



PLANNING BOARD
Monday, November 19, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:38 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

OPMA STATEMENT: Read by John Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Betty Adler; Kevin McCormack; Carolyn Jacobs; John Osorio; Hugh Dougherty; Moly Hung; Sam Kates; William Carter; and Marlyn Kalitan.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; James Burns, Esq., Solicitor; C. Jeremy Noll, PE, CME, Planning Board Engineer; Robert Melvin, PP, AICP, Redevelopment Planner; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from November 5, 2018. Sam Kates made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from November 5, 2018. Affirmative votes by Adler, Jacobs, Hung, Osorio, Dougherty, Kates, and Kalitan. Minutes are approved.

Agenda Items:

18-P-0028

Block(s) 431.18 Lot(s) 8

Zone: Victory Refrigeration Redevelopment Zone

FMP Mount Laurel, LLC

110 Woodcrest Road

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan to construct 370 luxury apartments on approximately 18.5 acres of the 34 acre site (known as Victory East), all of which are inclusionary (with 56 affordable units at a 15% set-aside), stormwater management facilities, and various site improvements. The proposal includes 196 1-bedroom units, 162 2-bedroom units and 12 3-bedroom units with 730 parking spaces – of which 662 parking spaces are considered surface parking and 68 parking spaces are considered garage parking. The proposal also includes the construction of a force main (sanitary sewer) on Block 431.18, Lot 7.01.

Applicant's Representatives: Chad Warnken, Esq. – Applicant's Attorney; John Cranmer – Applicant; Jesse Dougherty, PE – Applicant's Professional Engineer; Thomas Brennan, RA – Applicant's Professional Architect; and William Lothian, PE, PTOE – Applicant's Professional Traffic Engineer.

Exhibits Submitted: A-1: Overall Site Plan Rendering; A-2: Victory West Site Plan Rendering; A-3: Central Green Rendering; A-4: Plaza Entrance Plan; A-5: Irrigation Plan; A-6: Floor Plan – Building Type A; A-7: Elevation Rendering – Building Type A; A-8: Floor Plan – Building Type B; A-9: Elevation Rendering – Building Type B; A-10: Clubhouse Floor Plan; A-11: Clubhouse Elevation Rendering; and A-12: Maintenance Building Elevation Rendering.

Mr. Warnken stated that the applicant is seeking preliminary and final major site plan approval for the Victory West portion of the site which was declared an Area in Need of Redevelopment. Mr. Warnken stated that the applicant will address any and all review letter comments that require clarifications for the record. Mr. Warnken noted that the applicant will only be requesting one (1) design waiver for the shrub planting size, but that no variances are requested.

Mr. Dougherty submitted exhibit A-1 and gave an overview of the site area (Victory West) which comprises 18.5 acres of the 34 acre site. Mr. Dougherty submitted exhibit A-2 and noted that the applicant proposes a total of 370 units consisting of 1, 2, and 3 bedroom apartments. Mr. Dougherty noted that the site is accessed off of Woodcrest Road and that sidewalks and a planting strip is proposed along the edge of the roadway. Mr. Dougherty discussed the interior site improvements and landscaping for each proposed "edge" as denoted in the site's Redevelopment Plan. Mr. Dougherty stated that the applicant is requesting CCMUA to vacant their perimeter access easement in exchange for a blanket access

easement. Mr. Dougherty stated that the 370 units are spread out over six (6) buildings and that there will also be a clubhouse (with amenities), a central green, a dog park, and maintenance building, and a trash/recycling center. Mr. Dougherty added that the trash and recycling will be picked up bi-monthly or on an as needed basis from the trash/recycling center. Mr. Dougherty noted the existence of two (2) parallel running gas line easements adjacent to the NJ Turnpike edge that will remain. Mr. Dougherty added that the applicant will provide additional buffering through landscaping edge easements along the rear perimeter of the site. Mr. Dougherty stated that the applicant is providing a placeholder five (5') foot wide sidewalk to connect to Victory East for when site planning for that portion of the site moves forward.

Mr. Dougherty stated that the applicant is proposing 662 surface parking spaces and 68 garaged parking spaces for a grand total of 730 parking spaces (inclusive of 19 ADA parking spaces) which meets RSIS standards. Mr. Dougherty stated that there will be no assigned parking spaces except for the garaged spaces (one of which will be ADA compliant). Mr. Dougherty stated that the applicant is proposing LED light poles and building mounted lighting throughout the site. Mr. Dougherty addressed the maintenance building and stated that it will be shifted over three (3') feet to a total setback of one hundred (100') feet in order to comply with the setback requirements from the Redevelopment Plan. Mr. Dougherty submitted exhibit A-3 and detailed the site amenities and also noted that bike racks are proposed throughout the site. Mr. Dougherty noted that the plan is to have the proposed pool and clubhouse become operational once the first two (2) buildings are receive their CO; however, if the buildings receive their CO in the winter, the pool and clubhouse will open up the following season. Mr. Dougherty stated that the applicant is in agreement to provide a phasing plan prior to permit issuance. Mr. Dougherty submitted exhibit A-4 and detailed the plaza and landscape areas and noted that they will update the Site Plan to reflect stamped asphalt with durable coating materials.

