



Department of
Community Development

TO: Cherry Hill Township Planning Board Members
FROM: Cosmas P. Diamantis, Esq., Director
 Mara Wuebker, PP, AICP, Deputy Director
 Jacob Richman, PP, AICP, Senior Planner
 Samuel Opal, Planning & Zoning Assistant
RE: **PLANNING BOARD REVIEW**
Devel, LLC
(Centura Development)
Browning Lane
Cherry Hill, New Jersey 08003
Block 433.20 Lot(s) 15.01&16.01(formerly Lot 1)
Application No. 17-P-0001 (Phase 1 & 2)
Application No. 18-P-0002 (Phase 3)
DATE: October 6, 2022

I. GENERAL INFORMATION

- A. **Applicant & Owner.** Devel, LLC, 479 Centennial Blvd, Voorhees, NJ 08043; EIL Investments, LP, PO Box 368, West Berlin, NJ 08091.
- B. **Proposal.** Amended Preliminary & Final Major Site Plan with Bulk (C) Variances to construct 79 additional single-family condominiums (inclusive of 12 affordable units) on Lot 15.01 and a stormwater management basin on Lot 16.01 as part of Phases 1 & 2 of Centura; and Amended Preliminary & Final Major Site Plan with Bulk (C) Variances to construct 37 additional condominiums (inclusive of 8 affordable units) in Phase 3 of Centura as well as 21 infill units (future Phase 4) along with various building layout and stormwater management improvements in four (4) phases (not including units currently built). The applicant also requires Relief of Conditions from providing separate water metering for existing units (only providing to proposed units) and from providing a direct pedestrian connection with the Woodcrest Shopping Center (only a sidewalk along the street is proposed). A table breaking down the unit counts in each phase are noted in the table below:

C.

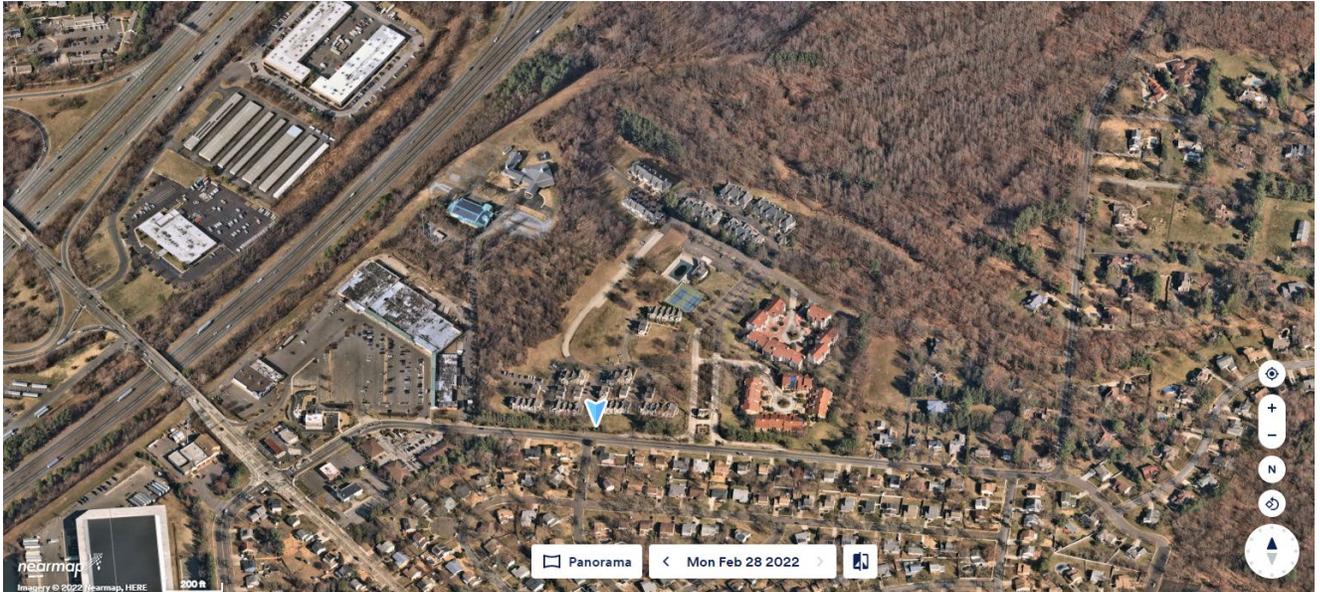
PHASE	BUILDING No.	UNIT COUNT 2019 Approval/2022 Request	PHASE TOTAL 2019 Approval / 2022 Request
1	1-A	3 / 3	59 (59 NEW UNITS) / 59 (59 NEW UNITS)
1	1-B	3 / 3	
1	1-C	6 / 6	
1	1-D	6 / 6	
1	1-E	6 / 6	
1	1-F	4 / 4	
1	1-G	6 / 6	
1	1-H	8 / 8	
1	1-I	7 / 7	
1	1-J	5 / 6	

1	1-K	5 / 4	
2	2-A	5 / 5	20 (20 NEW UNITS)
2	2-B	5 (2 COAH) / 5 (2 COAH)	(INCLUDES 12 COAH UNITS) / 20 (20 NEW UNITS)
2	2-C	10 (10 COAH) / 10 (10 COAH)	(INCLUDES 12 COAH UNITS)
3	3-A	5 / 4	
3	3-B	6 / 4	
3	3-C	2 / 2	45 (45 NEW UNITS)
3	3-D	3 / 2	(INCLUDES 8 COAH UNITS) / 37 (37 NEW UNITS)
3	3-E	6 / 4	(INCLUDES 8 COAH UNITS)
3	3-F	4 / 3	
3	3-G	10 (4 COAH) / 12 (8 COAH)	
3	3-H	9 (4 COAH) / 6	
4	4 Future Infill Units (Previously Approved)	4 / 4 (Normandy)	
4	4 Future Infill Units (Previously Approved)	5 / 5 (Normandy)	
4	6 Future Infill (Road A) (Previously Approved)	6 / 0 (Cotswold)	35 (35 INFILL UNITS)
4	4 Future Infill (Stacked) (Previously Approved)	4 COAH / 4 COAH (Cotswold)	(INCLUDES 12 COAH UNITS) / 21 (21 INFILL UNITS)
4	8 Future Infill (Amhurst Court) (Previously Approved)	8 COAH / 8 COAH (Cotswold)	(INCLUDES 12 COAH UNITS)
4	8 Future Infill (Stacked) (Previously Approved)	8 / 0 (Cotswold)	
TOTAL			159 (124 NEW UNITS) (INCLUDES 32 COAH UNITS) / 137 (116 NEW UNITS) (INCLUDES 32 COAH UNITS)

According to the applicant's reports, there are 155 units currently within the development – of which, 72 units are located within the Centura Development, 49 units are located within the Cotswold Development (3 of which are affordable units), and 34 units are located within the Normandy Development.

- D. **Zone.** Multi-Residential (R10).
- E. **Site Area.** The site is located on the north side of Browning Lane east Haddonfield-Berlin Road (County Route [C.R.] 561), where Browning Lane turns north. Browning Lane is a two-lane municipal roadway, which has a posted speed limit of 25 MPH and a cartway width of 30'.

Adjacent uses consist of the Woodcrest Shopping Center, which is zoned Shopping Center Business (B3). Vacant land owned by the New Jersey Turnpike Authority and Cherry Hill Baptist Church are to the north of the site, which are both zoned Institutional (IN). Wooded land and older single-family homes on large lots, which are zoned Residential (R1), are located to the north and east of the site. Wooded land north of the site, zoned R1 and IN, was purchased by the Township in 2006 and is part of the Township's Green Acres Inventory. The Woodcrest residential neighborhood of existing single-family dwellings, zoned Residential (R2), is located immediately south. There are delineated wetlands and flood plains on the property, which consists of a dam, which is under the jurisdiction of NJDEP's Bureau of Dam Safety and Flood Control.



F. **History.** The Centura community was initially approved by the Planning Board in 1975 (PBC #3111). Subsequent amendments were granted in 1980, 1981, 1982, and 1987. The 1987 approval (PBC #3111A-4) was for the construction of an additional 309 units beyond the existing 70 units. In 1988, the Planning Board approved the re-subdivision of lots into four lots in 1988 (PBC #4556). The development was approved by the Planning Board in 1988 (PBC #9181). The Zoning Board granted sign variances for identification of the Hamlets project in 1989 (POA #6153). In 1996, an interpretation was submitted to the Zoning Board regarding decks and patios (POA #6615).

