

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, CET
Marc H. Selover, LSRP, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

February 11, 2021
35652 00

Re: R.A.M. Properties and Management, LLC
Minor Subdivision
9 Sussex Avenue
Block 538.01, Lot 5.01
Application: 21-P-0001

Cherry Hill Planning Board
Township of Cherry Hill
820 Mercer Street
Cherry Hill, NJ 08034-0358

Dear Board Members:

Our office has received an application for a Minor Subdivision of a 24,979.50 square feet (0.88 acre) property. The applicant proposes to subdivide the existing parcel into two (2) lots of 14,798.30 square feet (proposed Lot 5) and 10,181.30 square feet (proposed Lot 5.01). Proposed Lot 5 will include the existing 1-story brick and frame building with existing driveway access to Sussex Avenue. The lot is located in the Residential (R-3) Zone and surrounded by similar properties.

The following information has been submitted in support of this application:

1. Land Use Development Application with checklist, dated January 20, 2021.
2. Plan of Survey / Minor Subdivision Plan Set, 1 Sheet, prepared by Pennell Land Surveying, dated January 11, 2021.

This information has been reviewed for conformance to the Land Subdivision and Zoning Ordinances, the Residential Site Improvement Standards (RSIS), and based on a site visit, the following comments are offered:

Minor Subdivision Checklist

We defer to the most current Department of Community Development letter for outstanding checklist items and submission waivers.

Zoning Requirements

1. The commercial uses are permitted in the Residential (R-3) Zone.
2. Bulk Requirements:

	Required	Proposed Lot 5	Proposed Lot 5.01	Compliance
Minimum Lot Area	9,280 sf	14,798.30 sf	10,181.30 sf	C (all lots)
Minimum Lot Frontage	80 ft.	110 ft.	81.48 ft.	C (all lots)
Minimum Lot Depth	120 ft.	134.53 ft.	134.53 ft.	C (all lots)
Minimum Front Yard	30 ft.	34.4 ft.	30 ft.	C (all lots)
Side Yard	10 ft.	11.3 ft.	10 ft.	C (all lots)
Aggregate Side Yard	24 ft.	49.8 ft.	24 ft.	C (all lots)
Rear Yard	25 ft.	17.7 ft.	25 ft.	V1 (Lot 5) C (Lot 5.01)
Maximum Height	30 ft.	30 ft. max	30 ft. max	C (all lots)
Maximum Bldg	35%	18%	N/A – Will Comply	C (all lots)

Coverage				
Maximum Lot Coverage	40%	30%	N/A – Will Comply	C (all lots)

Notes:**V- requires variance****VI – requires variance – Existing, Non-Conforming**

C - conforming

Minor Subdivision

As a condition of Minor Subdivision approval, the following are required.

1. The applicant should verify the proposed Lot number with the Tax Assessor.
2. A note referencing the vertical datum should be provided.
3. Legal descriptions should be provided for review by the Board professionals as a condition of approval.

General Comments

1. The applicant is requesting a minor subdivision only at this time. Prior to site development, site, grading, drainage and stormwater management plans/calculations should be provided for review by the Planning Board Engineer's Office and should be designed in accordance with the Cherry Hill Township 'Standard Checklist for Grading Plan Reviews', Ordinance and RSIS requirements. Any deviation from Ordinance requirements will require the applicant to return to the Board for variances.
2. Curb currently exists along the roadway; however, due to the recent snowfall, it was not possible to determine the condition. Upon submission of the aforementioned plans, the applicant's professional should evaluate the curb and new curbing should be provided as deemed necessary.
3. There is no sidewalk along the frontage of the property; however, sidewalk exists on both adjacent properties. Sidewalk should be provided on the aforementioned plans, as required by ordinance, along the frontage of the two (2) proposed lots to connect the sidewalks on the adjacent properties.
4. The plans should also address the following items:
 - a) The existing driveway (if to remain) and any new driveways should conform to Township requirements for the construction of driveways. We were unable to ascertain at the site visit whether the condition of the existing driveway apron, which may require replacement if deemed necessary.
 - b) Stormwater Requirements:
 - i. The site is bounded by an un-specified number of mature trees and shrubs. At the time of submission of the site, grading, drainage and stormwater management materials, the applicant must address whether any of these trees and shrubs will required removal and address any adverse impacts to the neighboring properties as a result of the site clearing. This should be reflected in grading, drainage and stormwater management calculations.
 - ii. Stormwater management per the Township Grading Checklist should be provided for proposed lot 7.01. Dry wells or infiltration trenches will be required for the increased impervious area. Minimum grading requirements will also be required to be met. Flow arrows should be provided.
 - iii. If the development (the combination of both lots) exceeds the requirements for an NJDEP major stormwater development, then NJDEP stormwater requirements must be met. The two (2) lots will be reviewed as one (1) development; therefore, the entirety of the property must meet the NJDEP stormwater requirements. As the lot is under an acre, the area of disturbance portion of the requirement will not be an issue. The overall increase in impervious area cannot exceed 6,245 square feet (0.25 acres) of the overall current lot without exceeding the threshold of a major development. It does not appear as though this will be an issue, as exceeding this threshold would

require a bulk variance for lot coverage and possibly building coverage, which would not be supported by our office.

- c) A tree removal plan should be submitted if necessary, which indicates the type, size and location of all trees. The trees to be removed should be shown as such. We defer to the Department of Community Development to determine if any additional landscaping will be required at the time of construction.
- d) A soil erosion plan may be required. If deemed necessary, soil erosion measures must be implemented at the beginning of construction.
- e) The applicant should verify the water and sewer availability and location. Existing and proposed utility services, with inverts, should be shown on the plan. The basement and first floor elevations should be reviewed to ensure that the sanitary sewer lateral can be installed as a gravity line, otherwise a force main/pump will be required.
- f) Off-street parking for the proposed dwellings should be provided, based on the number of bedrooms in the existing and proposed dwellings. To aid in infiltration, it is recommended that the driveways be constructed with pavers or similar material. RSIS requires the following off-street parking spaces for single family detached homes:
 - 1.5 parking spaces for a 2-bedroom;
 - 2.0 parking spaces for a 3-bedroom;
 - 2.5 parking spaces for a 4-bedroom;
 - and 3.0 parking spaces for a 5-bedroom
- g) All pertinent construction details should be provided in accordance with RSIS and township requirements.

Administrative

1. The applicant should discuss if the vacant lot will be developed or sold. Any subsequent buyer should be informed of the conditions stated above, through a Point of Sale Disclosure.
2. Prior to final stamped approval of the plans, the requirements of the Ordinance must be met regarding review escrow, inspection escrow, impact fees, etc.

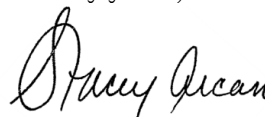
Permits and Approvals

The following permits and approvals are required as a condition of Final Site Plan approval:

1. Camden County Planning Board
2. Cherry Hill Engineering & Public Works
3. Any others as necessary

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely yours,



Stacey Arcari, PE, PP, CME, PTOE
Planning Board Engineer

SEA/sea

Cc: James Burns, Esquire (via email)
Steve Musilli (via email)
Kevin McCormack (via email)
Natalie Shafiroff (via email)
R.A.M. Properties (via email – arcrcproperties@yahoo.com)
Jeffrey Baron, Esquire (via email)