

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
MAY 14, 2019

MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 15, 2019, and in the Courier Post on Saturday, January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz and Mr. McGill.

Also Present: Mrs. Rucci, Secretary, Douglas Heinold, Board Attorney, Paul LaPierre, Board Engineer.

MR. BEDNAREK: Case #1901 – Rick Greco – Minor Subdivision, Hilton Road, Block 1713, Lots 1 and 1.01.

MR. EHARDT: He advised that they were still waiting for one of their professionals.

MR. BEDNAREK: Case #1905 – CSH Siena – Minor Subdivision, Route 130 and Hilltop Road, Block 2102, Lots 33 and 55.01

ROBERT PODVEY: Attorney for CSH Siena. They are here for a Minor Subdivision. To subdivide off two tenths of an acre and give it to the neighbor. Also, to deal with some administrative matters since our client took over the project on Route 130.

MR. HEINOLD: He swears in Mr. Robert Stout.

MR. STOUT: We are here for a Minor Subdivision to cut off a small portion of Lot 33. Hilltop Road because there are encroachments on the property.

We have three completeness items that your Engineer outlined in his letter.

Item # 2 - One is the Affidavit of Ownership for both lots 55.01 and 33. That has been provided to Pat Rucci.

Item #23 and 24 - Testimony that no existing or proposed deed restrictions or easements exist that impact these two lots in the area being subdivided. That is true there is nothing that will hinder the conveyance of this piece of land.

Item #16 - There was a question about the surveys for these two properties. We did perform the surveys for both lots 55.01 and lot 33. They are current.

A MOTION IS MADE BY MR. MARSHALL, seconded by Mr. Rau to deem the application complete for Preliminary and Final Subdivision. ROLL CALL VOTE, AYE, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz, Mr. McGill and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: The application is complete.

MR. STOUT: He presented three Exhibits:

Exhibit A1 – Copy of Subdivision Plan

Exhibit A2 - Shows Pool, Shed and Fence.

Exhibit A3 – Approved Clubhouse that was approved as part of the original application. Along with that, there was a dog park and some benches along the side of that. The updated proposal. The Clubhouse is within 100 square feet of what was proposed originally. The patio has been reconfigured, a little smaller with a little gazebo. The Dog Park has been reoriented. We propose a shed with onsite maintenance, within the property. That is really the updates to the property. Anything else is being constructed as is, with an added shed for outside maintenance Fence encroached on our property line. .02 acres covered off of our tract. All of the improvements are falling within the zoning regulations. There is real no detriment whatsoever. It is a Buy Rite Subdivision.

MR. BEDNAREK: All of the setbacks on the clubhouse still conform. He asked if this was correct.

MR. STOUT: Everything is exactly the same setbacks that were on the original design. The footprint is just a little bit different. It is larger by about 100 square feet. We also have the addition of the storage shed, which was not on the original application.

MR. STOUT: The encroachment on the Route 130 side is 8 feet x 76 feet. On the backside, closer to the Pennsauken side is 2 feet x 111 feet, that is the L shape. This L shaped area is what we are deeding over.

MR. MARSHALL: With respect to changing the footprint of the Clubhouse by 100 square feet, gazebo and maintenance shed, you are not here seeking an Amended Site Plan. He asked if that was correct. You are here as an informative to the Board to see if the Board wishes you to seek an amended plan.

MR. STOUT: That is correct.

MR. MARSHALL: I want it on the record of why you are here and what you are doing. I know CSH, the owner of the property is very interested in having this show up in a Resolution somewhere that it was discussed.

MR. STOUT: Correct.

MR. MARSHALL: And what the Board's position is. Am I still Correct?

MR. STOUT: You are correct.

MR. STOUT: The look on the outside is exactly the same as what was approved. It is the foot print that has changed. Little bit wider, a little bit narrower. He referred to Exhibit A-3. The entry is still approximately the same location. The building bumped out on to the side. It has two pillars on the side. The entry on this one was an extended entry vestibule. The look itself is still keeping in the character of what was approved originally along with the existing units that are being constructed.

MR. BEDNAREK: He opened the public portion of the meeting.

MS. MASCIANTONIO: She stated the original plan was not a dog park, it was a bocce court. She wanted to know if the Planning Team approved that change.

MR. MARSHALL: He advised her that she could see the Amended Plan.

MS. MASCIANTONIO: She will contact Mrs. Rucci.

MR. AGUILAR: He asked about the storm water.

MR. STOUT: We are not making any changes to that as part of this application.

MR. AGUILAR: Concerned about water.

MR. STOUT: When this was designed, it was designed to meet DEP regulations.

INAUDIBLE: She spoke about overgrown landscaping.

MR. MARSHALL: He advised her to contact him regarding overgrown landscaping.

MR. LAPIERRE: I didn't receive or look at that other concept plan.

A MOTION IS MADE BY MR. RAU, seconded by Mr. Sztenderwicz to grant Preliminary and Final Subdivision approval. . ROLL CALL VOTE, AYE, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz, Mr. McGill and Mr. Bednarek, no opposed, motion passes.

MR. MARSHALL: The other issue that we talked about as far as the Board having a general consensus, that they don't have to come back in for an Amended Site Plan.

MR. HEINOLD: If anyone has any concerns lets here it now, otherwise we are not going to require them to come back in for any amendments.

MR. BEDNAREK: Case #1901 – Rick Greco – Minor Subdivision, Hilton Road, Block 1713, Lots 1 and 1.01.

MR. EHRHARDT: Attorney for Richard Greco.

MR. HEINOLD: He swears in Richard Greco – Owner of the property and Ken Ridgeway from Robins Associates.