In 1993 a Settlement Agreement was issued regarding Centura's affordable housing obligation. Centura's obligation limited to thirty-two (32) units, of which sixteen (16) were to be transferred as part of a Regional Contribution Agreement (RCA) with the City of Camden. This RCA never occurred and is now null and void due to the enactment of P.L. 2008, c.46. The other sixteen (16) were to be inclusionary rentals (even though the development is a for-sale condo/townhome project). There is a provision at the end of page 2 of this order that stipulates "Other than as set forth herein, there shall be no other modifications to the land-use approvals and/or site plan approval granted to the Naram Group, LP." The Department is unsure of the basis of this statement, as there have been many modifications and approvals since 1994.

On September 20, 2010, the applicant was granted preliminary major site plan approval with bulk (C) variances for Phases 1 and 2 (Application #06-P-0065). On January 17, 2012, preliminary major site plan approval for Phase 3 (Application #11-P-0002). On June 25, 2012, final major site plan approval was granted (Application 06-P-0065) for Phases 1 and 2, which included compliance with the following: *As a condition of final approval, the applicant, in conjunction with the Cherry Hill Township Department of Community Development, shall provide a plan detailing the prorata allocation of 32 total affordable units in the Centura development. The plan shall depict the location of affordable units in Phases 1 and 2. The total 32 unit locations are intended to achieve proportionate disbursement of affordable units to each homeowners association.*

On April 24, 2013, the prior applicant filed new Preliminary and Final Major Site Plan for Phases 1, 2 and 3. Department and Applicant concurred that the inclusion of a basin (and the subsequent removal of the permeable paver system and backyard underground detention) constituted substantial changes, and warranted a NEW preliminary and final major site plan submission. On May 14, 2013, Application(s) #06-P-0065 & #11-P-0002 deemed incomplete, as the basin did not meet the Township's checklist requirements or ordinance standards. Subsequently, on September 6, 2013, Application(s) #06-P-0065 & #11-P-0002 resubmitted per May 14, 2013 incompleteness determination. On **October 21, 2013**, Application(s) #06-P-0065 & #11-P-0002 deemed incomplete again. The Department's incompleteness determination noted the following: *"Based on the October 7, 2013 meeting with Plan Land and the applicant's professionals, the above-referenced application to the Cherry Hill Planning Board shall remain **incomplete** until the design of the basin meets the standards of Cherry Hill Township's Zoning Ordinance and the correct calculations are provided. The applicant's professionals indicated that further internal discussions were necessary to determine future modifications to the basin and/or whether to revert back to pavers."* On **October 21, 2013**, the prior applicant indicated that *"After internal discussions, we are electing to proceed with the approved plans for Sections I & II."* The use of the permeable pavers, as approved, was for the handling of the increased stormwater runoff for the new development.

In January of 2019, the Planning Board granted Preliminary Major Site Plan approval only (#17-P-0041 aka Phase 1 & 2 of Centura & 18-P-0002 aka Phase 3 of Centura) with bulk (C) variances and numerous conditions of approval in order to construct 159 townhouse units at the existing Centura Development. The Applicant's proposal involved the proposed construction of 159 townhouse units of which 124 units are subject to new approvals. A total of 79 new units were proposed to be constructed in Phases I and II, with 45 new units to be constructed in Phase III as well as 35 in-fill units which were previously approved. Included in the 159 units, the Applicant proposed to construct a total of 32 low and moderate income units which will be interspersed throughout the Applicant's Cotswold and Normandy sections to supplement three (3) affordable units which currently exist and which are located in the Cotswold section. Thus, the entire development would have a total of 35 low and moderate income units, which satisfies the requirements of a court order entered in or about 1993 which required a total of 32 affordable units within the entire Centura Development. In addition to the construction of the dwelling units, the Applicant also proposed to completely redesign the stormwater management system which was previously approved and which is now intended to include two (2) new stormwater infiltration basins which will serve the entire site, in addition to the existing pond. The new basins and supplemental system were proposed to be constructed consistent with current NJDEP regulations. Proposed Basin No. 2 was proposed to be installed during the construction of Phases I and II. Basin No. 1 is located within Phase III. Other site improvements approved for the Centura Development included the reconstruction of the existing emergency access road from Browning Lane which, upon completion of construction, will be opened and will operate as an additional gated access road for the residents. During construction, said access road will be utilized solely for construction purposes. As well, the Applicant proposes other site improvements, including additional lighting, landscaping, paving and improvements to existing amenities. The following variances were approved (with No. 1 and 2 being new variances, No. 3 through 12 accounting for internal variances for Phases 1 and 2, No. 13 through 18 being acknowledged as pre-approved variances not affected by the subject application, and No. 19 through 23 related to internal variances as part of Phase 3):

1. From Section 408.E.2, to permit a setback of 70.22 feet from a single family zone where a minimum setback of 75 feet is required.
2. From Section 408.E.1, to permit open space at 49% for Phases I and II and 47% for Normandy where a minimum of 50% is required.
3. From Section 408.E.1, to permit a 0.15 foot front yard setback, where a minimum of 75 feet is required relating to Building 1-A;
4. From Section 408.E.1, to permit a 4.90 foot side yard setback, where a minimum of 50 feet is required relating to Building 1-C;
5. From Section 408.E.1, to permit a 49.54 foot rear yard setback, where a minimum of 50% is required relating to Building 1-J;
6. From Section 408.E.1, to permit a 39.41 foot rear yard setback, where a minimum of 50 feet is required relating to Building 1-K;
7. From Section 408.E.1, to permit a 30.25 foot front yard setback, where a minimum of 75 feet is required relating to Building 2-A;
8. From Section 408.E.1, to permit 8.83 foot side yard setback, where a minimum of 50 feet is required relating to Building 2-A;
9. From Section 408.E.1, to permit a 9.83 foot side yard setback where, a minimum of 50 feet is required relating to Building 2-B;

10. From Section 408.E.1, to permit a 35.25 foot front yard setback, where a minimum of 75 feet is required relating to Building 2-C;
11. From Section 408.E.1, to permit a 24.09 foot side yard setback, where a minimum of 50 feet is required relating to Building 2-C; and
12. From Section 408.E.1, to permit a 45.08 foot rear yard setback, where a minimum of 50 feet is required relating to Building 2-C.
13. From Section 408.E.1, to permit 29.37 feet side yard setback, where 50 feet is required relating to Building 1-E;
14. From Section 408.E.1, to permit 45.82 feet rear yard setback, where 50 feet is required relating to Building 1-E;
15. From Section 408.E.1, to permit 30.09 feet rear yard setback, where 50 feet is required relating to Building 1-K;
16. From Section 408.E.2.e, to permit construction of all townhouse/condo dwelling units, where the ordinance requires a mixture of townhouse and apartment unit types;
17. From Section 401.E.1, to permit 55.46 feet front yard setback, where a minimum of 75 feet is required. This relates to six (6) future in-fill units.
18. From Section 408.E.2.b, to permit less than 25 feet between structures, where 25 feet is required.
19. From Section 408.E.1, to permit a 13.05 foot side yard setback, where 50 feet is required relating to Building 3-E;
20. From Section 408.E.1, to permit a 20 foot rear yard setback, where 50 feet is required relating to Building 3-G;
21. From Section 408.E.1, to permit a 20.70 foot side yard setback, where 50 feet is required relating to Building 3-H;
22. From Section 408.E.1, to permit a 44.28 foot rear yard setback, where 50 feet is required relating to Building 3-H;
23. From Section 408.E.2.a, to permit a 74.7 foot rear yard setback, where 75 feet is required (when adjacent to a single-family residential zoned property) related to Building 3-G.

G. Discussion of Proposed Changes (Amended Site Plan and Variances).

Phases 1 & 2: Overall, many of the condominium buildings within Phases 1 and 2 were previously approved with units measuring 24' x 50' and 28' x 50' (with an allowance for 10' decks) and have since been modified to provide for wider and longer units measuring 28' x 60' and 26' x 54'. Modifications have also been made to the design and amenities of each building (i.e. two car driveway and garages), with some unit counts having changed for a select few buildings as compared to the 2019 approval (see table above in Section I.B). As far as variances are concerned, previously, Buildings 1-C, 1-D, and 1-E (proposed 6-unit condominium buildings each) consisted of two (2) 24' x 50' endcap units and four (4) 28' x 50' interior units with associated decks (all of which were setback compliant except for Building 1-E which received variance approval for 45.82' where 50' is required). The new proposal increases the size of each building's two (2) endcap units to 28' x 60' and each building's four (4) interior units to 26' x 54'. This change plus the addition of rear decks (with a landing height greater than 30" above grade level) has triggered setback variances no smaller than 42.20' (where 50' is required in the R10 zone for decks greater than 30" above grade level) as measured to decks located at the rear of Buildings 1-C and 1-D, and no smaller than 40.78' as measured to decks within building 1-E. As an aside, Building 1-E also requires a new setback variance to the building of 46.88'; even though the prior variance approval was for 45.82', a technical variance is still required as the setback is still non-compliant but acknowledged as less intense. Similarly, Building 1-H, (a proposed 8-unit condominium building)

