

CINNAMINSON TOWNSHIP
PLANNING BOARD
MEETING
May 25, 2021

MR. O'CONNOR: 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 Website and by advertising this Regular Meeting in the Burlington County Times on January 15, 2021 and in the Courier Post on January 16, 2021. In addition, notice was filed with the Municipal Clerk.

Zoom Meeting ID: 923 868 6246

Password: 203375

For members of the public who wish to attend using a telephone, call one of the following numbers: +1 929 205 6099 US, +1 312 626 6799 US, +1 253 215 8782 US, +1 301 715 8592 US, +1 346 248 7799 US, +1 669 900 6833 US, and enter the above listed Meeting ID and Password.

Members Present: Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Mr. O'Connor, Ms. O'Malley, Mr. Maradonna, and Mr. Snyder.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Board Attorney, Michael Angelastro, Board Engineer.

MR. O'CONNOR: It is the policy of the Board that no application will be opened after 10:00 p.m. It is the policy of the Board that no new testimony will be taken after 10:30 p.m.

MR. O'CONNOR: Case #2106 – CSW AS VI Cinnaminson Urban Renewal, L.P. (Westrum) – Preliminary and Final Site Plan with Minor Subdivision and Bulk Variance – 605 NJSH Route 130, Block 1304, Lot 18.

MR. ANGELASTRO: Our office completed a completeness review on the Project. The Applicant has provided all of the necessary documentation. I recommend that the Application be deemed complete.

A MOTION IS MADE BY MR. MINTON seconded by Ms. O'Malley to deem the Application complete. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Maradonna, and Mr. O'Connor, no opposed, motion passes.

MR. HEINOLD: He swears in Michael Maier – Representative from Westrum, Ben Crowder – Engineer from Bohler Engineer and Paul Going Traffic Engineer.

MR. PRIME: Attorney for the Applicant. The property is located at 605 Route 130, Block 1304, Lot 18. It is part of the Township's BD Redevelopment Plan. Lidl is South to us. The Application is for Preliminary and Final Major Site Major Plan and Minor Subdivision Approval. They are seeking Minor Subdivision Approval to take Lot 18 and subdivide it into two lots – Proposed Lot 18.01 and Lot 18.02. Lot 18.01 will contain 1.32 acres and it is proposed to remain vacant and it will be owned by Cinnaminson Township. Proposed Lot 18.02 – which contains 3 ½ acres is the subject of our Site Plan. We are proposing the construction of a 54,000 square feet Senior Living Facility. This Senior Living

Facility use is expressly permitted and was contemplated and included in the Redevelopment Plan adopted by the Township two years ago. This Plan including its use is completely conforming with the Township Ordinance.

MR. MAIER: Vice President with Westrum Development. Westrum is Senior Living Facility for Independent Living, Personal Care and Memory Care. It is a rental community. He showed the Board photographs of the proposed facility.

Westrum has been in business for 33 years. Our residents can take advantage any of the services we offer under our facility. He outlined the services they offer their residents. He showed the Board various other Westrum Developments. He gave an overview of Westrum and the amenities they offer. They are proud of their reputation and are excited to bring this project to Cinnaminson.

MR. PRIME: He asked how many employees Westrum would have.

MR. MAIER: It is a 24/7 operation. It is about 75 jobs over three shifts.

The Board Members didn't have any questions for Mr. Maier.

MR. CROWDER: Applicant's Engineer from Bohler Engineer.

He presented and reviewed Exhibit A-1 – Colorized Overall Site Layout Plan dated May 25, 2021.

Lot 18 – 4.9 Acres. We are here for Minor Subdivision Approval to create two lots from the existing Lot 18 which is about 4.9 acres.

Lot 18.02 – This lot is to create a Westrum Development Parcel for a Senior Living Facility - 3.59 Acres
Lot 18.01 Cinnaminson Township - 1.32 acres

We have three variances. Two are for the function of subdivision line.

