

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

MEMBERS PRESENT:

Robert Musgnug
Christopher Chesner
Christopher Keating
James Barry
William Wesolowski
Joseph Maguire
Naoji Moriuchi
Lisa Petriello

STAFF PRESENT:

Matt Wieliczko, Board Attorney
Patricia Muscella, Recording Secretary

Absent: Melissa Arcaro Burns and Kevin Aberant

Robert Musgnug called the meeting to order at 7:02 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call is listed above noting that Robert Bertino resigned.

Minutes:

June 6, 2024

Mr. Wesolowski made a motion to approve June Meeting Minutes seconded by Mr. Maguire. Mr. Moriuchi and Ms. Petriello abstained. A roll call of eligible Board Members was unanimous in favor.

Adoption of Resolution:

Resolution No. 2024-19 Appointing Patricia Muscella as Planning Board Secretary for 2024 and Damian Gil as Alternate Planning Board Secretary. Mr. Chesner made a motion, seconded by Mr. Musgnug. A roll call of eligible Board Members was unanimous in favor.

Resolution No. 2020-13A 1249 Glen Avenue, Pantheon, LLC, Block 800 Lot 7. Application for Conditional Use, Amended Preliminary and Final Major Site Plan with Bulk Variances. Mr. Keating made a motion, seconded by Mr. Maguire. Mr. Moriuchi and Ms. Petriello abstained. A roll call of eligible Board Members was unanimous in favor.

PB 2024-09 D.R. Horton, The Enclave, Block 8801 Lot 3.01, Centerton Road, Application for Preliminary and Final Major Subdivision for the development of 66 new lots, 64 new fee-simple, 51 market rate, 13 affordable, one lot to encompass the private roadway network and one lot encompass common space for the development. Michael Lario, Jr., Esquire appeared on behalf of D.R. Horton and described the application being presented.

Leanne Hoffman, PE, PP, CME, CPWM from Hammer Land Engineering acting as Project Manager presented first. Ms. Hoffman presented:

Exhibit A1- Aerial Map of existing conditions: The property is in the AM-7 Zone and has 440 feet of frontage. There is an existing house in the house with a shed and the property has a “tail” that is approximately 4.43 acres. The existing site has a large drainage swale on the site and drains from the SW to the NE to the swale in the back. There is a riparian buffer associated with the swale, so they are keeping the drainage pattern close to the same and the DEP has approved. Existing wetlands cut down the developable area from 17.64 acres to approximately 13 acres.

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

Exhibit A2- Proposing one entrance which is over 40 feet wide and Leeds Way tapers down to 31 feet. Individual streets will be 24 feet wide, and each unit will have a 28 foot long driveway. All affordable units have been integrated with market rate units. There is connectivity on the NE side with Windsor Way that will also have additional parking and trash receptacles. There are 5 stormwater bio-basins on site planted with various vegetation. There is an existing hedge row on site, but they have supplemented to as meet the requirement of our ordinance regarding 25 foot buffer. They are also installing a berm to act as additional buffer. There is a combination sidewalk/bike path (linear 5000 feet).

There is a subdivision plan associated with the rendering. Each Lot is a minimum of 28 feet wide and 100 feet deep. All proposed Lots exceed zoning requirements and bulk standards. Patios are proposed for every unit, including the affordable. The density proposed is 3.63 where the ordinance allows for 4.67. There are an additional 4 acres of open space (in addition to the 4.43 acres in the tail which is unable to be developed) that is contiguous throughout the site. The open space and private roads will be owned and maintained by the HOA. There is an additional street on the north side of the development for firetruck turn around. Every unit will have a sprinkler system installed. The gas, electricity and water is coming from Centerton Road. The sanitary sewer is gravitational, no pump station required, and is tied into a manhole beyond Parkers Bend and they did obtain MUA approval. Water is in a loop system. There is a separate fire line for each unit. The sewer comes out the back of the site, and by gravity, will flow along the right-of-way to the manhole. The utility poles are on the street already and gas lines are already at the property as well.

The parking is based on bedroom count and number of units. Based on that, the need is for 157 parking spaces. The units will have 2 car garages and 2 car driveways, but you need to accommodate guests. The plan includes an excess of 93 parking spaces.

In addition to wooded area remaining. The proposed landscaping accommodates the required 25-foot perimeter buffer resulting in the planting of 302 evergreen trees, 228 ornamental trees, 278 shade trees, 402 shrubs, and 2,791 plants for ground cover. A technical waiver is received because they are meeting the number of required plantings but cannot necessarily plant in the required locations.

The site will be illuminated by 35 light fixtures with a maximum mounting of 17 feet. A review letters stated a nighttime light study needed to be performed and Hammer Land agreed to have one performed.

There will be standalone mail structures for the mailboxes. Each individual resident will have their own box.

There will be three areas for trash receptacles that can accommodate a 6 cubic yard dumpster. The dumpsters are for affordable units only. The market rate units have room in their garage for trashcans to be picked up by municipal services on trash day.