consisted of four (4) 24' x 50' units and four (4) 28' x 50' units, has now been modified to four (4) 28' x 60' units and four (4) 26' x 54' units along with rear decks has triggered a setback variance no smaller than 48.04' as measured to the decks. The size of the remainder of the buildings within Phases 1 and 2 have also been modified and include decks but because of their interior location on the site, no deck setback variances are triggered. The two other exceptions involve Building 1-K and 1-J. Building 1-K is proposed to go from a five (5) unit condominium building consisting of two (2) 24' x 50' endcap units and three (3) 28' x 50' interior units is now becoming a four (4) unit condominium building consisting of two (2) 26' x 60' endcap units and two (2) 26' x 54' interior units plus rear decks. Due to the increased length of the units plus the decks, rear yard setback variances to the building of 37.93' (where 39.38' was previously approved) and upwards of a 27.93' setback to the deck where 50' is permitted is now required; however, it is noted that these are internal variances as the rear setback is measured to Phase 3 of Centura. Similar building modifications are to occur to Building 1-J resulting in non-compliant deck setbacks (approximately no smaller than 43.29') but with compliant building setbacks; however, it is noted that these are internal variances as the rear setback is measured to Phase 3 of Centura. Other than unit modifications, the applicant also proposes changes to the stormwater management system (as compared to the 2011-2012 approval but consistent with the 2019 approval) with respect to construction details and basin designs. Previously approved landscape buffers with 6' vinyl fencing are to remain as proposed in the 2019 approval.



RENDERING
N.T.S.

Phase 3. Modifications have also been made to the design and amenities of each building (i.e. two car driveway and garages), with unit counts having changed for a majority of the buildings (including a redistribution of COAH units) as compared to the 2019 approval (see table above in Section I.B). This has resulted in units in Buildings 3-A, 3-B, 3-C, 3-D, 3-E, and 3-F getting wider (32' from 24') due to the reduction in the number of units (albeit 3-C is not losing units). Buildings 3-G and 3-H unit counts are being modified and involve redistribution of COAH units. Building 3-G involves minor unit size changes while unit sizes are unchanged in Building 3-H. The applicant also proposes changes to the stormwater management system (as compared to the 2011-2012 approval but consistent with the 2019 approval) with respect to construction details and basin designs and notes that the basin in the westerly portion of Phase 3 will be constructed as part of Phase 1 and that the basin located in the easterly portion of Phase 3 will be constructed as part of Phase 3. Previously approved landscape buffers are to remain as proposed in the 2019 approval. No new variances are requested as part of this amended site plan application.



RENDERING
N.T.S.

II. COMPLETENESS REVIEW

A. **Submitted Items.** The following information has been submitted in support for this application and reviewed by the Cherry Hill Township Department of Community Development for conformance to the Zoning Ordinance:

1. Land Use Development Applications;
2. Checklists;
3. Project Narratives (Phases 1 & 2 and Phase 3);
4. List of Requested Variances & Waivers (for Phases 1 & 2 and 3);
5. Resolution #06-P-0065 (Preliminary & Final Approval);
6. Resolution #11-P-0002 (Preliminary Approval);
7. Resolution #'s 17-P-0041 & 18-P-0002 (Preliminary Approval);
8. Trash & Recycling Narrative dated February 19, 2021;
9. Site Photographs with Photo Location Plan;
10. NJDEP Letter of Interpretation (LOI) prepared by *Bob Kozachek, Environmental Specialist 3, Division of Land Use Regulation* dated July 19, 2018.
11. NJAWC Will Serve Letter, prepared by *Scott Segal* dated January 20, 2010.
12. Camden County Planning Board Approval for Prior Application prepared by *Sam Martello, Director, Land Development Review* dated July 19, 2011.
13. Floor Plans and Elevation (Cotswold – Phases 1 and 2), 45 sheets, prepared by *JP Orleans* dated May 11, 2022.
14. Floor Plans and Elevation (Cotswold & Normandy – Phase 3), 51 sheets, prepared by *JP Orleans* dated April 21, 2022.
15. Plan of Proposed Subdivision, Sheet 1 of 1, prepared by *Robert S. Campbell, PLS of Sippel, Masteller & Sickels, Inc.* dated May 19, 1988.
16. Address Plan, Sheet 1 of 1, prepared by *Richard Clemson, PE of James Sassano Associates, Inc.* dated July 8, 2022.
17. Plan of Survey and Topography, Sheet 1 of 1, prepared by *Samuel S. Previtera of Taylor Weisman Taylor* dated October 14, 2005, last revised June 14, 2022.

18. Tree Removal Exhibit Plan, Sheet 1 of 1, prepared by *Richard Clemson, PE of James Sassano Associates, Inc.* dated *September 23, 2022*.
19. Internal Variance Plan (Phase 1 and 2), Sheet 1 of 1, prepared by *Richard Clemson, PE of James Sassano Associates, Inc.* dated *September 13, 2022*.
20. Internal Variance Plan (Phase 3), Sheet 1 of 1, prepared by *Richard Clemson, PE of James Sassano Associates, Inc.* dated *September 13, 2022*
21. Amended Preliminary and Final Major Site Plan for Phase 1 & 2 prepared by *Richard Clemson, PE of James Sassano Associates, Inc.* dated *December 12, 2017*, last revised *March 10, 2022*:
 - a. Cover Sheet, Sheet 1 of 26;
 - b. Information Sheet 2 of 26;
 - c. Existing Conditions & Demolition Plan, Sheet 3 of 26;
 - d. Overall Plan & Phasing Plan, Sheet 4 of 26;
 - e. Site Plan 5 of 26;
 - f. Grading & Drainage Plan, Sheet 6 of 26;
 - g. Grading & Drainage Plan, Sheet 7 of 26;
 - h. Utility Plan, Sheet 8 of 26;
 - i. Utility Plan, Sheet 9 of 26;
 - j. Road and Utility Profiles, Sheet 10 of 26;
 - k. Utility Profiles, Sheet 11 of 26;
 - l. Landscaping Plan, Sheet 12 of 26;
 - m. Landscaping Plan, Sheet 13 of 26;
 - n. Lighting Plan, Sheet 14 of 26;
 - o. Landscaping & Lighting Details, Sheet 15 of 26;
 - p. Site Construction Detail Sheet, Sheet 16 of 26;
 - q. Storm Sewer Detail Sheet, Sheet 17 of 26;
 - r. Stormwater Management Detail Sheet, Sheet 18 of 26;
 - s. Sanitary Sewer Detail Sheet, Sheet 19 of 26;
 - t. Water Detail Sheet, Sheet 20 of 26;
 - u. Erosion & Sediment Control Plan, Sheet 21 of 26;
 - v. Erosion & Sediment Control Plan, Sheet 22 of 26;
 - w. Soil Management and Preparation Plan, Sheet 23 of 26;
 - x. Soil Management and Preparation Plan, Sheet 24 of 26;
 - y. Erosion & Sediment Control Narrative Sheet, Sheet 25 of 26; and
 - z. Erosion & Sediment Control Detail Sheet, Sheet 26 of 26.
22. Preliminary and Final Major Site Plan for Phase 3 prepared by *Richard J. Clemson, PE of James Sassano Associates* dated *January 3, 2018*, last revised *May 20, 2022*:
 - a. Cover Sheet, Sheet 1 of 28;
 - b. Information Sheet, 2 of 28;
 - c. Existing Conditions & Demolition Plan, Sheet 3 of 28;
 - d. Existing Conditions & Demolition Plan, Sheet 4 of 28;
 - e. Overall and Phasing Plan, Sheet 5 of 28;
 - f. Site Plan, Sheet 6 of 28;
 - g. Site Plan Sheet 7 of 28;
 - h. Grading and Drainage Plan, Sheet 8 of 28;
 - i. Grading and Drainage Plan, Sheet 9 of 28;
 - j. Utility Plan, Sheet 10 of 28;
 - k. Utility Plan, Sheet 11 of 28;
 - l. Road and Utility Profiles, Sheet 12 of 28;

- m. Landscaping Plan, Sheet 13 of 28;
- n. Landscaping Plan, Sheet 14 of 28;
- o. Lighting Plan, Sheet 15 of 28;
- p. Lighting Plan, Sheet 16 of 28;
- q. Landscaping and Lighting Details, Sheet 17 of 28;
- r. Site Construction Detail Sheet, Sheet 18 of 28;
- s. Storm Sewer Detail Sheet, Sheet 19 of 28;
- t. Stormwater Management Detail Sheet, Sheet 20 of 28;
- u. Sanitary Sewer Detail Sheet, Sheet 21 of 28;
- v. Water Detail Sheet, Sheet 22 of 28;
- w. Erosion and Sediment Control Plan, Sheet 23 of 28;
- x. Erosion and Sediment Control Plan, Sheet 24 of 28;
- y. Soil Management and Preparation Plan, Sheet 25 of 28;
- z. Soil Management and Preparation Plan, Sheet 26 of 28;
- aa. Erosion and Sediment Control Narrative Sheet, Sheet 27 of 28; and
- bb. Erosion and Sediment Control Detail Sheet, Sheet 28 of 28.
- cc. Internal Variance Plan, Sheet 1 of 1 (CS4002).
- dd. Pre-Development Drainage Area Plan, Sheet 1 of 3 (CS2101);
- ee. Storm Sewer Drainage Area Plan, Sheet 2 of 3 (CS2102); and
- ff. Storm Water Management Drainage Area Plan, Sheet 3 of 3 (CS2103).

