

# Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



February 26, 2026  
File No. 25059

Ms. Stacey Arcari, PE, PP, CME, PTOE  
Environmental Resolutions, Inc.  
815 East Gate Drive  
Suite 103  
Mount Laurel, NJ 08054

**Re: James Foley  
Minor Subdivision Plan  
309 Oak Avenue  
Block 289.05, Lot 6  
Application No. 25-P-0033**

Dear Ms. Arcari:

We are in receipt of your February 5, 2026 review letter and we offer the following in response. Please note that our responses follow the numbering format of your letter.

## Minor Subdivision Checklist

Understood.

## Zoning Requirements

1. No response required.
2. No response required
3. A design waiver is respectfully requested for the absence of providing sidewalk along the property frontage given the surrounding properties have no sidewalk.

## Minor Subdivision

- (3) We will comply, once provided by the Township.
- (8) We have revised the plan to denote a monument to be set at the new property line where it meets the R.O.W. Please clarify your comment relating to the southwest corner of lot A.

## General Comments

1. Understood.
2. Understood.
- 3a-e. Understood. We request these be deferred to the plot plan/grading plan review stage.



- 3f. Understood. We request this determination be deferred to the plot plan/grading plan review stage as the type and size of the dwellings are unknown at this time.
- 3g. We request these be deferred to the plot plan/grading plan review stage.
- 3h. The applicant to address as a condition of approval.
- 3i. Understood.

**Stormwater Requirements**

- 1. We will comply, if and as required. We understand the maximum lot cover per the Township ordinance for new lots is 40%.
- 2. The applicant will need to comply as a condition of approvals.

**Administrative**

- 1. Applicant to comply.
- 2. Applicant to comply.

**Permits and Approvals**

- 1-6. Understood, if and as required. We will forward upon our receipt.

We hope these responses, the plan revisions and the future anticipated testimony satisfactorily address your presented comments such that a recommendation for conditional approval can be issued by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

**PETERMAN • MAXCY ASSOCIATES, LLC**

Brian S. Peterman, P.E., C.M.E.

Encl.

Cc: James W. Burns, Esq. (w/Encl.)  
James Foley (w/Encl.)  
Cherry Hill Township, Attn: Kathy Cullen & Jacob Richman (w/Encl)