One monument sign is proposed measuring 12 feet long, 4 feet wide and 5 feet high and conforms to signage ordinance. It is setback 12 ½ feet from the right-of-way. It is 55 feet back from the intersection of New Leeds Way and Centerton Road.

It was discussed with Mr. Lario that some of the street names that are on the plans are too similar to existing street names in town and will have to be changed to make it easier for emergency personnel.

With regard to the utility easement, Mr. Lario has asked to enter into good faith negotiations with the County regarding the easement and the Burlington County Agricultural Center.

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

All market rates units will be EV ready.

On ERI's letter, page 5 of 20, there were comments. Ms. Hoffman addresses the comments made. Basin's 1,2,3,4, and 5 are 2-3 feet deep and are planted heavily. You do not want or need vehicular access. Basin 6 will be regraded based on ERI's comments so there will be access to the large-scale basin.

Sight triangles are required at intersections. Landscaping may need to be reconfigured as some trees will need to be relocated to outside the sight triangles.

Market rate units will have basements. Groundwater levels were discussed and deemed a non-issue.

Dan Smigelski, Registered Architect and the founder of Wade Architect was next to testify. William Fineberg will support the testimony of Mr. Smigelski and presented the following:

Exhibit A3- Crofton 5 Unit Sample Building Front Rendering: Crofton is a sample two story market rate townhouse.

Exhibit A4- Crofton 5 Unit Sample Building Rear Rendering: materials are a mixture of siding types, vertical and horizontal and some stone.

Exhibit A5- Jefferson 5 Unit Sample Building Front Rendering: Jefferson is a sample two story affordable housing unit.

Exhibit A6- Jefferson 5 Unit Sample Building Rear Rendering

Exhibit A7- Crofton Floor Plan

Exhibit A8- Jefferson Floor Plan

The tallest of the two models is 31 feet at the peak and complies. Mr. Feinberg clarified that every affordable unit will be ADA complaint as required by the State of New Jersey.

Next called to testify was Nathan Mosley, Traffic Engineer. The original report was dated December 2023 and updated May 14, 2024 to address comments from ERI and include updated traffic counts at the intersections of Centerton and Hartford, Crenshaw Drive and Centerton as well as Tournament Drive and Crenshaw. There will be a boulevard style entrance with one lane in and one lane out. Centerton Road will be widened to accommodate a left-hand turn lane into the development.

Tiffany Morrissey, Certified Planner testified that proposed development conforms to all set back, zoning and land use requirements. This development is 64 townhouse units, with 13 being affordable which is consistent with the 20% set aside for affordable housing in our ordinance. Regarding the comments on Mr. Slauch's report, page 2, all requirements have been met. Applicant agrees to put a notation on the plans regarding bedroom distribution, applicant will exceed requirements. All utilities will be consistent between market rate units and affordable units. All air conditioning compressors will be in the rear of the buildings. Affordable units will be built at the same pace as the market rate units.

Board Comments and Questions:

John Barree, PP, AICP spoke of his report dated July 1, 2024 and had a few more questions about conditions. Barree asked if there will be parking assigned to residents, Lario responded that there will be no assigned parking. Barree asked about bulk trash pick-up and was advised that Township would pick up bulk trash. Barree asked about recycling receptacles and was told they will be in the enclosures with the dumpsters. Barree inquired about the façade of the outside of the building, all buildings on site will have the same type of appearance. Mr. Barree asked if there would be attic access, it was answered that the attics would not be able

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

to be used for storage but are accessible for wiring etc. The HOA fees for the affordable units will be a percentage of the full rate. The LSRP has had a chance to review the environmental testing and there are no concerns. The applicant is in agreeance with all comments from the review letters provided by DPW, Fire Departments and Tax Assessor.

Mr. Chesner requested a name change of Leeds Way and Windsor Way (in the plans) since there is already a Leeds Road and Windsor Way in the Township and does not want confusion on emergency calls. Mr. Chesner asked that the main street going into the development, which is 24 feet wide, have “No Parking” signs posted so there is no trouble getting firetrucks or ambulances through. It was explained that New Jersey townhomes must have sprinkler systems built into the units. Once the regulation is published, it will be known if sprinklers also have to be in attics. The structures are all made of vinyl. Basements are not walk out.

Enforcement of parking within the development will be done by the HOA, local police could also enforce. Applicants have agreed to Title 39 enforcement.

Trash pick-up for the affordable units will be by a private company (dumpsters in trash enclosures) and the Township will pick up trash of the market rate units who take their cans to the curb.

Mr. Mosely explained how the left turn lane would be incorporated into the existing roadway by widening the road on the development side of the street. As you are going north on Centerton, you will be gradually moved over to allow room for the turn lane.

The 51 market rate units will be wired and ready for electric vehicle charging. There will be a usable area behind the town home units and fencing between the open area and the drainpipe. There will be a approximately 800 feet of buffer (at the narrowest point) between the units and Route 295, 295 will have no impact on the units. All affordable units are ADA as required by the State. D.R. Horton will develop HOA rules, and our professionals will review. This will include structure and planting restrictions. The HOA will be maintained by consultants, paid for with HOA fees.