B. **Checklist Items.** The following checklist items should be provided or a waiver requested:

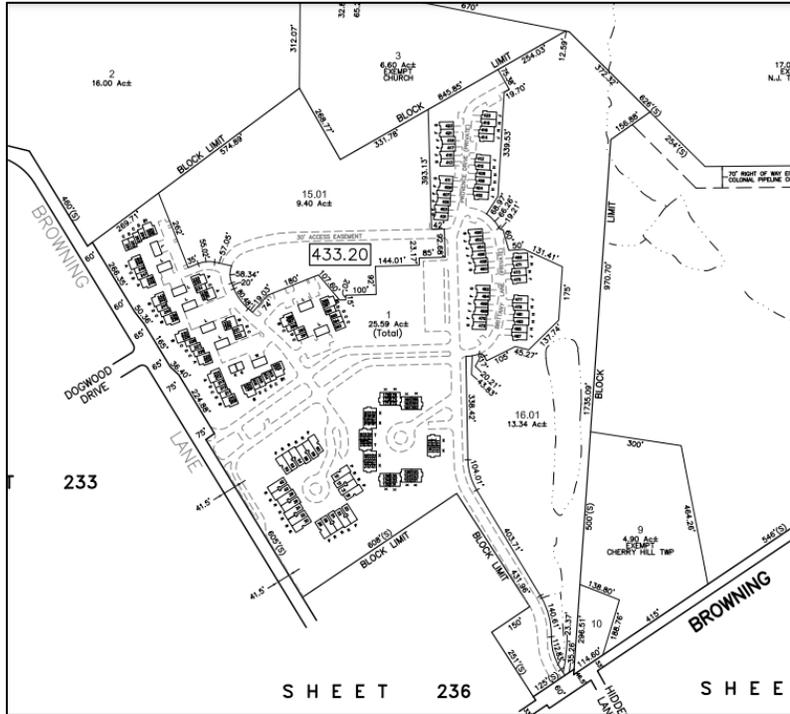
4. *Three (3) copies of Traffic Impact Study (see §817).* **This was satisfied under the preliminary approval; however, the applicant shall address the changes in parking and parking availability as it relates to the amended site plan proposal.**
5. *Three (3) copies of Environmental Impact Report (see §818).* **This was satisfied under the preliminary approval; however, the applicant shall provide updated information on the status of the dam decommissioning and the installation of a permanent breach.**
6. *Three (3) copies of Environmental Assessment (see §819).* **A waiver was previously granted under the preliminary approval.**
7. *Three (3) copies of Drainage Calculations.* **The Department defers to ERI for the review of the Drainage Calculations.**
8. *Three (3) copies of Stormwater Management Report.* **The applicant shall affirm that the stormwater management plan has not changed since the 2019 preliminary approval and that overall lot coverage is decreasing due to the redesigns associated with the condominium buildings. Where necessary, the applicant shall provide testimony regarding the proposed changes (as compared to the 2011-2012 approval) to the stormwater management system such as with respect to the second larger basin to be located in proposed future Phase 3 in order to handle storm water from Phase 1 and future Phase 3 as well as a small basin in Phase 2 to handle Phase 2 stormwater. Ultimately, the Department defers to ERI for the review of the stormwater management plan.**
9. *Three (3) copies of Basin Maintenance Manual.* **The applicant shall provide testimony on the responsibility of each basin, as it relates to the responsible HOA. The applicant shall address whether the previously deficiencies in the “Stormwater Pollution Protection Plan” (subject to Section 516.K.1.c and NJDEP’s Best Management Practices (BMP) to ensure perpetual maintenance of these facilities) were addressed. Additionally, the applicant shall enter into a successive and perpetual Stormwater Maintenance Agreement with the Township to ensure the continued operation and maintenance of the stormwater facility, and the requirements of**

Section 516 of Article V of the Cherry Hill Township Zoning Ordinance. This shall be a condition of preliminary approval.

10. *Three (3) copies of Recycling Report.* **The applicant shall provide testimony regarding all existing and proposed (if different) trash & recycling operations on the property (i.e. frequency and timing of pickup). The applicant shall confirm that street side collections will be maintained. Please be sure to discuss the locations of all trash enclosure pads throughout the site (existing and proposed) and the materials of the enclosure and gate. Please be advised that trash and recycling pickup shall only be permitted from 7:00 AM to 10:00 PM in accordance with Camden County’s Noise Ordinance regulations.**
11. *Three (3) copies of any additional reports.* **The applicant shall provide a report and plan regarding its affordable housing obligation as noted in Section III.E.7 below. This shall be a condition of preliminary approval.**
14. *Photographs of the site showing area in question.* **The applicant shall provide testimony regarding the submitted site photographs, specifically as it relates to existing site conditions and circulation.**
15. *Required Approvals. List and provide applications and permits of regulatory agencies (NJDOT, NJDEP, CCSC, etc.).* **Please see the “Permits and Approvals” heading in subsection III.D below and provide updates on what outside agency approvals have been provided and what outside agency approvals are still outstanding. For approvals that remain outstanding, the applicant shall provide status updates accordingly. This includes updates on obtaining all required New Jersey Department of Environmental Protection (NJDEP) approvals for a Treatment Works Approval (TWA), Transition Area Waiver (TAW) and the partial or full decommissioning of the dam. The Department acknowledges receipt of an NJDEP LOI. Approvals from Camden County Soils Conversation District (CCSCD) is also required. All connection fees for sewer (Camden County Municipal Utilities Authority [CCMUA] and Cherry Hill Township Municipal Utilities Authority [CHTMUA]) and water shall be required. All utility connections and permits shall also be secured as a condition of approval. All outside agency approvals are required as a condition of approval.**
16. *Summary. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck traffic, noise, glare, radiation, heat, odor, safety hazards, air and water pollution.* **Testimony shall be provided regarding the proposed development, the number of units, the number of bedrooms, anticipated traffic, stormwater management, affordable housing, on-site and off-site circulation, interaction with the current homeowners associations (HOAs), anticipated enhanced recreational amenities, environmental impacts, anticipation of tax payments, architectural design, etc. Please be sure to address how the proposed amended site plan requests differ from that of the prior plans which were granted preliminary approval only.**
20. *Survey. Two (2) copies of a survey by a licensed NJ Land Surveyor (PLS), certified on a date within six (6) months of the date of submission.* **The Department acknowledges the receipt of an updated survey (dated 6/14/22) which satisfies a preliminary approval condition.**
29. *Surrounding Properties. The names, addresses, block and lot numbers of all property owners within 200 feet of the development.* **The applicant shall obtain updated 200’ property lists for the Centura development. The applicant shall be sure to provide public notice all three (3) HOAs in existence on the site in keeping with past practice.**
32. *Zoning Schedule showing required, existing, and proposed lot & yard requirements for relevant zone(s) including, area, frontage, depth, setbacks, height, etc.* **The applicant shall update the zoning schedule to reflect all new variances being requested as part of this application (see**

Section III.C below). The applicant shall also amend the Zoning Schedule to show how each lot (as noted within the 1988 Minor Subdivision) within the overall development stacks up against the R10 zoning requirements (depicting bulk and density standards). See also checklist comments #'s 45 & 47 below.

35. *Building Plans. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.*



The Department is in receipt of elevations plans for the proposed units (market rate and COAH) as part of Phases 1 & 2 and Phase 3. The applicant shall provide testimony regarding the architecture/design, colors, and materials of the various condominium buildings and indicate how said buildings are compatible with the overall Centura development (see Section 504.E of the Zoning Ordinance which states that, "Buildings should be compatible with neighboring areas through attention paid in the architectural design process to scale, size, style, placement of doors and windows, its form, color, and exterior materials. Incompatible styles, where proposed, should be physically separated from other buildings or screened through a combination of landscaping or fencing. Buildings shall be located in such a manner as to reduce adverse impacts from shadows, changing climatic conditions, noise, and glare on outdoor living spaces and shall ensure safety and privacy"). Please also discuss accessory structure and amenities (i.e. porches, decks, garages, driveways, etc.).

