



PLANNING BOARD
Monday, August 20, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:47 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; John Osorio; Hugh Dougherty; Moly Hung; William Carter; Marlyn Kalitan; and Alise Panitch..
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; Allen Zeller, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; and Stacey Arcari, PE, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from August 6, 2018. William Carter made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from August 6, 2018. Affirmative votes by McCormack, Dougherty, Hung, Carter, Kalitan, and Panitch. Minutes are approved.

Agenda Items:

17-P-0026

Block(s) 434.01 Lot(s) 11 & 12
Zone: Residential (R1)

MiPro Homes, LLC

902 & 920 Kresson Road
Cherry Hill, NJ

Relief Requested: A preliminary major subdivision with bulk (C) variances to subdivide two (2) lots (Existing Lots 11 and 12) into 19 lots, of which 16 lots are proposed for single family residential homes (Proposed Lots 1-8 and Lots 11-18), two (2) lots are proposed for stormwater management (Proposed Lots 9 and 19) and one (1) lot is proposed for open space (Proposed Lot 10). The preliminary major subdivision also proposes a new roadway and cul-de-sac, identified as Road "A", which is intended to be dedicated to the Township. The two (2) basin lots and the open space lot will be maintained by an established Homeowner's Association (HOA).

Applicant's Representatives: Jeffrey Baron, Esq. – Applicant's Attorney; Michael Procacci, Jr. – Applicant; Joseph Mancini, PE, PP – Applicant's Engineer & Planner; and Andrew Feranda, PE, PTOE, CME – Applicant's Traffic Engineer.

Exhibits Submitted: A-1: Overall Site Plan

Mr. Baron introduced the application for preliminary major subdivision only and bulk (c) variance. Mr. Baron stated that they originally brought a 29-lot conceptual subdivision (containing 27 single-family dwellings) that conformed to the Zoning Ordinance to the Township; however, based upon comments they received, they decided to reduce the density to a 19-lot subdivision containing 16 single-family dwellings, two (2) basin lots, and one (1) open space lot. Mr. Baron noted the applicant is requesting four (4) types of variances pertaining to lot frontage (Lot 10 – open space lot), lot depth (Lots 9 & 19 – basin lots), and the front yard setback of the basin (Lot 19). The applicant is also requesting variances to permit the attached garages on each home to be in front of the building line. Mr. Baron explained that many homes in Cherry Hill have this design feature. Mr. Baron stated that the proposed use is permitted and they are exceeding the required minimum lot size of 13,000 SF by providing lots containing over 22,000 SF in area (for the single-family dwellings). Mr. Baron explained that the existing site is comprised of two (2) lot located along Kresson Road (a county roadway). Mr. Baron believes the traffic impacts the proposed development will create are very minimal.

Mr. Procacci stated that they are proposing homes between 3,000 SF and 4,000 SF in area with side entry garages, stone or brick watersheds, and with hardy siding or stucco/brick siding. Mr. Procacci stated that they have development experience as they have developed in Camden County and Burlington County. Recently, they have completed two (2) projects in Evesham and have a third on the way. Mr. Baron submitted Exhibit A-1 and Mr. Procacci noted that there is an existing 60' wide easement on proposed Lot 10 (east side of development) that is proposed to be extended and preserved

as open space. Mr. Procacci stated that they are also creating a 30' wide landscaping and drainage buffer easement on the western edge of the development. The proposed basin at the south end of the development also acts as a buffer.

Mr. Mancini noted that the site has one access road ("Road A") located approximately 350' from Markkress Road on the south side of Kresson Road (a county roadway). Road A will be a cul-de-sac that meets all RSIS requirements. Mr. Mancini noted that, in discussion with Camden County officials, that the road is to be re-paved in 2-3 years and that the applicant will coordinate with the County as they work on adding curbing, sidewalk, and stormwater and drainage facilities on the property and Right-Of-Way. Mr. Mancini stated that the grading of the site will mimic existing conditions with water flowing along a north-south axis within the property lines and be collected by infiltration detention basins proposed on either end of the site. Mr. Mancini affirmed that both basins will meet RSIS standards. Mr. Mancini stated that the site has been designed to preserve as many trees as possible and that they will be planting new ones on the individual lots and along the buffer areas. Mr. Baron added that significant trees will be preserved on the individual lots where feasible. Mr. Mancini noted that swales are to be located on the inside edge of the landscaping buffer and not abutting neighboring property lines. It was affirmed that an HOA will be created to maintain all stormwater management facilities. Mr. Mancini acknowledged that Phase I and II studies have been conducted and they are aware of one or two oil tanks that need to be located and removed (and possibly remediated) as necessary. The applicant agreed as a condition of approval to remediate the site per NJDEP standards, as necessary.

Mr. Procacci stated that the price range of the proposed homes will be \$500,000 to \$650,000 with various customizable options/amenities. These options include the possibility of going from a two (2) to three (3) car side entry garage. Mr. Procacci stated that he wants the homes to mesh with the surrounding neighborhood. Mr. Procacci stated that they will submit renderings of the proposed homes during the final subdivision portion of the application. Mr. Procacci also agreed as a condition of approval that all garages will be side entry garages and that the front of those garages will blend in such a manner as to make them look like part of the façade of the main part of the house.

Mr. Baron discussed an "unrecorded easement" allowing the owners of existing neighboring Lot 10 to have access through the subject site to Kresson Road. Mr. Baron stated that the applicant will provide for a formal access easement (through proposed Lot 19) provided the County has no objections with the proposed easement. Mr. Baron noted that in prior iterations of the plan where this proposed easement did not exist, the applicant did not require a basin setback variance; however, in trying to help out the neighbor by providing an easement, this created a need for a variance. Mr. Mancini reaffirmed that their stormwater management measures will not affect the nearby "Magic Forest" open space parcel.