The development is entitled to the municipal services for snow removal or reimbursement if a private company is used. There will be a taper into the driveway for cars to have room to move over and slow down for right turns into the development. Unfortunately, the constraints of the property do not allow for a children’s play area.

HOA was discussed in detail. Consultants, maintenance and reserves were discussed. Residents will have to sign HOA documents that will be disclosed. Jenna Gannon, Vice President of D.R. Horton Operations sworn in to further answer HOA questions. Every single customer will have bylaws, budget, etc. They cannot sell their property until Buyer pays their portion of fees. The HOA will be structured as fee simple so a seller cannot sell if fees are due- there would be a lien. The property is assessed yearly so there may be fluctuation in the HOA dues as needed. Approximately \$200-\$300 would be the monthly HOA payment. New Buyers would have to put an additional \$500.00 in capital and \$500.00 in reserves initially. The resident will be responsible for their townhome. Limited landscaping will be allowed- shrubs, flower beds etc. The HOA is only responsible for common areas.

Mr. Barry asked if residents would be able to access the Agricultural Center without going onto Centerton Road. There is an elevation difference and a landscape buffer that would prohibit extending the bike trail. There is a wire fence along County property so that also prohibits a trail. There is a crosswalk across the entry driveway into development. Mr. Lario agrees to have goof faith discussions with the Agricultural Center

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

about being able to access (on foot) to the Center and with the County about the Utility Easement.

Public Comment:

Mary Porter, 332 East Central Avenue in Moorestown questioned how many children could be living in the development. How would bussing work and how would the school system be affected. D. R. Horton said they reached out to the school system but they really don't return calls until the development is built and there is no way to determine how many children have moved in (grade levels, private school vs. public school etc.). The testimony given was that a school bus could pull in and turn around within the development.

Pamela Richards, 304 Colonial Avenue in Moorestown spoke about the water problem in town and asked if it was considered to raise the air conditioner off the ground. D. R. Horton has already met with DEP and there is no flood elevation associated with this property based on mapping. DEP institutes a 50-foot riparian buffer. No flooding is projected on site. EV Charging stations are not mandated to be on site of the affordable housing units. Ms. Richards also questioned why the affordable units are going to have private trash pick-up. It was answered that since the units do not have garages to keep trash cans, and trash cans cannot be left out due to ordinance, the solution was to build the large receptacles. The HOA will be paying the private trash collection company.

It was clarified that the road into the development, a 24 foot wide private road, is restricted to 24 feet because of the right-of-way width that is required. It will be in the HOA documents what the garage can be used for storage or parking of vehicles but cannot be converted into a living space.

Mr. Chesner wanted it on the record that he is concerned about the drive only being 24 feet wide as it pertains to getting firetrucks or ambulances to an incident.

The house that is currently on the site will be demolished. Mr. Moriuchi had concern for the resident that currently lives there, and a possible agreement was in place so that he could stay the rest of his lifetime. D.R. Horton will do a proper title search to confirm if there is any such agreement.

DPW made local comments regarding the sanitary, but this is Mt. Holly MUA.

Mr. Lario summarized D. R. Horton's intentions with the site and addressed all concerns.

Mr. Wieliczko called on two design exceptions mentioned in the ERI letter- the landscaping of street trees as well as the as well as sidewalks along Centerton Road but bike path is an acceptable alternative.

Mr. Wieliczko summarized the approvals that the applicant has agreed to:

All comments and recommendations in HGA review letter, Mr. Orsini's memos, the Tax Assessors letter, and DPW's review letter. The applicants agreed to Mr. Slauch's letter and will submit an acceptable form of affordable housing plan; an updated plan set consistent with that letter shall be submitted. There will be no outdoor trash or recycling cans, all exterior trash areas will be screened. All models will comply with height restrictions in AMF-7. Applicant will enter into good faith conversation and negotiation with the County Agricultural Center with regard to the utility easement recommended by ERI and also to discuss access to the Center. Applicant agrees to extension of sidewalk toward the Center. Applicant agrees to portion of ERI letter with map check report. Applicant agrees to Title 39 enforcement. Applicant agrees to point of sale disclosure. Applicant agrees to O and M manual for stormwater; and regrade basin 6 consistent with ERI's comment.

PLANNING BOARD MEETING

Meeting Minutes

July 11, 2024

Applicant agrees to remove trees from sight triangle and will put in a more acceptable location. Applicant agrees to revise the Jefferson floorplans to be compliant with updated regulations. Applicant agrees to change the name of Leeds Way and Windsor Way and will submit new proposed names. Applicant also agrees to install no parking sign on the 24-foot-wide streets. Applicant agrees to include in HOA documents that garages cannot be converted into living space. The Applicant further clarified that limited landscaping can take place in rear and side yards.

Mr. Maguire made a motion to approve seconded by Mr. Keating. A roll call of eligible Board Members was unanimous in favor.

Adjournment:

A motion to adjourn was made by Mr. Chesner and seconded by Mr. Musgnug. The meeting was adjourned at 10:15 PM.

Next Meeting: August 1, 2024 at 7:00 pm