

Devel, LLC

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CENTURA PHASE 1 & 2 PROJECT NARRATIVE (Revised)

Applicant is applying for Amended Preliminary and Final Site Plan Approval for Centura, Phases 1 & 2. This project was originally given preliminary site plan approval with variances in 2010 and Final Site Plan Approval as memorialized by resolution dated June 15, 2012 (attached to application as exhibits 2A & 2B). The project received a new Preliminary Approval as memorialized in Correcting Resolution signed and dated March 4, 2019

The 2019 Preliminary Approval was for 79 units of which 67 are Market Rate Units and 12 are Affordable Housing Units. The 2019 Preliminary Approval also included setback variances along with internal lot line variances.

The current application for Amended Preliminary and Final Approval is for the same number and breakdown of units as listed above. The road configuration remains the same as does the stormwater management plan. As approved in the 2019 Preliminary Approval there are two stormwater management basins to handle stormwater runoff for Phases 1 & 2.

Basin Number 1 is located in Phase 2 along the easterly side of Canterbury Way and will be constructed as part of Phase 2. Basin 2, located in the westerly portion of Phase 3 is to be constructed as part of Phase 1. These basins replace the pervious pavers which were part of the 2012 Final Site Plan Approval.

The major difference in the Amended Preliminary and Final Site Plan being sought is in the final design of the units to be constructed.

The 2019 Preliminary Approval depicted units which were 50 feet in depth with a provision for an additional 10 feet deep deck. The current application contains units which are 60 feet in depth with a deck not to exceed 10 feet in depth. This design change in the depth of the units provides a more desirous unit with more living space while still accommodating a two-car garage and driveway.

The result of this increase in the depth of the unit depth is that per the Cherry Hill Land Development Ordinances the decks require a Principal Building Setback Variance. The Applicant is seeking a Variance to permit a 40 foot Principal Building Setback where 50 feet is required along the westerly property lines for Buildings 1-C, 1-D, 1-E & 1-H to accommodate the proposed decks. An additional "Internal Variance" of 30 feet for Building 1-K and 40 feet for Building 1-J will be sought where 50 feet is required to accommodate the proposed decks and a "Internal Variance is being sought to permit a 25 foot Principal Rear Yard Setback for Building 2-A to accommodate the proposed decks.

Revised plans will include designated Electronic Vehicle - Make Ready Parking Spaces as per P.L. 2021,c.171.



Upon completion of the project the Total Number of Constructed Units will be 137 Units broken down as follows: 79 Units in Phases 1 & 2 (67 Market Rate and 12 Affordable Housing Units) and 37 Units in Phase 3 (29 Market Rate and 8 Affordable housing Units). An additional 21 Units will be constructed as Infill Units (9 Market Rate and 12 Affordable housing Units).