided for residents at the forthcoming gated entrance.

Barry Liftman of 452 Centura noted the issue of limited units having to support a development meant for more units and as such HOA fees are very high. Mr. Liftman stated that it is his hope that the new units to be developed would dilute the HOA fees. Mr. Liftman noted that the existing dammed pond has a mosquito problem. Mr. Liftman affirmed that the applicant met with the HOA Boards multiple times.

Joseph Levin of 164 Centura stated that the development group contributed to the newly renovated gate system. Mr. Levin noted that the importance of a maintaining a dense buffer zone between the property and the nearby highways. Mr. Levin asked for clarification on their proposed basins to which Mr. Clemson clarified that they are detention basins. Mr. Levin discussed the sales office building on the Normandy site and what will become of it. A discussion ensued regarding the matter between Mr. Levin and Mr. Baron.

Heather Eichenbaum of 221 Centura stated that she is the President of the Cotswald HOA. Ms. Eichenbaum stated that they would support the project if the units to be built in Phases 1 and 2 are incorporated into the Cotswald and Normandy HOA's as opposed to creating a new HOA. Mr. Osorio clarified that this is not within the Planning Board's jurisdiction. Lastly, Ms. Eichenbaum described the Hamlets Master Association.

Following public discussion, Ms. Luciani went through the Department of Community Development review letter specifically in regard to the stormwater management and stormwater maintenance agreements, outside agency approvals, and HOA approvals. Ms. Luciani stressed that she is only recommending preliminary approval for the site due to the lack of Architectural plans and how to integrate the new units with the look and feel of the old mixture of units. Mr. Baron stated that the applicant will provide Architectural plans as part of the Final Site Plan submission. Ms. Luciani stated that the applicant shall submit a modified Master Deed which shall also be submitted to NJDCA review and approval. Ms. Luciani stated that the applicant shall have the responsibility to provide an administrative agent for their affordable housing units. Mr. Baron noted that the applicant will not be the builder of the housing development and they do not know yet who it will be but there is interest from some other developers. Mr. Baron stated that they will be transparent with the HOA's. Ms. Luciani and the applicant clarified the amount of new units proposed with the grand total being 145 new units.

Mr. Noll went through the Zoning Board Engineer's review letter specifically pertaining to the stormwater and environmental review comments. Specifically, the applicant agreed to conduct additional soils testing with regard to potential environmental contaminants. Mr. Baron discussed a timeline for securing HOA approvals which they hope to achieve in early 2019.

Motion: Following the reiteration of the conditions by Solicitor Zeller, John Osorio made a motion, which was seconded by Betty Adler, to approve the application for Preliminary Major Site Plan with the requested bulk (C) variances and noted conditions for Phases 1 and 2. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Hung, Carter, Kates, and Kalitan. The application is approved.

Motion: Following the reiteration of the conditions by Solicitor Zeller, John Osorio made a motion, which was seconded by Betty Adler, to approve the application for Preliminary Major Site Plan with the requested bulk (C) variances and noted conditions for Phase 3. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Hung, Carter, Kates, and Kalitan. The application is approved.

Resolutions:

18-P-0028

Block(s) 431.18 Lot(s) 8

Zone: Victory Refrigeration Redevelopment Zone

FMP Mount Laurel, LLC

110 Woodcrest Road

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan to construct 370 luxury apartments on approximately 18.5 acres of the 34 acre site (known as Victory West), all of which are inclusionary (with 56 affordable units at a 15% set-aside), stormwater management facilities, and various site improvements. The proposal includes 196 1-bedroom units, 162 2-bedroom units and 12 3-bedroom units with 730 parking spaces – of which 662 parking spaces are considered surface parking and 68 parking spaces are considered garage parking. The proposal also includes the construction of a force main (sanitary sewer) on Block 431.18, Lot 7.01.

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution for FMP Mount Laurel, LLC. Affirmative votes by Adler, McCormack, Osorio, Hung, Carter, Kates, Kalitan, Panitch, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 10:15 PM.

ADOPTED: 12/17/18

ATTEST:



A red ink signature, appearing to be 'Lorissa Luciani', written over a horizontal line. The signature is stylized and loops around the line.

**LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY**



A blue ink signature, appearing to be 'John Osorio', written over a horizontal line. The signature is stylized and loops around the line.

JOHN OSORIO, CHAIRMAN