



PLANNING BOARD
Monday, August 5, 2013
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Carole Roskoph at 7:35 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; Brian Bauerle; Sara Lipsett; Carolyn Jacobs; Kevin McCormack; Larry Terry, Sr.; John Osorio; and Raymond Benitez
- Professionals in Attendance: Paul Stridick, Secretary; Lorissa Luciani, Alternate Secretary; James Burns, Esq, Planning Board Solicitor; Robert Hunter, Planning Board Engineer; and Jacob Richman, Planning Technician.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

ADMINISTRATIVE ITEMS:

Approval of Meeting Minutes from July 15 2013: John Osorio made a motion, seconded by Sara Lipsett to approve the meeting minutes from July 15, 2013. Affirmative votes by Roskoph, Jacobs, Bauerle, Osorio, and Lipsett. Abstention by McCormack, Terry, and Benitez. Minutes are approved.

Agenda Items 1:

04-P-0103

Block(s) 343.01 Lot(s) 1 & 2
Zone: Institutional (IN) Zone

Locustwood Cemetery Association

1500 Route 70 West
Cherry Hill, NJ

Relief Requested: An amended preliminary and final major site plan for expansion of burial plots (including tree clearance, grading and seeding), expansion of existing mausoleum building, construction of new interior access road to/from Cooper Landing road, drainage improvements, and various site improvements.

Exhibits Submitted:

No Exhibits were submitted in support of this application; however, the site plan was utilized by the applicant to depict the limit of disturbance/improvements.

Discussion: Applicant Locustwood Cemetery Association, applied for amended preliminary and final major site plan for expansion of burial plots (including tree clearance, grading and seeding), expansion of existing mausoleum building, construction of new interior access road to/from Cooper Landing road, drainage improvements, and various site improvements; located at 1500 Route 70 West, Cherry Hill, New Jersey (Block 343.01 Lot 1 & 2). The property is owned by the Locustwood Cemetery Association.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- John Mesar – Stonemor
- Clifton Quay, P.E. – Stantec Engineering

Mr. Goldstein introduced the application for Locustwood Cemetery, the basic site dimensions, a brief history of the site, and the purpose for coming before the Planning Board. It was affirmed that the application's intention is not to expand the cemetery boundaries, but rather to improve upon the existing land through various site improvements.

Mr. Mesar of Stonemor, which is the property management company for the cemetery, testified that the reason for the need to expand the cemetery is the recent interest by the local Jewish community to use the cemetery for their burial plots. Mr. Mesar testified that the plans are to add 1,800 in-ground plots, over 300 above-ground plots, and 100 niches which will be part of the addition to the mausoleum. Furthermore, the materials used in the expansion of the grounds will be no different from the existing materials. Lastly, Mr. Mesar stated that since the boundaries of the cemetery are not expanding, the improvements will have no effect on neighboring properties.

Mr. Quay approached the Board and gave an overview of the improvements that will take place on the site. It was testified that none of the proposed improvements would disturb any of the existing grave sites. One of the main improvements is to close off the current entryway at the corner of Rt. 70 and Cooper Landing Road and make a new entry point further up Cooper Landing Road. The driveway by the existing entrance will be looped off, the curb line will be restored, and shrubbery will be added in order to define the closure. The applicant agreed to the condition to send out mailings notifying members that the entrance point has changed and will also notify emergency services of the change.

Other improvements to the new entry point include street trees along Cooper Landing Road and improved site lines at the new entrance. To make room for the new burial plots, two (2) acres of wooded area will be removed and per the DCD review letter, the applicant will identify areas on site to plant new trees. The applicant stated that they have pulled the necessary permits to remove the trees in the areas within the transitional wetlands. All landscaping will be reviewed administratively by DCD. No lighting is proposed as part of the application and the applicant said visiting hours are between 7:30am and 4:30pm. The loop around the mausoleum will be modified and they will be implementing new stormwater management practices. It was testified that all water and drainage will be managed on-site and that a retention basin will be installed. The applicant also agreed to get the fountain working again at the southeast corner of the property. The applicant noted that all improvements along Route 70 and Cooper Landing Road are subject to approval by Camden County. Two stone columns are also proposed at the new entranceway with one of the columns having a plaque (less than 3 SF) that identifies the cemetery (this sign won't be lit). Mr. Quay also mentioned that they would like to upright the existing columns at the southeast corner of the property and will repave the driveways on the interior of the site.

