

Devel, LLC

230 Cooper Rd., P.O. Box 368, W. Berlin, NJ 08091 856-768-3800

July 7, 2022

REVISED July 22, 2022

Jacob Richman, PP, AICP
Senior Planner
Cherry Hill Township Planning Board
820 Mercer Street
Cherry Hill, NJ 08002

RE: Centura Phases 1 & 2
Resolution 18-P-022 - Point by Point Response
Letter

Dear Mr. Richman,

As requested in your email of June 30, 2022, we offer the following point by point response letter.

1. On page 13 the Resolution requires Compliance with the “WHERE AS” portions; All of the “WHERE AS” portions of the Resolution have been complied with exception of the following.

A.) Page 6, Paragraph 5 – Separate water metering; Meetings have been held with New Jersey American Water Company and Devel, LLC and the Contract Developer. The water system is a private system and only serviced by NJAW. The costs and construction constraints do not allow for the separate water metering of existing units. All proposed units will have individual water metering.

B.) Page 7, Paragraph 7 – Irrigation system plan; This will be submitted by the Developer as a condition of Final Approval.

C.) Page 8, Paragraph C – Status of existing dam; NJDEP issued a permit for the construction of a temporary breach of the dam. That work is complete and the Applicant is in the process of completing an application to the NJDEP to convert the temporary breach into a permanent breach.

2.) Additional Resolution items are as follows;

A.) Page 13, Item 6 - Compliance with Board Engineer comments; Revised plans were sent to the Township Engineers and were deemed to be compliant in letter from Remington & Vernick dated January 16, 2020 and Environmental Resolutions dated July 8, 2020. These letters were included in the Electronic Submission Package.

B.) Page 13, Item 3 – Submission of Deed Restrictions, etc.; Applicant and/or Developer will submit as a condition of Final Approval and upon completion of negotiations with HOA's.

C.) Page 13, Item 10 – Performance Guarantees; Developer will submit construction estimate to the Board Engineer for review and approval. Guarantees will be posted prior to the commencement of any construction.

D.) Page 14, Item 12 - Agency submissions for review and approval;

Item G - Camden County Soil Conservation District; Upon review of plans by the Board Professionals Application will be made. Item J through L and N - Plans will be submitted to Township Representatives as a condition of Final Approval for review and Item M- Approval prior to the commencement of any construction. Sewerage connection fees will be paid prior to the commencement of any construction.

E.) Page 14, Items 13 & 14 - Please see Page 1 Item A of this letter.

F.) Page 16, Item 29 - Turning Plan for Browning Lane; Separate plans for the construction of a portion of Providence Drive will be submitted for Review and Approval to the Board Professionals.

G.) Page 16, Item 30 - HOA documents; Applicant's Contract Purchaser is in negotiations with HOA's at present and the required documents will be submitted upon approval of the HOA'S.

- H.) Page 16, Item 32 - Recreational equipment as noted in the Resolution; There is a Recreational Contribution Agreement in place. Any additional improvements will be per additional agreement of Contract Purchaser and the HOA's.
- I.) Page 16, Item 35 - Irrigation plan; Please see page 1 item B of this Letter.
- J.) Pages 16 & 17, Item 36 - NJDEP Approvals; There are no NJDEP approvals required for Phases 1 & 2.
- K.) Page 17, Item 43 - Deed Restrictions; Documents will be prepared for review by Planning Board Officials upon completion on negotiations with HOA'S.
- L.) Page 1, Item 45 - Garage Restrictions and C; Documents will be prepared as part of the HOA documents and will be submitted for approval upon completion of negotiations with the HOA'S.
- M.) Page 18, item 46 - Tree removal; Developer will work with Planning Board Engineer at time of commencement of construction by Field Inspection Methods to comply with this item. Plans contain noting to this affect.
- N.) Page 19, Item 54 - Addresses for Proposed Units; Developer will submit unit address plan with Proposed Lot & Block numbers to the Tax Assessor for review and approval. Copy of this plan and \$200.00 check are enclosed as a part of this submission package. Unit addresses and copy of this plan are to be incorporated into the Master Deed.
- O.) Page 20, Item 65 – Bicycle racks; There is an existing Recreational Agreement Contribution in effect. Developer and HOA's will determine if this item is to be installed.
- P.) Page 20, Item 66 - COAH Allocation ; A plan will be prepared and Submitted prior to the public hearing date depicting the affordable units location with bedroom numbers. The plan will also depict the allocation

of the market rate units and affordable rate units to the revised Cotswold and Normandy HOA's.

If you should have any questions, comments, or need of further information, please do not hesitate to contact this office.



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