36. *Floor Plans where multiple dwelling units or more than one use is proposed that have different parking standards. The Department is in receipt of floor plans for the proposed units (market rate and COAH) as part of Phases 1 & 2 and Phase 3. Please discuss the composition of the various condominium buildings (i.e. number of bedrooms) and the layouts of the various units. The applicant shall also affirm that all RSIS requirements are being met as well as the standards for bedroom distribution provided in the Uniform Housing Affordability Controls (UHAC) (N.J.A.C. 5:80-26.3(b) and (c)) as it relates to the proposed 32 affordable housing units.*

37. *Signs. Existing and proposed signs, including the location, size, height and necessary measurements and a Sign Location Plan. It shall be noted that there are no signs submitted as part of this application.*

45. *Tax Map. Each block and each lot shall be numbered, as approved by the Tax Assessor. Prior to the filing of any Master Deed, all new lot numbers, qualifiers and addresses shall be assigned by the Cherry Hill Tax Assessor (whom has confirmed the designation of Lots 15.01 and 16.01). Please note that the changing the lot numbers will affect current and future homeowners, which should be reflected in amended master deeds. The Tax Map provided on the plans shall*

be updated to include the updated tax map which reflect the recent delineations of Lots 1, 15.01 and 16.01 (see Tax Map Sheet 234 – excerpt included).

47. *Setbacks. All side, rear, and front setback lines with dimensions. The applicant shall provide setbacks from the proposed decks on Buildings 1-J and 1-K to the Phase 3 limit line.*
48. *Phasing Plan of staging of overall development. The applicant has indicated that Phase I & II will be constructed under a single phase. In the event that this changes, a construction phasing plan must be approved by the Department and Planning Board Engineer prior to the issuance of permits. These items shall be noted on a true phasing plan for the construction phasing if the applicant seeks to engage in construction phasing. (ACKNOWLEDGED AS SUBMITTED & SATISFIED).*
52. *Proposed grades in sufficient numbers to illustrate the proposed grading scheme. The Department defers to ERI for the review of the Grading Plans.*
53. *Locations and dimensions of artificial and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, etc. The applicant shall provide an update on the status of the dam decommissioning, specifically as it relates to converting the temporary breach into a permanent breach. Any permits obtained from NJDEP with regard to the dam decommissioning/permanent breach shall be provided as a condition of final approval.*
54. *Tree Location. Location, species, and size of trees five (5") inches or more at breast height diameter. The applicant shall provide testimony regarding the extent of the demolition plan. Please be advised that the applicant shall comply with the Cherry Hill Tree Ordinance and that any trees that cannot be replaced in-kind shall be subject to a fee submission into the Cherry Hill Tree Fund in the amount of \$300.00 per tree. Per the provided site plans dated 3/10/22 (Phases 1 & 2) and 5/20/22 (Phase 3), the applicant is proposing to plant 367 trees (combination of large, medium, small/ornamental, and evergreens) in Phases 1 & 2 and 136 trees (combination of large, medium, small/ornamental, and evergreens) in Phase 3 for a grand total of 503 trees to be planted. Per the applicant's Tree Removal Exhibit Plan, a total of 647 trees are to be removed. Given the total proposed shortfall of tree plantings equals 144 trees, the applicant will be required to submit a payment of \$300.00 for each such tree into the Cherry Hill Tree Fund as a condition of approval and in compliance with the Cherry Hill Tree Ordinance. Should the shortfall of trees increase or decrease during conformance, the applicant's required payment will be increased or decreased, respectively. It is recommended that the applicant work with the Planning Board Engineer to supplement the landscaping plan where feasible in order to reduce the shortfall of replacement plantings. As always, the applicant shall, to the greatest extent possible, preserve healthy trees that are not within the footprint of the proposed site improvements. It shall be noted that with respect to tree removal calculation, for sites over three (3) acres, a representative sample of 20% of the trees may be provided.*
58. *Landscaping Plan showing number, size, species, and location. With respect to the preliminary approval for Phases 1 & 2, the Applicant showed on the plans that they will plant 73 shade trees, 51 ornamental trees, 238 evergreen trees, 272 shrubs as well as 308 grasses/annuals. The amended plan for Phases 1 & 2 calls for the planting of 61 shade trees (-12), 68 ornamental trees (+17), 238 evergreen trees (no change), 266 shrubs (-6) as well as 296 grasses/annuals (-12). With respect to the preliminary approval for Phase 3, the Applicant showed on the plans that they will plant 46 shade trees, 34 ornamental trees, 60 evergreen trees, 126 shrubs as well as 120 grasses/annuals. The amended plan for Phase 3 calls for the planting of 48 (+2) shade trees, 33 ornamental trees (-1), 55 evergreen trees (-5), 126 shrubs (no change) as well as 115 grasses/annuals (-5). The applicant shall provide testimony regarding the proposed changes to the landscaping in all phases and specifically address the reduction of the number of shade trees shall be addressed via testimony. As noted in prior comments from the Department of*

Community Development, shade trees shall be added to the following areas: (1) Within the small proposed landscape area in front of the homes and house-side clusters; (2) Around the perimeter of the proposed parking lots; and (3) Between proposed homes. The applicant shall work with the Planning Board Engineer to supplement plantings where feasible in the areas noted above. Additional evergreen plantings and/or fencing along the south side of Provence Drive, adjacent to neighboring Lots 2, 4, & 6 leading from the Centura development to the emergency outlet onto Browning Lane will also help to provide more of a buffer between the development and the neighboring residential properties to the south.

59. *Design Calculations showing proposed drainage facilities in accordance with the appropriate drainage runoff requirements. Calculations must be accompanied by pre- and post- development drainage shed maps, and soil types as shown by Soil Conservation Survey Map. The Department defers to ERI for the review of the Design Calculations.*
60. *Soil Borings. Test boring, percolation rates and water levels shall be obtained by a licensed engineer. The Department defers to ERI for the review of the Soil Borings.*
61. Utilities. Plans and profiles for all storm lines, underdrains and ditches whether onsite or off-tract, affected by the development including:
- Location of each inlet, manhole or other appurtenance.
 - Slope of line.
 - Pipe material type.
 - Strength, class or thickness.
 - Erosion control and soil stabilization methods.
- The Department defers to ERI for the review of the Utility Plan.**
62. *Septic System infrastructure. The applicant shall be advised that it has come to the Department's attention that there may be an existing septic field on adjacent Lot 4 that straddles or potentially encroaches into the development (just south of the emergency access drive). The applicant shall take appropriate measures to ensure that existing infrastructure is not impacted by construction activities.*
64. *Streets. Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:*
- Fire lanes. The Department defers to the review of the Cherry Hill Fire Marshal dated July 26, 2022 (which apply to both Phases 1 & 2 and Phase 3). Specifically the applicant shall address their concerns about combustible material against exterior walls, maintenance of the emergency access road and gate connecting to Browning Lane, missing no parking/fire lane signage and related parking enforcement, parking availability, clearer utility/water main plans, hydrant locations, and maintenance of existing buildings. The applicant shall ensure that that the rear/emergency access road is fully repaired and cleared of any obstructions prior to any other construction activities taking place. Furthermore, all roads and hydrants shall be in place prior to construction of any new condominium buildings. All gate access codes shall be provided to Township emergency personnel (Cherry Hill Fire Department and Cherry Hill Police Department, as necessary). Satisfactorily addressing all Fire Marshal comments shall be a condition of approval.*
 - Sidewalks and bicycle routes. The applicant shall provide testimony regarding the bike lanes along Canterbury Way and Provence Drive as well as the sidewalk network throughout the development. Please clarify whether the proposed bike lanes will have textured pavement and/or curb bump outs.*
 - Any related facility for the movement and storage of goods, vehicles, persons, etc. The Trash and Recycling indicates the placement of centralized refuse areas; however, the Department is having a difficult time locating these areas on the plans. Please clarify.*

65. *Lighting Plan showing photometric patterns, isolux, footcandles, etc. All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code. Lighting shall be designed to minimize energy and maintenance requirements and shall comply with the U.S. Energy Policy Act of 1992 as it may be amended or superseded. It is recommended that the applicant use energy efficient lighting where possible. The applicant shall provide testimony regarding changes to the lighting plan, if any, with respect to the preliminary approval plan versus the proposed amended site plan. The Department defers to the Planning Board Engineer with respect to whether additional lighting is needed along streets (including the emergency access drive), parking areas, and/or around condominium buildings. The applicant shall provide a detail of the wall sconces affixed to the proposed units and it is recommended that such sconces be a decorative model. A Night Light Function Test will be required before the issuance of a Certificate of Occupancy of each building.*
66. *Sewer & Water. Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:*
- a. Size and types of pipes and mains.
 - b. Slope.
 - c. Pumping Stations.
 - d. Fire hydrants.
 - e. Standard details.
 - f. Trench repair details for street crossings.
- The Department defers to R&V and ERI for the review of the Sewer and Water Plans.**
67. *If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.*
68. *Soil Erosion & Sediment Control Plan, per County Soil Conservation.*

C. **Determination.** This application for final site plan has been **deemed technically complete**. The above and below-referenced site plan and completeness comments shall be addressed on the amended site plans, as well as any additional comments upon conformance review.

III. DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

A. **Zoning Requirements.** Townhomes, at a density not to exceed ten units per acre, are permitted uses in the Multi-Residential Zone (R10) per §408.B and §408.C.5 of the Zoning Ordinance. Decks are a permitted private use accessory structure per §431.H via §408.D.2.b of the Zoning Ordinance. **The below Zoning Schedule will be completed or confirmed once the applicant updates the zoning schedules on the site plans to reflect the conformity (or non-conformity) that each separate lot (per the approved Minor Subdivision) has with the R10 zoning requirements (as opposed to the entire development as a whole):**

CODE SECTION	MINIMUM REQUIREMENTS	REQUIRED	EXISTING	LOT A	LOT B	LOT C	LOT D	CONFORM
§408.E.1	Lot Area (square feet)	10 Acres	48 +/- Acres					
§408.E.1	Lot Frontage (feet)	N/A	N/A					
§408.E.1	Lot Depth	N/A	N/A					
§408.E.1	Front Yard	75'	58.21'					
§408.E.1	Rear Yard	50'	216.48'					

§408.E.1	Side Yard (One Side)	50'	116.33'					
§408.E.1	Side Yard (Aggregate)	100'	92.9'					
§408.E.1	Maximum Height	6 Stories	N/A					
§408.E.1	Maximum Bldg. Cover	40.00%	?					
§408.E.1	Maximum Lot Cover	50.00%	?					
§401.K	Open Space	50.00%	?					
§408.E.2.a	Residential Zone Adjacency	75'	?					
§408.E.2.b	Distance Between Structures	25'	20.73 ¹³					
§408.E.2.c	Maximum Amount of Units Per Structure (TH)	8 Units	Equal to or Less Than 8 Units					
§408.E.2.d	Maximum Amount of Units Per Structure (GS)	20 Units	N/A					
§408.E.2.e	Townhome/Garden Style Apartment Mix Maximum	<60% for Either Type	TH > 60%					
§408.E.3	Density	10 Units/Acre	< 10 Units/Acre					
§511.B.2	Parking Minimum	180	176 ^B					
§511.B.5	Parking Maximum	234						
§511.H.2.a	Residential Parking Setback (use or zone)	25'	> 25'					
§511.H.2.b	ROW Parking Setback	20'	> 20'					
§511.H.2.c	Non-residential Parking Setback	5'	> 5'					

B. **Required Uses.** All developments in the R10 Multi-Residential zone shall include affordable housing units, in accordance with Article X. **The applicant shall confirm whether the proposed development is compliant with all affordable housing requirements including with the Township’s 2016 Judgment of Repose and 2016 Housing Element & Fair Share Plan, as well as prior conditions of approval. The applicant shall address whether the location and distribution of the required 32 affordable inclusionary housing units are compliant with all affordable housing regulations.**

C. **Bulk (C) Variance(s).** Previously granted variances are noted in Section III.E above. All new variances (associated with Phases 1 & 2 and Phase 3 are noted below):

1. From §408.E.1 via §431.H.5.a, to permit a 42.20’ side yard deck setback, where a minimum side yard deck setback of 50’ is required (Building 1-C and Building 1-D).
2. From §408.E.1 via §431.H.5.a, to permit a 40.78’ side yard deck setback, where a minimum side yard deck setback of 50’ is required (Building 1-E).
3. From §408.E.1 via §431.H.5.a, to permit a 48.04’ rear yard deck setback, where a minimum rear yard deck setback of 50’ is required (Building 1-H).
4. From §408.E.1, to permit a rear yard setback of 37.93’, where a minimum rear yard setback of 50’ is required (Building 1-K). ***This represents an internal lot line variance (as measured to Phase 3).***

5. From §408.E.1, to permit a rear yard setback of 45.95' and 43.18', where a minimum rear yard setback of 50' is required (Building 3-G and Building 3-H, respectively). ***This represents an internal lot line variance (as measured to Phase 2).***
 6. From §408.E.1 via §431.H.5.a, to permit a 30.14' (approximate) rear yard deck setback, where a minimum rear yard deck setback of 50' is required (Building 1-K). ***This represents an internal lot line variance (as measured to Phase 3). The applicant shall confirm the accuracy of this measurement and annotate the dimension on revised site plans.***
 7. From §408.E.1 via §431.H.5.a, to permit a 45.52' (approximate) rear yard deck setback, where a minimum rear yard deck setback of 50' is required (Building 1-J). ***This represents an internal lot line variance (as measured to Phase 3). The applicant shall confirm the accuracy of this measurement and annotate the dimension on revised site plans.***
 8. From §408.E.1 via §431.H.5.a, to permit a 35.95' and 33.18' rear yard deck setback, where a minimum rear yard deck setback of 50' is required (Building 3-G and Building 3-H, respectively). ***This represents an internal lot line variance (as measured to Phase 2). The applicant shall confirm the accuracy of this measurement and annotate the dimension on revised site plans***
 9. Any other variances deemed necessary by the Planning Board.
- D. **Design Waivers & Exemptions.** Plans should be revised to eliminate as many design waivers, per Article V, as possible. Any remaining design waivers and/or exceptions should be specifically requested. The following design waivers are being requested:
1. From §513.A, to install concrete sidewalks and curbs on both sides of the street. ***A De Minimis Exception Waiver from the New Jersey Department of Community Affairs (NJCA) shall be submitted for approval if it has not already been done.***
 2. The Department defers to the Planning Board Engineer to document any other needed design waivers (**per Article V (Performance & Design Standards) and RSIS**).
 3. Any other design waivers deemed necessary by the Planning Board.
- E. **Comments.**
1. **Discrepancies/clarifications on the variances were identified during this review that were not specifically identified by the applicant. These variance request discrepancies/clarifications shall be added/amended on the site plans consistent with the bulk variances noted in Section III.C above.**
 2. **Parking Changes.** The applicant shall discuss the proposed parking changes (overall totals, COAH totals, guest totals & street parking, garaged vs. driveway parking, etc.) as compared to the preliminary approval. It appears that previously for Phases 1 & 2 that a total of 294 parking spaces were proposed where 254 parking spaces were required by RSIS. Now the applicant proposes 301 parking spaces where RSIS requires 257 parking spaces (mix of two and three bedroom unit requirements). For Phase 3, it was proposed with preliminary approval to provide for 169 parking spaces where RSIS required 129 parking space (between the east and west loops of Phase 3). The present application for Phase 3 provides for 149 parking spaces where RSIS requires 101 parking spaces.
 3. **Electric Vehicle Requirements.**
 - a. On July 9, 2021, legislation was adopted by the State of New Jersey pursuant to S-3223 (P.L.2021, c.171), "to promote and encourage the use of electric vehicles by requiring the safe and efficient installation of EVSE and Make-Ready parking spaces through municipal parking regulations and other standards." According to the DCA Model Statewide Municipal EV Ordinance, "EVSE and Make-Ready parking spaces will support the State's transition to an electric transportation sector, reducing automobile air pollution, greenhouse gas emissions,