Mr. Dougherty submitted exhibit A-5 and described the site irrigation. Mr. Dougherty affirmed that the applicant will work with Township professionals to replace invasive planting species with acceptable species. With regard to the design waiver request, Mr. Dougherty stated that the applicant will provide a minimum planting height of eighteen (18") inches as opposed to the required thirty (30") inches due to nursery availability. Mr. Dougherty noted there are two (2) proposed stormwater basins throughout the site and that the applicant will conduct and provide additional test pit results. Mr. Dougherty discussed sewer and water facilities and how a force main extension will be provided to connect to the pump station. Mr. Dougherty stated that they will look at possibly integrating a playground area and that noted that street trees will be located in front of the overhead wire (and not down the centerline).

Mr. Brennan stated that there are two (2) building types consisting of a rectangle building (identified as Building 'A') which comprises Buildings 300, 400, 500, and 600, and an L-shaped building (identified as Building 'B') which comprises Building 100 and 200. There is also the clubhouse and maintenance building. Mr. Brennan submitted exhibits A-6 through A-9 and described the layout, colors, materials, and aesthetic of the Building types 'A' and 'B'. Mr. Brennan stated that Building 'A' will have 48 units each and Building 'B' will have 89 units each. Mr. Brennan added that the internal garages will be located in Building 'A'. Mr. Brennan submitted exhibits A-10 through A-12 and gave an overview of the layout, design, and services offered with regard to the clubhouse and maintenance building.

Mr. Lothian stated that proposed development is a by right application and complies with the previously approved Redevelopment Plan. Mr. Lothian stated that this development will have a similar volume of traffic to that of the former Victory Refrigeration Company. Mr. Lothian detailed the peak traffic demands and noted that there will be contingent that utilized public transportation; however, Mr. Lothian stated they utilized a conservative estimate with the public transportation usage projections. Mr. Lothian stated that the applicant agrees to all traffic comments in the review letters. A discussion ensued regarding traffic demands, trips, and methodology. Mr. Lothian noted that traffic from this development is more likely to be going in the opposite direction of typical traffic in this area due to the site location. Mr. Lothian noted that the nearby intersection of Haddonfield-Berlin Road and Burnt Mill Road will be getting a dedicated left hand turn lane with construction by the County starting in March of 2019 (per Mr. Noll). Mr. Lothian stated that the applicant will provide an audible pedestrian crossing if so required by the County.

Public Discussion: Ms. Lynn Levine of 462 Browning Lane asked if the applicant looked at the impact on the school system. Mr. Warnken stated that that EIS report projected 91 school children generated from the proposed project but added that the ratables will offset the impacts. Ms. Levine stated that the plans don't seem to have any jogging paths. Ms. Levine posited that the plans do not seem to be targeted towards senior who want to age in place and instead appear more targeted at millennials.

Ms. Anne Einhorn of 1017 Edgemoor Road stated that she is concerned about the impacts to the school system. Ms. Einhorn asked whether the plans could be revised to include a playground as there will be children living at the site. Lastly, Ms. Einhorn stated she is concerned about the potential traffic impacts the proposed development will cause in and around the area.

Following the closure of the public comment portion of the meeting, Mr. Cranmer stated that a Phase I ESA has been completed and NJDEP has given full unrestricted use to the site. Mr. Cranmer stated that the rents for the site, excluding the 56 affordable units, will be around \$1,400.00 to \$2,500.00 per month.

Ms. Luciani went through the Department of Community Development's review letter and noted the outside agency approvals needed and the pending easement agreements. Mr. Noll went through the Planning Board Engineer's review letter and noted that they will work with the applicant on any and all outstanding conformance items.

Motion: Following the reiteration of the conditions by Solicitor Burns, Betty Adler made a motion, which was seconded by Carolyn Jacobs, to approve the application. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Dougherty, Hung, Kates, Carter, and Kalitan. The application is approved.

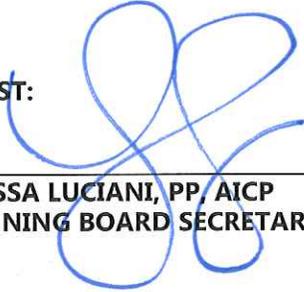
Resolutions:

None.

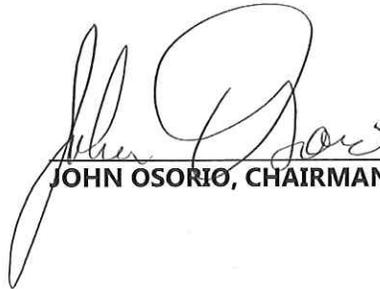
Meeting Adjourned: at 9:06 PM.

ADOPTED: 12/3/18

ATTEST:



**LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY**



JOHN OSORIO, CHAIRMAN