Public Discussion: Michael Ianetta, Jr. of Cherry Hill appeared before the Board and commended Locustwood Cemetery on their current site maintenance reputation but that he had a few suggestions for some of the site improvements. The comments including widening the entranceway by the office in order to allow emergency vehicles to enter more easily, to put a pump in the fountain to prevent the water from being stagnant and attracting mosquitos, where the foliage was being removed, and to make a no left turn into the new entranceway when going northbound on Cooper Landing Road in order to prevent accidents (it was testified that the road has a lot of speeders). Mr. Quay alleviated some of the concerns by pointing out where trees were being removed that new street trees would be planted. Mr. Quay also mentioned that many of the trees are owned by Cherry Hill Township and are protected under Green Acres. As for the pump, Mr. Quay said one would not be needed as the retention basin is designed to let water filtrate into the ground via piping. Ms. Luciani spoke in regard to the traffic pattern question, stating that the County has purview over the flow of cars into and out of the site. Chairperson Roskoph followed up saying they would be sure to forward those concerns to the County. Ms. Luciani also said that it was determined that completely closing the existing entryway is the best option in order to prevent a hazard.

Thomas Quigley of Cherry Hill approached the Board to ask about dirt removal on site. Mr. Mesar stated that they will use dirt that is currently on site to do their grading and that trucks will not be bringing in any.

Chairperson Roskoph, seeing no more commenters, closed the public comment portion of the meeting.

Solicitor Burns then reiterated the applicant's requests before the Board and noted that only site plan approval is being considered and no variances. Mr. Hunter provided the information that the applicant has entered a Stormwater Management Agreement.

Motion: Following Solicitor Burns reading the conditions set forth as mentioned above, and following board discussion, Carolyn Jacobs made a motion which was seconded by Sara Lipsett, to approve the

application for an amended preliminary and final major site plan with the noted conditions. Affirmative votes by Roskoph, Bauerle, Lipsett, Jacobs, Osorio, McCormack, Terry, and Benitez. Motion passes unanimously.

Following the approval of the above application, Chairperson Roskoph moved the resolution up next on the agenda.

RESOLUTION 1:

13-P-0003

Block(s) 180.01 Lot(s) 13
Zone: Residential (R3) Zone

Sherwood Forest Homes, LLC

435 Woodland Avenue
Cherry Hill, NJ

Relief Requested: A minor subdivision to subdivide one (1) lot to create four (4) lots total (three (3) new lots).

Motion to Ratify: The Board considered the conditions set forth within the Resolution to approve a minor subdivision to subdivide one (1) lot to create four (4) lots total (three (3) new lots). Carolyn Jacobs made a motion, seconded by John Osorio to ratify the Resolution. Affirmative votes by Roskoph, Bauerle, Lipsett, Jacobs, and Osorio. McCormack, Terry, and Benitez abstain. The resolution is ratified.

*Following the ratification of the resolution, Mr. Goldstein requested a brief recess which was granted by Chairperson Roskoph at **8:25pm** and the meeting resumed at **8:35pm**.*

Note that following the recess, Councilwoman Sara Lipsett recused herself from the meeting and the subsequent application.

Agenda Items 2:

13-P-0026

Block(s) 112.01 Lot(s) 1, 12 & 13
Zone: Highway Business (B2) Zone

Cioffi's Towing Service, Inc.

309 Chapel Avenue West
Cherry Hill, NJ

Relief Requested: An amended preliminary and final major site plan to delineate additional parking stalls at the Cioffi's Towing Service site with various upgrades to previously approved site improvements.

Exhibits Submitted:

- A-1: Ordinance 74-35, Rezone Lots 2 & 2A of Block 112 to B-2, July 1974
- A-2: Planning Board Approval for Lots 2 & 2A dated 1981 & 1982
- A-3: Site Plan Approval by Planning Board for Lots 2 & 2A, dated 1983
- A-4: Memo from Marc Shuster to Planning Board regarding Cioffi's request to rezone his property
- A-5: Ordinance 86-50, Rezone Lot 1 of Block 112 to B-2, December of 1986
- A-6: Site Plan Approval by Planning Board (84 parking spaces for lot 1 as a storage area), dated 1988
- A-7: Resolution of Cherry Hill Planning Board for PBC # 3909 P&F in 1988
- A-8: Certifications of Municipal Zoning Officer
- A-9: Aerial Photo of the site

Discussion: Applicant Cioffi's Towing Service Inc., applied for an amended preliminary and final major site plan to delineate additional parking stalls at the Cioffi's Towing Service site with various upgrades to previously approved site improvements; located at 309 Chapel Avenue West, Cherry Hill, New Jersey (Block 112.01 Lot 1, 12, & 13). The property is owned by Alfred Cioffi, Jr.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- Alfred Cioffi, Jr. – Owner
- Brian Conlon, P.E. – Langan Engineering

Mr. Goldstein introduced the Cioffi's application and gave a detailed background of the site characteristics and prior Planning Board and Township approvals. Mr. Goldstein presented an array of exhibits as supporting documents for his history overview. It was also testified that no enlargement or expansion of the lot is proposed as part of the application and that the goal is to make a variety of repairs and

improvements, thus to become compliant with approvals from 1983 and 1988. No waivers or variances are requested as part of this application.

