



PLANNING BOARD
Monday, March 17, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Brian Bauerle at 7:35 PM.

PLEDGE OF ALLEGIANCE: Led by Chairperson Bauerle.

OPMA STATEMENT: Read by Chairperson Bauerle in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carole Roskoph; John Osorio; Brian Bauerle; Larry Terry, Sr.; Sam Kates; Gina LaPlaca; and Moly Hung.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Lorissa Luciani, PP, AICP, Deputy Director; James Burns, Esq., Solicitor; and Stacey Arcari, Engineer.

Comments from the Public not related to tonight's agenda: None.

Solicitor Burns made an announcement that the previously scheduled application for TLC Management, LLC has been carried over to the April 7, 2014 meeting of the Planning Board per the request of the applicant's attorney. No new notice is required.

ADMINISTRATIVE ITEMS

Adoption of Meeting Minutes from March 10, 2014: John Osorio made a motion, which was seconded by Carole Roskoph, to adopt the Meeting Minutes from March 10, 2014. Affirmative votes by Bauerle, Roskoph, Osorio, Terry, Kates, LaPlaca, and Hung. Minutes are approved.

AGENDA ITEMS

Agenda Item 1:

8752.100 (Phase 1B2)

Block(s) 54.01 Lot(s) 8

Zone: Regional Business (B4) Zone

Relief Requested: An Amended Final Major Site Plan for 608 age-restricted condos at Garden State Park (The Mansions at Plaza Grande).

Tony Gerard Associates, Inc.

Haddonfield Road & Chapel Avenue

Cherry Hill, NJ

Exhibits Submitted:

Exhibit A-1: Framed Site Rendering

Exhibit A-2: Site Plan

Exhibit A-3: Architecturals/Elevations

Discussion: Applicant Tony Gerard Associates, Inc. applied for an Amended Final Major Site Plan for 608 age-restricted condos at Garden State Park (The Mansions at Plaza Grande); located at Haddonfield Road and Chapel Avenue, Cherry Hill, New Jersey (Block 54.01 Lot 8). The property is owned DR Horton c/o Mitchell Newman.

Application was represented by:

- Richard Israel, Esq. – Attorney for the Applicant
- Edward Brady – Engineer, Taylor Wiseman & Taylor
- Michael Rosen – Architect, The Martin Architectural Group
- Anthony Palma – Principal of Tony Gerard Associates, Inc.
- John Penberthy, Esq. – Attorney for Tony Gerard Associates, Inc.
- Tom Mirande – Consultant, JS Huvnanian

Mr. Israel began by introducing the application, specifically stating the prior approval by the Planning Board for 608 age-restricted units with a portion thereof being affordable (29 units). 101 units are currently occupied and the clubhouse is in development. The change to the plan being presented tonight is that instead for the remaining 507 units to be distributed amongst 16 buildings instead of 21 buildings (as originally approved) with 25% of the units being one bedroom and the rest being two bedrooms. The applicant is also asking to add detached garages to the site. No variances are being sought and the basic infrastructure of the site is not changing.

Mr. Brady gave an overview of the site plan and reiterated that instead of building an additional 21 buildings to house the remaining 507 units, only 16 new buildings are proposed. Some minor infrastructure will have to be removed or modified in order to accommodate the layout change. In terms of parking layout, most of the buildings will have garage parking underneath the building but some buildings will have detached parking due to site constraints. The detached garages will be accessed via a driveway between the buildings. No modifications are proposed to the storm/sewer system. Landscaping has also been beefed up and some additional lighting is proposed. The applicant will also consolidate the lots (stemming from a previous subdivision into 3 or 4 lots) on the property and agree to it as a condition of approval. The applicant is also asking to have the detached garages approved as an option. In terms of trash removal, the residents will have access to drop their trash off at the enclosures themselves. In regard to parking, Mr. Brady stated that without the detached garages, there will be 1,377 spaces, which is above the 1,192 spaces required. The overall project is proposed to be completed in 7 phases in order to speed up construction.

Mr. Rosen presented to the Board and the public a power point presentation showing the architecture and aesthetics of the proposal. The design of the site would be pedestrian friendly by orienting the buildings towards the sidewalks and line it with greenspace. In regard to the units, by having 5 less buildings, the units are a little smaller and the buildings will have a few more units each. The buildings themselves will have garages on the side and rear from which the resident can enter the building through a common space/lobby. The front of the building will be the main pedestrian entrance. The covered and screened detached garages will have an equestrian feel and the trash enclosures will be hidden next to the structure.