MR. GRECO: He owned property for about ten years. He stated that it was a seven acre parcel. Six in one Township and one acre in Cinnaminson Township. He wants to make them separate.

MR. EHRHARDT: Along the municipal line.

MR. GRECO: Yes.

MR. EHRHARDT: Have you previously apply to do this in Cinnaminson?

MR. GRECO: Yes.

MR. EHRHARDT: It wasn't completed. Do you remember why?

MR. GRECO: It fell through the cracks. We never pursued it.

MR. EHRHARDT: It wasn't submitted to Palmyra which is the other municipality.

MR. GRECO: Yes.

MR. EHRHARDT: So now you are seeing it all the way through this time. You submitted the same application as last time.

MR. GRECO: Yes.

MR. LAPIERRE: Item # 13 The plans I received require signature blocks for the Map Filing Law. My understanding is this plan will be filed in the Courthouse (inaudible). It will have to be updated to the Map Filing Law requirements.

Item 13 – The owner's certification needs to be signed and dated.

Item #24 – A waiver for requirement of topographic information within 500 feet of the site.

MR. EHRHARDT: That is something we did want to request.

MR. LAPIERRE: Item #14 - Monumentation as required by the Map Filing Law at the intersection of the north property line (Township Boundary Line with the west sideline of Public Road should be provided).

Item #17 – Metes and Bounds descriptions I received, but have not reviewed. I would make that a condition.

Item #37 – Confirmation of proposed lot number. The lot number has to be verified by the Tax Assessor.

Item #330-210 – Submit a certificate from the Tax Collector verifying payment of all taxes and assessments.

MR. LAPIERRE: I have no issues with the waiver requested and can recommend completion at this time.

A MOTION IS MADE BY MR. MARSHALL, seconded by Mr. Sztenderwicz to deem this application complete. ROLL CALL VOTE, AYE, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz, Mr. McGill and Mr. Bednarek, no opposed, motion passes.

MR. LAPIERRE: The plat itself will be filed. (Inaudible) to be added to the plan. I'll review meets and bounds descriptions. There are several riparian grants overlapping the property as it relates to the Pennsauken Creek. My understanding is they will continue to ride with the property as they are filed.

MR. BEDNAREK: He asked if there are no easements or something like that between the two properties.

MR. LAPIERRE: Not that I am aware of. The applicant can testify accordingly.

MR. GRECO: None that I'm aware of.

MR. MARSHALL: You have no intention of using this property for your existing business anymore.

MR. GRECO: No

MR. HEINOLD: He advised the Board of the conditions of the 2015 Resolution. In addition to general conditions, there was a request that a note be placed on the plans certifying that there are no wetlands on the site.

MR. LAPIERRE: There should be wetlands along the site.

MR. MARSHALL: This application is not truly, exactly, the same as the last application. There has been some little out parcels that have never been considered before that are now part of this. Those outer parcels are in a lower wetlands area and are adjacent to water courses.

MR. HEINOLD: The property may be clear of brush, but any trees of 4 inches in diameter or more shall remain on the property until which time it is developed. I don't know what the future intent of the property is, but I guess the desire at the time was to remain wooded until its needs to be cleared.

MR. MARSHALL: This property is in the Business Development Zone. That would be a worthwhile condition.

MR. GRECO: I agree to that.

MR. HEINOLD: The subdivision shall be filed by plat which they already propose to do. The Township waived the requirement of sidewalk because it was not consistent with the neighborhood.

MR. MARSHALL: That is still the case. There are no sidewalks down there anymore.

MR. BEDNAREK: As far as the wetlands, that should be marked on the survey.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. SEGREST, seconded by Mr. Sztenderwicz to deem this application complete. ROLL CALL VOTE, AYE, Mr. Marshall, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz, Mr. McGill and Mr. Bednarek, no opposed, motion passes.

Informal Discussion – Affordable Housing. Doug Heinold, Board Attorney, Christopher Dochney, Board Planner and the Board discussed Affordable Housing.

A MOTION IS MADE BY MR. SEGREST, seconded by Mr. Rau to approve the Regular Meeting Minutes February 26, 2019. VOICE VOTE: ALL AYE, no opposed, motion passes.

A MOTION IS MADE BY MR. SZTENDERWICZ, seconded by Mr. McGill to approve the Regular Meeting Minutes March 12, 2019. VOICE VOTE: ALL AYE, Abstain, Mr. Rau, no opposed, motion passes.

A MOTION IS MADE BY MR. MCGILL, seconded by Mr. Segrest to approve the First Closed Session Meeting Minutes March 12, 2019. VOICE VOTE: ALL AYE, Abstain Mr. Rau, Mr. Marshall, no opposed, motion passes.

A MOTION IS MADE BY MR. MCGILL, seconded by Mr. Segrest to approve the First Closed Session Meeting Minutes March 12, 2019. VOICE VOTE: ALL AYE, Abstain Mr. Rau, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting.

MS. PIERSON: She spoke about flooding. She asked about Shelby Mechanical.

MR. MARSHALL: The Board is not in a position to answer that because there is no application before this Board. Shelby Mechanical did sell to Riggs Distler.

MR. YOUNG: They are doing work down there. The Category One stops at River Road. The Category One runs from route 130 to River Road so the setbacks are totally different. He was very involved with COAH.

MR. AGUILAR: He asked if Cinnaminson Harbour was completed.

MR. MARSHALL: No. There are still Townhouses being built.

MR. AGUILAR: He spoke about the new owners of Shelby taking out soil.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. SEGREST, seconded by Mr. Sztenderwicz to adjourn the meeting. The meeting is adjourned. VOICE VOTE: ALL AYE, no opposed, motion passes.

Duly passed and Adopted

Respectfully submitted

Patricia Rucci