

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
June 9, 2020

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 19, 2020, and in the Courier Post on January 18, 2020 and by advertising this Regular Meeting in the Burlington County Times on Monday, May 25, 2020 and in the Courier Post on Thursday, May 28, 2020. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O’Malley and Mr. Maradonna.

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

MR. HEINOLD: He performed the Oath of Allegiance for Rory Maradonna – Alternate #1.

MR. BEDNAREK: Case #2003 – Lakeview Memorial Park Association – Preliminary and Final Site Plan – 1300 Route 130 North, Block 2507, Lot 1.

MR. BURNS: He is the attorney for Lakeview Memorial Park Association. They are before the Board for Preliminary and Final Site Plan approval for the proposed construction of a Mausoleum addition to an existing Mausoleum. The property is located on Block 2507, Lot 1. Lakeview Cemetery has 80 acres along Route 130. It is known as Lakeview Cemetery. They will have parking spaces for additional parking. There are no variances requested or required with this application. At the request of your engineer, we supplemented the application to request a waiver from the site plan for any portion of the site 200 feet beyond any area of disturbance, exclusive of the buffer and drainage areas that is because we are dealing with an 80 acre site area and we are focusing on the area impacted by the addition not the entire 80 acres. The applicant is requesting a waiver for the installation of sidewalk along Route 130 frontage given existing conditions related to people who are buried at the cemetery, existing site conditions topography and safety concerns. Your engineer has no objection to the waiver request and asked that we supplement the record to address that request. We have received your Engineer’s review letter. We reviewed it. Our Engineer, Mr. Stout discussed the review letter with your Engineer and there is one issue we need to address regarding the storm management other than that, we will comply with the Planning Board Engineer’s review letter in its entirety.

MR. HEINOLD: He swears in Ben Young, David Stahl and Robert Stout.

MR. STAHL: A member of the Board of Trustees and currently serving as President.

MR. STOUT: He referred to Page #3 of the review letter. – There are several items. We addressed a lot of these.

Item # 18 - There are no deed restrictions.

Item #25 - Existing drainage system – That has been addressed.

Page 4 Item #41 - Buffer around perimeter. We are not doing any changes to buffer. They all remain in place. We are proposing that they remain in place as they are.

Environmental Impact Statement – We are not doing any changes that would affect that. We request a waiver of Environmental Impact Statement.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Jones to deem this application complete. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Ms. O’Malley, Mr. Mardonna and Mr. Bednarek, no opposed, motion passes.

MR. STAHL: In 1929-1930, a few men in the area established the cemetery. The first burial was in 1931. In Mid 1995 they established the first mausoleum. They established another one in 2005 which is the one we are seeking to add on to. This would represent the third mausoleum. One mausoleum is adjacent to the Lake and one is in back towards Willow Drive. The proposed addition would be on the second mausoleum. The addition is approximately 6,200 square feet.

There is a need for additional crypt space. They have 22 crypts. 42 glass niches are available. The proposed mausoleum will have about 800 niches.

There is ample property for this mausoleum.

Presently, about 25 to 30 percent of our funerals are cremations. The cemetery office hours are 9:00 a.m. to 4:00 p.m. The maintenance employees work from 7:00 a.m. to 3:30 p.m. We close at dusk. We open at 7:00 a.m. The mausoleums are controlled by key ownership. The mausoleums are secured. There are 16 employees. Four employees are office personnel and the other employees work on the grounds. They don’t anticipate additional employees with the proposed addition. He spoke about the budget and the cost to dredge the lake. They also have geese patrol.

MR. YOUNG: He spoke about the operational costs. He spoke about the dredging and cost to dredge.

MR. SMITH: In order to maintain the cemetery, we need to have sales. He spoke about the operational costs. It takes a lot of money to keep this property in good shape. It is our sales that help us to do that. This addition will help us solve the problem and keep Lakeview a great looking cemetery.

MR. STOUT: He described the Exhibits below:

Exhibit A-1 – Colorized Aerial of the Site - 2017

Exhibit A-2 – Colorized Rendering of the Landscape Plan.