Mr. Palma stated the way the detached parking spaces will be available based upon who wants them and that all residents will have the opportunity to have an outdoor space. There will be an additional charge to residents who wish to have one these spaces. Mr. Palma stated that the reason for downsizing the amount of buildings as well as having the option to construct the five detached garages is for financial reasons. Mr. Palma stated that there will be enough parking for the site overall even if the detached garages are not built. Ms. Luciani asked what would happen with the trash enclosures if the detached garages are not built, to which the applicant stated they will have regular enclosed trash receptacles.

The applicant then addressed a number of issues pertaining to Environmental Resolutions' review letter, specifically in regard to adding brick pavers, the retaining wall along the surface parking, the paving schedule, and screening the mechanical equipment (the applicant will take a look at screening the mechanical equipment at the existing buildings). Furthermore, a discussion about phasing and bonding ensued. Additionally, the applicant stated that if the detached garages aren't built, the trash enclosures they will install will look as close to the design of the trash enclosures as shown in the design that has them attached to the detached garages. Lastly, in regard to phasing, Mr. Palma stated that phase 1 will be the construction of the clubhouse and 3 buildings. Mr. Palma then pointed out how the existing phases will be constructed.

The Board then verified with the applicant that all ADA and building code requirements will be met and shall be a condition of approval.

Public Discussion: Several members of the public provided comment on the application, which is memorialized below.

1. Jane Koller of 323 Garden Park Boulevard questioned the new architectural elevations for the buildings and the garages and wanted to know the price points of the new units.
2. Joe Lumeson of 2024 Crescent Way wanted to know the size of the new units and whether they would be maintained as ownership units. Questions regarding the settlement agreement, in the hopes of wholly completing the clubhouse, timing of construction, and details of the street lights were also discussed.
3. Mike Russo of 2036 Crescent Way had concerns about the traffic along Crescent Way and asked about traffic calming along that road.
4. Ellen Lumeson of 2024 Crescent Way questioned the location of the garages, the number of buildings that would be constructed, and the location of the trash enclosures.
5. Barbara Nochumson of 231 Garden Park Boulevard questioned the timeline for construction, the completion of the clubhouse (particularly the indoor pool), and the homeowners fee abatement, which is part of the class action lawsuit settlement agreement. Ms. Nochumson also stated that she would like the new units to be larger. Ms. Nochumson also deferred to a letter that was distributed amongst the unit

owners, claiming that it came from Tony Gerard Associates. There was clarification that the letter was actually written by Ron Cox, noted below.

6. Ron Cox of 332 Garden Park Boulevard, a member of the Homeowners Association (HOA) board, clarified that he had written the letter indicated by Ms. Nochumson, which was distributed to all of the unit owners. Mr. Cox also started speaking about maintenance fees per the settlement agreement, which was not part of this application, as indicated by the Planning Board Solicitor Jim Burns.
7. Carol Sarucci of 202 Garden Park Boulevard questioned the costs of the HOA fees and structure of the HOA, as it relates to the new units.
8. Gary Dunn of 2034 Crescent Way questioned the existing sales office and its imminent use and asked the contract purchaser to address the flooding issues in and around the sales office. He also questioned whether the unit owners would make up a majority of the HOA board during construction.
9. Bill Nochumson of 231 Garden Park Boulevard questioned the inclusion of the outdoor pool at the clubhouse and requested the price range for the sale of the new units.
10. Mike Biddy of 135 Citation Way questioned the location of the parking garages and their locations.
11. Joe Lipos (address unknown) questioned the orientation of the buildings to Crescent Way.
12. Rick Naftoin of 2041 Crescent Way questioned the availability of visitor parking in relation to the installation of exterior garages.

Motion: Following the reiteration of the details and conditions imposed upon the application by Solicitor Burns, Carole Roskoph made a motion, which was seconded by John Osorio, to approve the application. Affirmative votes by Roskoph, Osorio, Bauerle, LaPlaca, Terry, Kates, and Hung. The application is approved.

Agenda Item 2:

13-P-0042

Block(s) 285.25 Lot(s) 2.03 & 3
Zone: General Office (O2) Zone

TLC Management (DeVal), LLC

1800 Chapel Avenue West
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances to permit the installation of a 16 SF freestanding monument sign.

The application is carried over to the April 7, 2014 meeting of the Planning Board.

Resolution 1:

12-P-0005A

Block(s) 342.01 Lot(s) 4
Zone: Highway Business (B2) Zone

Our Lady of Lourdes Health Care Services, Inc.

1 Brace Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances to install LED and canopy signage and modifications to prior conditions of approval to modify the operating hours at LourdesCare at Cherry Hill.

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, the resolution was ratified with affirmative votes by Roskoph, Terry, Kates, LaPlaca, and Hung.

Meeting Adjourned: at 9:35 PM.