Mr. Feranda stated that he assessed the potential traffic impacts of the proposed development based upon existing and proposed conditions and found no significant changes in the Level of Service (LOS) operations, particularly during non-peak hours and only minimal changes during peak hours. After explaining his methodology, Mr. Feranda stated that the site will generate 16 AM and 16 PM trips during peak hour times amongst the 16 single-family dwellings. Mr. Feranda noted that, in discussions with the County, that a "Do Not Block the Box" may be necessary at the intersection of Road A and Kresson Road in order to prevent potential backups from the light at Markkress Road inhibiting movements out of Road A onto Markkress Road. Mr. Feranda also discussed some of the County's potential roadway improvements to Kresson Road which is likely to occur in the next 2-3 years.

Mr. Mancini reiterated the requested variances and provided justification. Mr. Mancini stated that the benefits outweigh the detriments and the basins promote the general welfare of the public while the open space lot is a benefit to the community. The side entry garages were noted as a better design aesthetic to the site. Mr. Mancini sees no substantial detriment to the zone plan.

Mr. Baron stated that they agree to the comments noted in the Department of Community Development's and ERI's review letters. Ms. Arcari went through ERI's review letter to address any outstanding items/comments. Ms. Luciani went through the Department of Community Development's review letter to address any outstanding items/comments and Mr. Baron confirmed that they are removing their sign request and will readdress the matter during final subdivision review.

Public Discussion: Sara Joslin of 1234 Forge Road asked where the fire hydrants would be located. Mr. Mancini stated they will be spaced accordingly per RSIS standards and Mr. Luciani noted that they are located in front of Lots 1 and 8. Ms. Joslin asked for clarification regarding the basin design and capacity to handle rain events. Mr. Mancini stated that the basins are open to air and that they have been designed to handle a 100 year storm with said basins allows water to infiltrate within a 72 hour period so as to prevent the possibility of a mosquito breeding ground. Lastly, Ms. Joslin stated she has open concerns about the traffic impact.

Stephen Weinberg of 952 Kresson Road provided exhibit R-1 (containing 18 pages of various documents) and noted that he is the President of the Magic Forest Civic Area. Mr. Weinberg stated his concerns about the proposed development of the site and the impact on the trees (as shown in R-1) and the clearing of land. Mr. Weinberg discussed the tree removal ordinances and tree replacement criteria and concerns. Mr. Weinberg asked the developer to use deference when siting the houses in order to minimize the total amount of tree removal. Mr. Weinberg stated that he hopes the tree removal can

be done in an eco-friendly manner. After some discussion, it was noted that applicant is proposing approximately 296 trees (consisting of deciduous and evergreen trees). Mr. Weinberg discussed his concerns about environmental remediated and contaminated soils and areas of concern (AOC). Mr. Weinberg noted his concerns about traffic and wait times in order to make a turn out of the development. Mr. Weinberg added that he is concerned about ensuring the continued maintenance of the stormwater management facilities by the HOA. Ms. Luciani stated that the Township will conduct an annual basin inspection (as part of the basin maintenance agreement) and if the Township is not able to get the HOA to do the work, the Township will perform the maintenance and put a lien on the HOA. Lastly, Mr. Weinberg stated he is concerned about the clear cutting of the lots and the houses potentially going unfinished. It was later clarified that the site is not being entirely clear cut but that regrading operations will take place.

Scott Ciocco of 806 Kresson Road stated that he appreciates the applicant providing an access easement from Lot 10 to Kresson Road. Mr. Ciocco questioned the plantings in the buffer on the west side of the property and the location of the swales. Mr. Mancini pointed out the location. Ms. Luciani stated that all stormwater management facilities, buffering, and roadways are to be completed prior to the issuance of any CO's for the new homes. Ms. Luciani recommended that the buffer landscaping should go in first, specifically they should be planted during the first planting season following lot clearance/re-grading but in conjunction with utility work.

Michelle Sorokin of 956 Kresson Road questioned the existing driveway easement and Mr. Procacci stated that it will remain. Ms. Sorokin also noted concerns about tree limbs falling and blocking the driveway within the easement.

Tracy Mueller of 1297 Bunker Hill Road echoed Mr. Weinberger's concerns regarding tree removal and wanted an analysis of the trees to be removed and replaced. Ms. Mueller wanted to know if a left out of Road A onto Kresson Road and then a right onto Markkress road were considered in the traffic report. Mr. Feranda confirmed this was analyzed in the traffic report.

Timothy Vannatta of 486 Hidden Lane asked if utilities to the rear portion of Hidden Lane would be affected. Ms. Luciani stated that PSE&G would need an easement to access utilities in this area on Hidden Lane.

Martha Wright of 200 Munn Lane stated that she believes the proposed development is "on the edge of defecation" and is particularly concerned about the proposed tree removal and lack of a more robust landscaping plan. Ms. Wright stated that she does not believe the homes/development fits in the area and echoed similar concerns pertaining to the perceived traffic impact of the proposed development as well as the potential impact/burden to the school system and strain to municipal services.

Vanessa Robinson of 1261 Liberty Bell Drive stated that she is concerned about the loss of trees and wildlife habitat. Ms. Robinson requested that the applicant conduct a study regarding the impacts to air quality and noise as it pertains to the proposed development.

After the closing of public comment, Mr. Baron stated that they will do their best to maintain as many of the trees as possible as it will be a benefit to the value of the proposed homes. Mr. Baron also noted that they have listened to the public comments and will address the comments accordingly, where feasible.

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

Resolutions:

None.

Meeting Adjourned: at 11:03 PM.

ADOPTED: 9/4/18

ATTEST:



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



JOHN OSORIO, CHAIRMAN