



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Tuesday, January 19, 2016**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Community Development Director, Paul Stridick at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Mr. Stridick.

**OPMA STATEMENT:** Read by Mr. Stridick in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Kevin McCormack; Carolyn Jacobs, John Osorio; Hugh Dougherty; Sam Kates; Moly Hung; William Carter; Marlyn Kalitan; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; Kyle Eingorn, Esq., Alternate Solicitor; Lorissa Luciani, PP, AICP, Deputy Director; Jeremy Noll, PE, Planning Board Engineer; and Jacob Richman, PP, AICP Planner.

**Comments from the Public Not Related to Items on Tonight's Agenda:** Councilwoman Carole Roskoph thanked the Board Members and stated that she learned a lot and greatly enjoyed her time serving on the Planning Board.

**ADMINISTRATIVE ITEMS - Reorganization**

Solicitor Burns administered the oath to Kevin McCormack (Class II), Councilwoman Carolyn Jacobs (Class III), John Osorio (Class IV), Hugh Dougherty (Class IV), William Carter (Class IV), Marlyn Kalitan (Alternate #1), and Sheila Griffith (Alternate #2).

Kyle Eingorn, Esq. then took over presiding over the meeting from James Burns, Esq.

**Appointment of Chair.** Sam Kates nominated John Osorio for Chairperson. The motion was seconded by Kevin McCormack. The motion passes unanimously with John Osorio abstaining.

John Osorio then took over leading the meeting from Paul Stridick.

**Appointment of Vice-Chair.** Sam Kates nominated Hugh Dougherty for Vice-Chair. The motion was seconded by Carolyn Jacobs. The motion passes unanimously with Hugh Dougherty abstaining.

**Adoption of Agenda Procedures.** John Osorio made a motion to approve the standardized Agenda Procedures of the Planning Board for 2016, which was seconded Hugh Dougherty. A unanimous all in favor was cast by the Board.

**Appointment of Secretary.** Carolyn Jacobs nominated Paul Stridick for Secretary for the year 2016. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Alternate Secretary.** Carolyn Jacobs nominated Lorissa Luciani for Alternate Secretary for the year 2016. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Establishment of Meeting Dates and Adoption of Official Newspaper.** Hugh Dougherty nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2016. The motion was seconded by Kevin McCormack. A unanimous all in favor was cast by the Board.

**Adoption of Planning Board Bylaws.** Hugh Dougherty made a motion to approve the 2016 Planning Board Bylaws, which was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Solicitor.** Moly Hung nominated Dembo, Brown, and Burns, LLP, for Planning Board Solicitor for the year 2016. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Engineer.** Sam Kates nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2016. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Housing Consultant.** Carolyn Jacobs nominated Art Bernard & Associates as the Planning Board Housing Consultant for 2016. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

**Appointment of Traffic Consultant.** Moly Hung nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2016. The motion was seconded by Kevin McCormack. A unanimous all in favor was cast by the Board.

**Appointment of Professional Planner.** Carolyn Jacobs nominated Group Melvin Design as the Planning Board Professional Planner Consultant for 2016. The motion was seconded by Moly Hung. A unanimous all in favor was cast by the Board.

*Adoption Meeting Minutes from December 21, 2015.* Hugh Dougherty made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from December 21, 2016. Affirmative votes by Osorio, Dougherty, Jacobs, Kates, Hung, and Kalitan. Minutes are approved.

**Agenda Item 1:**

**15-P-0030**

Block(s) 337.03 Lot(s) 29.01

Zone: Residential (R2) Zone

**Michael Young**

26 Crooked Lane

Cherry Hill, NJ

*Relief Requested: A tree removal application to remove twenty-three (23) trees and to clear approximately 22,421 SF of underbrush for the purpose of constructing a single-family residence. This application is for the 11,887 SF of clearance outside of the 15' buffer area.*

**Exhibits Submitted:**

A-1: Photographs of the vegetation to be removed

A-2: Photographs of the four (4) trees to be removed

**Discussion:** Applicant Michael Young applied for a tree removal and underbrush clearance application; located at 26 Crooked Lane, Cherry Hill, New Jersey (Block 337.03 Lot 29.01). The property is owned by Michael Young.