- and storm water runoff contaminants.”
- b. “Make-Ready” Parking Spaces are defined as, “the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment, including, but not limited to, Level Two EVSE and direct current fast chargers. Make Ready includes expenses related to service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment on a “plug and play” basis. “Make-Ready” is synonymous with the term “charger ready,” as used in P.L.2019, c.362 (C.48:25-1 et al.).
 - c. “Electric Vehicle Supply/Service Equipment or (EVSE)” are defined as, “the equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle. “EVSE” may deliver either alternating current or, consistent with fast charging equipment standards, direct current electricity. “EVSE” is synonymous with “electric vehicle charging station.”
 - d. According to the DCA Model Statewide Municipal EV Ordinance, and as a condition of preliminary site plan approval, developments involving a multiple dwelling with five or more units of dwelling space, which shall include a multiple dwelling that is held under a condominium or cooperative form of ownership, a mutual housing corporation, or a mixed-use development, the developer or owner, as applicable, shall:
 - i. Prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces (note: All parking space calculations for EVSE and Make-Ready equipment shall be rounded up to the next full parking space);
 - ii. Within three years following the date of the issuance of the certificate of occupancy, install EVSE in an additional one-third of the original 15 percent of Make-Ready parking spaces; and
 - iii. Within six years following the date of the issuance of the certificate of occupancy, install EVSE in the final one-third of the original 15 percent of Make-Ready parking spaces.
 - iv. Throughout the installation of EVSE in the Make-Ready parking spaces, at least five percent of the electric vehicle supply equipment shall be accessible for people with disabilities.
 - v. Nothing in this subsection shall be construed to restrict the ability to install electric vehicle supply equipment or Make-Ready parking spaces at a faster or more expansive rate than as required above.
 - e. The applicant shall revise the site plans to provide:
 - i. Phases 1 & 2 - At least thirty-four (34) Make-Ready parking spaces (with 5% or 2 parking spaces being ADA accessible) throughout Phases 1 & 2 (equal to 15% of the RSIS requirement of 224 parking spaces) – with EVSE being installed at a rate of at least twelve (12) spaces prior to the initial Certificate of Occupancy (CO), an additional eleven (11) spaces within 3 years of the CO issuance, and the final eleven (11) spaces within 6 years of the CO issuance.
 - ii. Phase 3 - At least sixteen (16) Make-Ready or EVSE parking spaces (with 5% or 1 parking space being ADA accessible) throughout Phase 3 (equal to 15% of the RSIS requirement of 101 parking spaces) – with EVSE being installed at a rate of at least six (6) spaces prior to the initial Certificate of Occupancy (CO), an additional five (5) spaces within 3 years of the CO issuance, and the final five (5) spaces within 6 years of the CO issuance – in accordance

with the standards set forth in the DCA Model Statewide Municipal EV Ordinance. **This shall be a condition of approval.**

4. **Canterbury Way.** The applicant shall address, via testimony, the design of Canterbury Way and what if any traffic calming measures will be utilized to prevent speeding along the roadway. Please also address the feasibility of utilizing decorative pavers for crosswalks as traffic calming devices.
5. **Architectural Elevations/Floor Plans.** Proposed architecture should be compatible with existing design, integrating various materials on each façade, such as stucco, brick, and/or stone on the side elevations. The applicant shall address the anticipated design and materials of the proposed buildings in Phases 1 & 2 and Phase 3 and request additional approval, if needed, from the Cherry Hill Township Planning Board. Two (2) copies of building elevations and floor plans, signed and sealed by a registered architect, shall include the following items which shall be provided as a conformance item (if approved):
 - a. An architects scaled elevations of the front, side, and rear of any structure to be erected or modified;
 - b. A list of proposed materials to be utilized;
 - c. Building mounted lighting and details;
 - d. Expansion plans incorporated into the building design; and
 - e. Floor plans where multiple dwelling units or more than one use is proposed that have different parking standards.
6. **Administrative/Legal.**
 - a. Documentation related to Homeowner Association restrictions shall be submitted for review. It should be clarified by the applicant if any proposed HOA will be able to control design aesthetics (fencing, patios, decks, etc.) through their HOA board. **This shall be a condition of approval.**
 - b. Submission of all applicable deed & garage restrictions, easements, covenants, legal descriptions, etc. **This shall be a condition of approval.**
 - c. The applicant shall enter into a Stormwater Maintenance Agreement with the Township to ensure the maintenance and operation of the proposed basins. **This shall be a condition of approval.**
7. **Affordable Housing Obligation.** The original condition of final approval required the applicant to provide a plan detailing the prorated allocation of 32 total affordable units. This is further required by the Township’s 2016 Judgment of Repose and 2016 Housing Element & Fair Share Plan. The plan was required to depict the location of affordable units in Phases 1 and 2. The total 32 unit locations were intended to achieve proportionate disbursement of affordable units to each homeowners association. The applicant has failed to show the location of these units on the plans, as in past practice. These units shall be shown and shall comply with UHAC, as well as Article X of the Cherry Hill Township Zoning Ordinance, including but not limited to:
 - a) **COMPLIANCE WITH COAH REGULATIONS.** The applicant shall conform to the regulations promulgated by the Council on Affordable Housing (COAH) (N.J.A.C. 5:96 and 5:97 et seq.) and the Uniform Housing Affordability Controls (UHAC) (N.J.A.C. 5:80-26.1 et seq.). Additionally, the units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:
 1. **Bedroom distribution** (N.J.A.C. 5:80-26.3(b) and (c)); however, the ordinance shall not restrict the number of bedrooms per unit. **This shall be a condition of approval.**
 2. **Low/moderate income split** (N.J.A.C. 5:80-26.3(a)); subject to the provisions of (a) above, units in a market to affordable program shall be exempt from the requirement that at least 50 percent of the units created shall be affordable to households earning 50 percent

or less of regional median income. In programs limited only to moderate-income households, an equivalent number of housing units for low-income households shall be addressed through other mechanisms in the Fair Share Plan. The applicant has noted that it will provide for the low/moderate income split including the provision for the very low-income requirement at 30% of the area’s median income (not 35%). **This shall be a condition of approval.**

3. **Affordability average** (N.J.A.C. 5:80-26.3(d) and (e)); however:
 - a) The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income. **This shall be a condition of approval.**

The following minimum documentation shall be submitted to the Township prior to the issuance of a zoning permit and/or building permits and shall also be a condition of approval:

1. A draft **operating manual** that includes a description of the program procedures and administration in accordance with UHAC;
2. An **affirmative marketing plan** in accordance with UHAC; and
3. Designation of an **experienced administrative agent**, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18.

Please note that in no way shall the Township Housing Administrator or any other Township employee act as the Administrative Agent for Centura’s affordable housing unit obligation. The applicant shall secure the services of a qualified Administrative Agent. This shall be a condition of approval.

- b) **PHASING OF AFFORDABLE UNITS.** Given the changes to the conditions of approval set forth at the May 21, 2012 Planning Board hearing, all of the conditions contained herein will have to be formally approved by the Planning Board per an amended site plan, as the applicant originally made representations (as a condition of approval) that the affordable housing would be provided as inclusionary units.

Additionally, the plans shall be phased to conform to N.J.A.C. 5:97-6.4(d), as noted below. **This shall be a condition of approval.** Inclusionary zoning ordinances shall require affordable housing units to be built in accordance with the following schedule:

Percentage of Market-rate Units Completed	Minimum Percentage of Low- and Moderate-Income
25%	0%
25% + 1 unit	10%
50%	50%
75%	75%
90%	100%

This shall be a condition of approval.

8. **Prior Conditions.** All conditions approved by the prior preliminary resolution shall remain in effect, as does the comments outlined, agreed to, and still applicable in those letters noted on the record, except where not applicable. Please note that the following items are still outstanding:

- a. The applicant shall clarify if they still intend to abandon fourteen (14) infill units (as noted in the preliminary approval Resolution). If so, the applicant shall update the site plans to indicate which infill units are no longer to be constructed as presently the plans do not indicate any such infill units to be removed. Please note that abandoning fourteen (14) infill units would result in a total of twenty-one (21) infill units to be constructed as opposed to thirty-five (35).
- b. The applicant had initially agreed to provide separate water metering for all existing units; however, the applicant has indicated that costs and construction constraints prevent this from happening. While the applicant is agreeing to provide separate water metering for all proposed units, the inability to provide the same for existing units shall be addressed. At minimum, the applicant shall add a note to the site plans indicating that separate water metering will be provided for all proposed units and the applicant shall the applicant shall indicate if they are requesting a relief of condition from providing separate water metering for existing units;
- c. As noted in the Fire Marshal's comments, the applicant will be required to improve the emergency access road as presently it is not being maintained properly. Specifically, maintenance of the existing gate, roadway, and vegetation shall be required. Even though it is intended for the roadway to be used during construction, appropriate measures shall be taken to make the access-way passable for emergency vehicles until such time the roadway is formally improved;
- d. Provision of an irrigation system plan will be required as a condition of final site plan approval. Such plan shall be provided for review by the Board Engineer prior to acceptance;
- e. The applicant shall provide an update on the status of the existing dam, specifically regarding the timing of the conversion of the temporary breach into a permanent breach;
- f. A note shall be added to the lighting plan (Phase 3 only) indicating that "lighting will be utilized on 12 foot high poles at intervals of 100 feet along Canterbury Way and Roads H and I.";
- g. The preliminary Resolution required that the applicant provide during the final site plan a turning plan for Browning Lane in order to address stacking, access, ingress and egress issues;
- h. The applicant shall provide an update on ownership responsibility for the on-site sanitary sewer mains. If the Township assumes ownership, the applicant shall provide a blanket easement for the maintenance and repair of said system;
- i. Please clarify whether the proposed bike lanes will have textured pavement and/or curb bump outs, or if the compromise for striping only to designate the bike lanes;
- j. The length of the driveway for the westernmost unit of Building 3-H and the easternmost unit of Building 3-F shall be provided on the plans;
- k. Please see the comments in Checklist Item #54 regarding tree removal. Since the preliminary approval was granted, the Township's General Ordinances concerning tree removal have been updated to reflect that healthy trees removed measuring over 5" DBH regardless of location require one-to-one replacement or \$300.00 per tree not replaced. As such, the demolition plan and/or landscaping plan shall be updated to provide an inventory of such trees that are being removed (with their location) and a number accounting (with comparisons to trees being provided/replaced). Presently it appears 367 trees (combination of large, medium, small/ornamental, and evergreens) are being planted in Phases 1 & 2 and 136 trees (combination of large, medium, small/ornamental, and evergreens) are being planted in Phase 3. Tree replacement shall be determined prior to final plan approval so the Department can determine if a fee is required (as noted above) or if the plan is compliant;
- l. The preliminary Resolution required a number of site improvements which the applicant shall address accordingly on revised plans (if not already done so): 1) A pedestrian connection from development to the neighboring Woodcrest Shopping Center (the applicant shall indicate if