Storm Water Management - He worked with the Planning Board Engineer to come up with a system. There was a comment from the Planning Board Engineer that we couldn’t use the area behind us for future use. We are okay with that for part of this application, but as you heard, one of the ways to create revenue is the addition of proposed mausoleum. All we are asking is that the area directly behind (He identified the area on the plan) to be Deed restricted. If we come back with any future additions, we have the right to revisit this. Obviously, we have to come in with new storm water management and storm water regulations. Whatever would be current at that time. We are tying roof drains in. We are putting landscaping along the back. Everything is ADA compliant and accessible throughout the site. No lighting proposed for the parking facility.

No variances required for this application. They are requesting 2 waivers. 1 – confining it to a 200 foot area (Mr. Stout identified the area on the plan) and they are requesting a waiver for the sidewalk. There are no other waivers being requested.

MR. BEDNAREK: He referred to Exhibit A-2 – the dark shaded green. Is that the tree line?

Mr. STOUT: Yes. He identified the tree line.

MR. LAPIERRE: He started to review his review letter. He referred to the waivers. He had no exception to the check list waivers being accepted in addition to the ones Mr. Stout brought up. He spoke to Mr. Stout and they worked out and resolved the site drainage.

Item #6 – The water quality treatment area will be prohibited from future development or modification. As long that is maintained for water quality or they provide an alternate, I am okay with that. We can work that out down the road.

MR. YOUNG: He suggested satisfactory substitution.

MR. LAPIERRE: The area can be identified and noted on the plans.

MR. BURNS: If you are comfortable with us noting it on the plans as the area that will be protected with the language, if it needed to be disturbed, we would have to provide evidence of where we are going to substitute it and as long as you are satisfied with the substituted area, then I think everyone will be happy. He thought they could do this without a Deed restriction. If we could just note it on the plans.

MR. LAPIERRE: He is okay with this.

MR. BEDNAREK: He asked Mr. Heinold if this was acceptable.

MR. HEINOLD: I think so given the history. As long we have enough record on the prior plans. We can put in a condition. Mr. Burns and I can work out the language.

MR. BEDNAREK: Item #35 – Site identification signs - He asked about traffic at the site. Is there something that can be done to provide better traffic flow?

MR. BURNS: It is something we could look into. I would refer to Mr. Stahl and Mr. Young.

MR. SMITH: We would have to look at directional signs. Its physically impossible to widen the roads.

MR. LAPIERRE: A one way circulation may help the system. That would have to be looked at to see how you map it out.

MR. SMITH: We can look at something as far as directional goes. It hasn't been an issue for us.

MR. BURNS: He suggested looking into temporary signs for the Holidays.

MR. SMITH: They will look into directional signs

MR. MARSHALL: He shares the concerns about the of narrowness road. This is no different than any other cemetery that I have gone to. They all have really small roads. Maybe some directional traffic would work.

MR. SMITH: Most people are careful driving in the cemetery.

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

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

MR. BEDNAREK: He read the letter from the Fire Marshall. The Fire Marshal stated that the Current Fire Alarm System needs to be added to the expansion area for coverage and to contact the Fire Marshal's office if the plans change from what is submitted.

MR. BURNS: He doesn't think that is an issue.

MR. SMITH: It is not an issue for us.

A MOTION IS MADE BY MS. O'MALLEY second by Mr. Marshall to approve Preliminary and Final Site Plan as presented with the modifications that were discussed and waiver of sidewalk and parking space stall sizes. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Ms. O'Malley, Mr. Mardonna and Mr. Bednarek, no opposed, motion passes.

A MOTION IS MADE BY MS. O'MALLEY seconded by Mr. Jones to approve the Resolution of the Planning Board of the Township of Cinnaminson granting extension of Minor Subdivision approval to Richard Greco - 723 Public Road, Block 1713, Lots 1 and 1.01. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Marshall. Ms. O'Malley, and Mr. Bednarek, Abstain, Mr. Maradonna, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON, seconded by Ms. Birbeck to approve the Regular Meeting Minutes of May 12, 2020. ROLL CALL VOTE: AYE, Ms. Birbeck, Mr. Jones, Ms. Lamon, Mr. Mardonna and Mr. Bednarek, Abstain, Mr. Marshall, Ms. O'Malley and Mr. Maradonna, no opposed, motion passes.

The Board spoke about the traffic at Dunkin Donuts and Starbucks.

Mr. Marshall will check into this. He will send an email to the Chief of Police.

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

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

Mr. Jones asked about an application for a property on Taylors Lane. Mr. Marshall advised that he is dealing with them.

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

Duly passed and Adopted

Respectfully submitted

Patricia Rucci