



**PLANNING BOARD**  
**Monday, April 15, 2013**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairperson Carole Roskoph at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Chairperson Roskoph.

**OPMA Statement:** Read by Chairperson Roskoph in compliance with the Sunshine Law.

**ROLL CALL**

- Members in Attendance: Carole Roskoph, Chairperson; Sara Lipsett; Kevin McCormack; Carolyn Jacobs; Hugh Dougherty; John Osorio; Larry Terry, Sr.; Brian Bauerle; Raymond Benitez.
- Professionals in Attendance: Paul Stridick, Secretary; James Burns, Esq, Planning Board Solicitor; Robert Hunter, Planning Board Engineer.

**COMMENTS FROM THE PUBLIC:**

No comments from the public were received.

**ADMINISTRATIVE ITEMS:**

The Planning Board reviewed and voted on the adoption of the following meeting minutes:

Minutes for the Planning Board meeting on April 1, 2013 were passed unanimously by those who were in attendance at the previously mentioned meeting.

**Application 1:**

**13-P-0004**

Block(s) 454.01 Lot(s) 5

Zone: Residential (R2) Zone

*Relief Requested: A minor subdivision with bulk (C) variances to subdivide one (1) lot into two (2) lots.*

**Sherwood Forest Homes, LLC**

109 Daytona Ave

Cherry Hill, NJ

**Discussion:** Applicant Sherwood Forest Homes, LLC, applied for a minor subdivision plan with bulk (C) variances to subdivide one (1) lot to create two (2) new lots for a new single family detached home for each lot; located at 109 Daytona Ave, Cherry Hill, New Jersey (Block 454.01 Lot 5). The property is owned by Robert J. Riffert.

Application was represented by:

- Vincent D'Elia, D'Elia Law Firm – Attorney for the applicant
- Candice Kanaplue, PP, AICP – Planner for the applicant
- Teal Jefferis, PE, CME – Engineer for the applicant
- Michael Joffe – Managing member of Sherwood Forest Homes, LLC.

Mr. D'Elia introduced the application and submitted two exhibits, an aerial map of the property (A-1) and a location map (A-2) of the property.

Ms. Kanaplue, the planner for the application, described the location of the property and the site history of the property in question. Ms. Kanaplue detailed how the proposed use of the property corresponds with the zoning of the property. Furthermore, Ms. Kanaplue discussed the proposal and variances for the application. The variances requested are as follows: To permit 75 ft. of lot frontage for each lot where 80 ft. is required. The proposed homes are anticipated to be three (3) bedroom dwellings with two (2) driveway parking spaces and two (2) garage parking spaces per the Residential Site Improvement Standards (RSIS). Testimony was provided that other houses in the vicinity of the property in question had similar sized frontages.

Mr. Jefferis testified as to the conditions of the site and that the three trees on the site will be preserved while some tree stumps will be removed. Further testimony was given regarding the grading of the lots and that the proposed improvements on the site will have the effect of draining water down to the street and not to the neighboring properties. It was clarified that all concrete used will be 'Class B' and not 'Class C.' Also, the downspouts will be directed towards the grading on the property that will bring the water down to street. Various elements of DCD's revised review letter dated 03-27-2013 were discussed for conformance.

Mr. Joffe discussed the materials to be used on the house, consisting mainly of vinyl elements. The home is a semi-custom home where a potential buyer can modify certain aspects of the home's design, but the materials will remain as designed (vinyl). The homes proposed are currently not bought. The colors of the home could vary slightly but will stay similar to the character of the neighborhood. The design was partly based upon a PERC test and various stormwater needs. The sub-pumps installed in the house will be pumped to the side of the house as testified. It was offered that the sub-pumps should instead be tied in with the public sewer system. This condition was agreed upon by the applicant.

Secretary Stridick noted corrections that needed to be made to the Department's review letter, specifically the dimensions of the property.

Mr. D'Elia stated that the applicant agreed to the following conditions: To file the plan of the minor subdivision by plat and to pay the Housing Impact Fee.

**Exhibits:** The following exhibits were submitted to the board as evidence:

A-1: Aerial Map

A-2: Location Map

**Public Discussion:** Robert Connor of Cherry Hill wanted to make the board aware that the current tree stumps on the property were remnants of trees illegally removed on the property. In regard to the sub-pump discussion, it was also mentioned that this neighborhood tends to flood. Additionally, the heights of the homes in the area were brought to question.

Maurice Wirmer of Cherry Hill testified that the location of the subdivision doesn't make sense due to the stormwater issues in the neighborhood as well as that the character of the neighborhood would be altered with the proposed homes on the proposed subdivision.

Kevin McCormack, representing the board and the Township's engineering department said that they are currently reviewing the stormwater issues on the rear of the property. They hope to resolve the issues through the engineering of the site.

Bob Hunter noted five (5) tree stumps of significance and that no additional trees or landscaping were being proposed as part of the application. The applicant agreed that as part of a condition of approval and completeness review, they will submit a landscaping plan addressing issues with the planting of trees, specifically planting three (3) trees on each proposed lot. A list of acceptable trees that can be planted will be provided.

**Motion:** The Board then considered. Hugh Dougherty then made a motion; seconded by Carolyn Jacobs to approve the application as presented and as noted above with conditions. The Board approved the application with the noted conditions with affirmative votes by Lipsett, McCormack, Jacobs, Dougherty, Osorio, Roskoph, Terry, Bauerle, and Benitez. Motion passes unanimously.

**RESOLUTION 1:**

**13-P-0005**

Block(s) 388.01 Lot(s) 4 & 5

Zone: Limited Office (O1) Zone

*Relief Requested: Minor Site Plan with bulk (C) Variances for a 1,374 SF office addition and various site improvements.*

**RB Cherry Hill Associates, LLC**

425 Route 70 West

Cherry Hill, NJ

**Motion to Ratify:** The Board considered the conditions set forth within the Resolution to approve a Minor Site Plan with bulk (C) Variances for a 1,374 SF office addition and various site improvements. Affirmative votes by Jacobs, McCormack, Lipsett, Dougherty, Roskoph, Terry, Bauerle, and Benitez. The resolution is ratified.

**Adjourned:** 8:35pm