One pertains to the frontage where a maximum of 200 feet is required and proposed is 59.7. The second variance pertains to the internal lot line in proximity to the future Senior Living Facility of Westrum.

The internal lot line is technically a side yard. It requires a 60-foot side yard setback and in proximity to the building is 40.4.

Signage – The Redevelopment Plan does have provisions for the Applicant as a Senior Living Facility to have one monument sign located along Route 130. No building mounted signs are proposed at this time.

Exhibit A-2 – Site Layout Plan dated May 25, 2021 prepared by Bohler Engineering. He reviewed Exhibit A-2. The ground level of the Westrum Senior Living Facility is 54,000 square feet and has three stories. The parking requirement is .5 parking spaces per unit. 142 units – 71 parking spaces are required, 102 are proposed. What is not included in that calculation is approximately fourteen spaces located on the western portion of the small parking field, in front of the facility, that the applicant is proposing to construct for the benefit of the Township and the future development, if that occurs on that Township retained land. The Primary shared access for the Redevelopment Plan area was already permitted by the NJDOT for southbound Route 130. That is being constructed by Lidl as they are undergoing their site construction today. The last variance for the project pertains to an accessory use setback to a lot line. Twenty feet is required and 10.5 feet is proposed. That is with respect to the emergency generator. We are screening with new Evergreen Trees. As required in the Redevelopment Plan, a 6-foot high fence with privacy slats around the generator on three sides.

Stormwater Management – The site is largely undeveloped. We did prepare a fully compliant stormwater design.

Landscaping - We did prepare a fully compliant plan. There are 1,197 new plantings on this project.

Lighting - The lighting is prepared in full conformance with the Code.

He received Michael Angelastro's review letter dated May 21, 2021. We are in general agreement on all comments with the exception of adding sidewalk along Route 130. Lidl and Friendly's does not have a sidewalk and it was not recommended by the NJDOT.

The Board Members didn't have any questions.

MR. ANGELASTRO: The Applicant is requesting a waiver of the Environmental Impact Study. He asked the Applicant to provide testimony to justify the waiver.

MR. CROWDER: We did some initial due diligence. We have been on this project since about 2015 in starting with the Lidl and Friendly's. We had done a lot of environmental due diligence that carried over also to Lot 18 as far as environmental investigations for wetlands. Any environmental considerations through a Phase I Environmental Site Assessment have all been completed for the Project and largely this development for this Senior Living Facility is in an area that is previously undeveloped.

Mr. Crowder worked on the property since 2015, the Westrum property was not conceived until well after.

MR. O'CONNOR: He asked about delivery hours and trash pickup.

MR. MAIER: We carefully orchestrate the deliveries to the center. Two or three days a week there is a Sysco Food delivery.

Two or three days a week we will have trash removal. When a resident moves in, it is scheduled. All of these elements are carefully managed by our onsite operations team.

MR. PRIME: You indicated that trash could be two or three days a week, it could be more than that. Is that correct?

MR. MAIER: It could be depending on the volume of the facility. Our other operations are two to three days a week. Recycling is similar (inaudible).

We control the delivery times to make sure they coincide with our operations, our neighbors and our residents.

MR. O'CONNOR: He expressed concern about the sidewalk. I think there is a Township Ordinance requiring sidewalk along Route 130. Is the cluster of trees and bushes intended to prevent residents from getting too close to Route 130?

MR. MAIER: It is not a safe location to walk along Route 130. We try to create a buffer to screen as possible away from the traffic. There is no sidewalk at Friendly's and Lidl. There is no connectivity there.

MR. O'CONNOR: He asked the Board if they had any comments regarding the sidewalk?

MS. O'MALLEY: She shared Mr. O'Connor's concerns regarding the sidewalk.

MR. ANGELASTRO: If we can provide sidewalk in areas where we don't have it, it will save the expense for the Township in later years, if the need is decided that sidewalk is required in that area.

MR. MINTON: There are no sidewalks from at least Riverton Road to well past the Shoppes at Cinnaminson. When we developed the Redevelopment Plan, we thought about it and we did not make that requirement. If the Planning Board required sidewalks and the Applicant agreed, we would have a sidewalk to nowhere.