Application was represented by:

- Vince D'Elia, Esq. – Attorney for the Applicant
- Teal Jefferis, PE – Professional Engineer
- Michael Young – Applicant

Mr. D'Elia introduced the application and gave a quick overview of the prior subdivision approval for the property and that the applicant is back at the Planning Board in order to request permission for the clearance of underbrush/vegetation and tree removal.

Mr. Jefferis confirmed that he worked on the grading plan for the proposed dwelling on lot 29.01. After giving an overview of the ordinance requirements regarding clearance and tree removal, he noted that there are only two (2) trees that are to be removed outside of the 15' buffer area. Of the twenty-four (24) total trees to be removed, two (2) are dead, twenty (20) are within the 15' buffer area, and the remaining two (2) trees are outside the 15' buffer area. Mr. Jefferis explained that they are trying to limit the clearance of underbrush to the middle portion of the lot where the house is proposed, to a portion of the rear of the lot where the stormwater management system is to be installed, and to portion of the perimeter of the lot. Approximately 20,000 SF of underbrush is proposed to be removed with 9,700 SF of that being located outside the 15' buffer area. The applicant is requesting to remove this brush in order to accommodate the new home and the stormwater management system.

Mr. Jefferis submitted Exhibits A-1 and A-2 in order to show the existing conditions of the site and to show the dead trees and overgrown brush. Mr. Jefferis then described the stormwater management system and how the proposed landscaping will help restore the lost vegetation. The new stormwater management system will manage all stormwater on-site, and any overflow will be directed towards the existing stormwater drainage easement at the rear of the property. The system will reduce runoff rates and neighboring properties will not be affected. Additionally, it was testified that the proposed restoration measures will not have any negative impacts on neighboring properties. The applicant will maintain the existing landscaping buffer with the adjacent residential properties by adding additional vegetation. Mr. Jefferis believes these improvements will be a benefit to the property.

Chairperson Osorio mentioned the need for a stormwater maintenance agreement and Mr. Jefferis stated that the applicant will comply and that the agreement will be filed with the County. Mr. Jefferis continued by clarifying that the stormwater maintenance system is underground and that an inlet will collect surface run-off. Additionally, the system is designed to comply with NJDEP major development regulations and can handle up to a 100 year storm. Mr. Jefferis elaborated on the maintenance and inspections involved in the upkeep of the stormwater system and further noted that while these types of systems are uncommon for homeowners, any future owner will have this information disclosed to them.

**Public Discussion:** Joseph Torres of 5 Olde Springs Lane in Cherry Hill asked if his house/property would be impacted in any way by this proposal. Mr. Jefferis noted that runoff will not be directed towards his house and regardless, they are not permitted to re-grade in that manner. The vegetation and trees along their shared property line will not be removed. Mr. Noll added that ERI has recommended that the applicant install ten (10) trees along the western property line and that applicant agreed to assess the feasibility of these plantings during construction of the house and that they will plant the trees as necessary. The applicant will work with ERI and the Department of Community Development throughout the process and will look at installing the recommended tree species.

Ms. Luciani stated that the applicant has addressed all of the Department of Community Development's comments but asked the applicant to verify the extent of the wetlands on their property. Mr. Jefferis confirmed that the NJDEP mapping showed that the site is clear of wetlands. Following a review of ERI's letter by Mr. Noll, the applicant agreed to all other comments in ERI's and the Department of Community Development's review letters.

**Motion:** Following the reiteration of the conditions and variances needed by Solicitor Eingorn, Hugh Dougherty made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, McCormack, Jacobs, Kates, Carter, Hung, Kalitan, and Griffith. The application is approved.

**Resolution 1:**

**15-P-0019**

Block(s) 30.01 Lot(s) 1 & 2

Zone: Highway Business (B2) Zone

*Relief Requested: A preliminary and final major site plan with a Lot Consolidation (two (2) lots into one (1) lot) and a bulk (C) variance to demolish and redevelop the property for a 7,151 SF urgent care (known as Patient First) and various site improvements.*

**PF Cherry Hill, LLC**

2171 Route 70 West

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for PF Cherry Hill, LLC. Affirmative votes by Osorio, Dougherty, Jacobs, McCormack, and Hung. The resolution is memorialized.

**Meeting Adjourned:** at 8:30 PM.

**ADOPTED:**

**ATTEST:**

  
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**JOHN OSORIO, CHAIRMAN**  
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**PAUL G. STRIDICK, AIA  
PLANNING BOARD SECRETARY**