Mr. Goldstein continued to describe the details of the site, in that it is the only vehicle storage lot in Cherry Hill. The nature of the business means that some vehicles that are towed in are never claimed and thus the storage is needed on site to hold a number of vehicles. No parts of the vehicles are sold or salvaged. Vehicles only go to the salvage yard once proper transfer approvals are in order. Mr. Cioffi currently has a contract with Cherry Hill Township to store 125 vehicles whereas the 1988 approvals only allow for 84 spaces. The proposal on this application is to delineate 127 parking spots on-site. Mr. Goldstein gave the basis for why the application does not need a use variance due to the fact that while the site is a pre-existing non-conforming use, no enlargement of the site is happening, thus the use is not deemed to be substantially changing. Mr. Goldstein reiterated that there will be landscaping on-site in addition to a number of repairs. Furthermore, Mr. Goldstein stressed that they are not asking for a parking lot, rather the applicant is looking for a storage lot that is designed to accommodate stacked parking. No line striping is proposed as the applicant requests the flexibility to store vehicles in various configurations.

Mr. Cioffi was then called to testify regarding business operations. Mr. Cioffi echoed that no expansions are to take place and the towing operation will remain the same. He also stated that they employ about 15 tow truck drivers who are the only ones who have access to the storage lot (locked gate entrance) and that the public is not allowed into that portion of the property. Mr. Cioffi stated they can have upwards of 100 vehicles at any given time.

Mr. Goldstein then asked Mr. Cioffi to testify as to how they handle leaking vehicles. Mr. Cioffi contends that if a vehicle does happen to arrive on site leaking fluids, the tow truck driver will place the car on a concrete pad and catch-pans below will catch all the liquids that drain down. This pad is located near the existing dumpster on the site. The fluids are then carefully transported inside the shop where they are disposed of according to NJDEP regulations and then shipped out via a third party for recycling. Furthermore, the tow truck drivers are responsible for contaminant cleanup no matter what time of day it is.

Mr. Cioffi testified that the goal of the plan is to restore the property back to the 1983 and 1988 approvals. In regard to the salvage process, Mr. Cioffi said that a third party comes with a flatbed truck on-site (where adequate room exists to allow a flatbed truck inside) and it is then hauled away by that third party. Mr. Cioffi said there will still be enough room on-site to be able to handle the flatbed truck even with 127 delineated spaces. Mr. Cioffi will also tow vehicles to other repair shops if it is requested.

Mr. Conlon of Langan Engineering stepped up to testify regarding the specifics of proposed site improvements. The plan is to reinstitute the setback buffers. Also, 127 vehicle spaces are delineated on the plans and stacked parking is a component of it. The applicant agreed to be joined by DCD and ERI staff to identify areas on the site that need repairs. Mr. Goldstein asked Mr. Conlon to address the swale on the back up of the property and the accompanying stream. Mr. Conlon mentioned that they have agreed to meet out on site to look at the stream area and decide if any repairs or clean-up needs to take place. In regard to the trash enclosure, while the old approvals state the trash enclosure should be towards the front of the property, the current location is in the rear of the property and the applicant wishes to formally locate it in the rear of the property. Mr. Goldstein questioned if the stream buffer overlay zone applies to this site, and if so, believes it should be excluded due to the sites nature as a nonconforming use.

Ms. Luciani stated that cars are not allowed to be parked in any buffer and should be located where it is delineated on the site plan. Additionally, landscaping and fencing considerations will be reviewed by staff on-site. The applicant will also address the swing gate so as to provide better screening and the applicant will also fix the sidewalk and bring it up to ADA code. The determination as to resurfacing the storage lot will come during on-site inspections. The depressed area in the front of the site will also have its curb reconstituted so as to prevent parking occurring there. The proposed relocation of the trash enclosure will be subject to administrative review. Ms. Luciani noted, and Mr. Hunter affirmed, that the existing parking islands serve no purpose and have permission to be removed. All plantings will also occur in the buffer zones. The review letter issued by DCD will be a guideline for these various site improvements. Lastly, all non-conforming signage must be removed and any signs must be submitted to DCD for review. The applicant confirmed that the non-conforming signage has been removed.

Public Discussion: Seeing no public comments, Chairperson Roskoph closed that portion of the meeting.

Mr. Goldstein made closing comments and reiterated that the proposal is not for a parking lot, rather it is for a storage lot.

Solicitor Burns noted the site conditions and the need to protect the buffer zones as well as to allow DCD and ERI to do site inspections to determine the repair needs.

Motion: Following Solicitor Burns reading the conditions set forth as mentioned above, and following board discussion, John Osorio made a motion which was seconded by Carolyn Jacobs, to approve the application for an amended preliminary and final major site plan with the noted conditions. Affirmative votes by Roskoph, Bauerle, Jacobs, Osorio, McCormack, Terry, and Benitez. Lipsett recuses. Motion passes unanimously.

Meeting adjourned at 9:25 PM.