MR. CROWDER: He referred to Exhibit A-1 – He identified the Bus Stop. Currently there is no pedestrian connectivity to the balance of the site.

The Board, the Applicant and the Professionals discussed a pedestrian connection to the rest of the center.

MR. PRIME: That is something we can agree to take a look at as part of Resolution compliance a way to interconnect the site.

MR. MAIER: I think that makes a lot of sense.

MR. MINTON: As a condition of compliance, that should go back to the Redeveloper's Agreement. The Governing Body should be the end Arbitrator of that.

MR. PRIME: We would be open to working with the Town via Redevelopment Plan or work with your Engineer on some interconnectivity, if the Town thought it was appropriate.

MR. GOING: Traffic Engineer – He assisted with the preparation of the Traffic Impact Analysis dated May 3, 2021. Under the Lidl and Friendly's applications to the DOT which I was also involved with, we (inaudible) for the access on Route 130 and the side street access to Highland Avenue was part of that application. Under those permits, a 196 bed assisted living development was also approved as part of that application. We currently have a DOT permit in place, the right in right out driveway being constructed by Lidl and the Highland Avenue side street driveway. We are going to DOT for a permit for the service driveway at the north or easterly end of the property. We need a minor permit for that. On May 7, 2021 we submitted for that permit. We received a completeness letter from the DOT on May 19th. We have a complete application. We did a full traffic study for this project. Michael Angestauro is in agreement that the number of trips and the Analysis shows that there is no impact to the traffic system. We have sufficient parking to the use. There was a question in Mr. Anglastro's report about the desirable typical section for NJDOT. That is really not an issue for this development.

MR. O'CONNOR: He referred to the common drive for Lidl. Are there any easements or requirements that are going to be needed by this Applicant to utilize that drive as ingress or egress for the site?

MR. GOING: I believe whatever is required is already in place. The new subdivision may require additional easements.

MR. MINTON: It will not. It was already contemplated when Lidl was built.

MR. O'CONNOR: He asked about the drainage for the site.

MR. CROWDER: Basically it is self-contained.

MR. MINTON: If this is approved, there is a series of post items that have to occur. We have to have a Redeveloper's Agreement, we have to have a Site Development Agreement. We may need to amend the reciprocal Easement Agreement and the final architectural elements have to be approved by the governing body. It will be a condition of approval to resolve any of these issues.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. O'MALLEY seconded by Mr. Jones to grant a Minor Subdivision for Block 1304, Lot 18 making lots 18.01 – to be maintained by Cinnaminson Township and proposed lot 18.02 that will be owned by the Applicant. ROLL CALL VOTE: AYE, Mr. Jones, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Maradonna, and Mr. O'Connor, Abstain, Mrs. Kravil, no opposed, motion passes. The lot width variance would then be approved with that Minor Subdivision.

A MOTION IS MADE BY MR. MCGILL seconded by Mr. Jones to approve the Preliminary and Final Site Plan approval to CSW AS VI Cinnaminson Urban Renewal, L.P. (Westrum) for the property located at 605 NJSH Route 130, Block 1304, Lot 18. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Ms. O'Malley, Mr. Maradonna, and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Mrs. Kravil to approve the Resolution of the Planning Board of the Township of Cinnaminson granting Preliminary and Final Site Plan Approval with Bulk Variances to 2701 Cinnaminson Empire, LLC (Popeye's and Tim Horton's) 2701 US Route 130, Block 703, Lots 28.01 and 29. ROLL CALL VOTE: AYE, Mr. Jones, Mrs. Kravil, Mr. McGill, Mr. Minton, Mr. Maradonna, and Mr. O'Connor, Ms. O'Malley, no opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O'CONNOR: He closed the public portion of the meeting.

MR. MINTON: He gave the Board an update on future Applications.

A MOTION IS MADE BY MS. O'MALLEY, seconded by Mr. Jones to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