- they are requesting a relief of condition); 2) The provision of small, park-like public spaces (i.e. benches, landscaping, and hardscaping) between buildings; and 3) Provision of bicycle racks near the clubhouse and accessory recreational areas; and
- m. Submission of a COAH allocation plan depicting affordable unit locations with bedroom numbers.
9. **Permits and Approvals.** The following permits and approvals may be required and shall be submitted during site plan conformance (any of the following approvals already obtained shall be noted on the record via testimony):
- a. NJDEP – Dam Safety
 - b. NJDEP – Transition Averaging Permit
 - c. NJDEP – Flood Hazard Verification
 - d. NJDEP – Letter of Interpretation
 - e. NJDEP – Treatment Works Approval
 - f. Camden County Planning Board
 - g. Camden County Soil Conservation District
 - h. Camden County MUA
 - i. Cherry Hill Township Fire Marshal
 - j. Cherry Hill Police Department
 - k. Cherry Hill Township Engineering and Public Works
 - l. Cherry Hill Township Engineering – Sewer Connection Fee
 - m. Cherry Hill Township Department of Code Enforcement
 - n. Any others as required by Law.
10. The applicant shall secure Title 39 with the Cherry Hill Township Police Department – Traffic Safety Unit, following the completion of construction. **This shall be a condition of approval.**
11. The applicant shall work with the Township to finalize the new street names. **This shall be a condition of approval.**
12. Should final approval be granted by the Planning Board, it is recommended that separate zoning and building permits be obtained for each individual condominium building and separately for each sub-phase of site development. **This shall be a condition of approval.**
13. The application may be subject to additional comments by members Planning Board, the Cherry Hill Department of Community Development, the Township’s planning board consultants, and/or the public.
14. The statements, opinions, and conclusions contained within this Completeness Review are based upon the information, plans, and other documents provided to the Department as of the date of its issuance. The Department reserves the right to supplement or amend any of the statements, opinions, and/or conclusions contained herein at any time up to, and including, at the time of the hearing of this application.
- F. **Conditions.** Should the Planning Board consider and grant the requested relief to permit the proposed improvements, they may impose reasonable conditions, as they deem necessary, in addition to the following recommended conditions of approval:
1. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
 2. Any and all conditions made a part of any approval, including those noted by reference in this or any other reports of any consultants to the Planning Board, or as set forth on the record at the Planning Board hearing, must be satisfied.

3. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Department of Community Development within fourteen (14) days of receipt of a written request for payment of escrow funds. The failure to pay the required escrow funds within the fourteen (14) day period after receipt of written notice may result in the voiding of this approval. Negative escrow account balances shall incur interest at the rate of 1.5% per month.
4. Any and all outside agency reviews and/or approvals shall be obtained, if applicable.
5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Planning Board, at its sole option, to rescind the approval being granted by any Resolution of Approval and/or to advise the Township to revoke any permits which have been issued to the Applicant.

IV. APPROVAL PROCESS

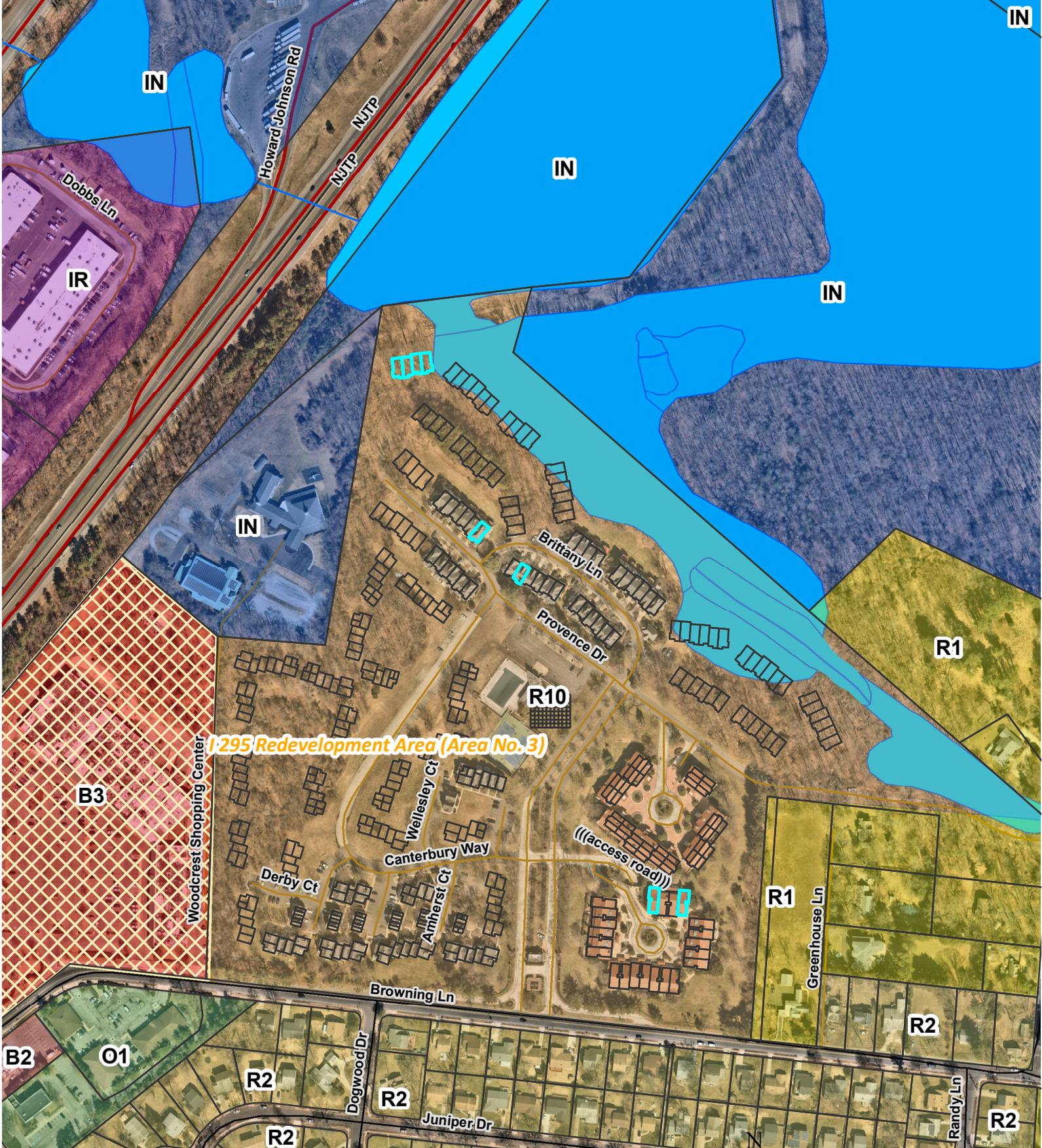
If approved, the following items are required to complete the approval process (notwithstanding any other needed items due to the unique nature of the application):

1. After the resolution is memorialized, a **Notice of Decision** will be published in the Courier Post by the Department of Community Development.
2. **Two (2) copies of revised site plans along with an electronic copy**, which provide completeness items and all conditions of approval, shall be submitted to the Department of Community Development for review.
3. Submit any **draft legal documents** (agreements, deeds, easements, etc.) for review by the Planning Board Engineer and Solicitor. Revise as necessary.
4. Execution of a **Developer’s Agreement**.
5. Submission of a **Cost Estimate**.
6. After comments from the Department of Community Development and the Board Engineer have been provided, revise (if needed), and **submit six (6) copies of finalized plans for signature**.
7. Payment of **Inspection Escrow**, based on the finalized cost estimate.
8. Payment of any outstanding **Review Escrow**.
9. Submission of a **Performance Guarantee(s)**.
10. **Payment of a Tax Map Update Fee for Subdivisions**. A fee will be required in conjunction with updating the tax maps, under N.J.S.A. 40:55D-8, which is \$50.00 per lot (or **\$200.00**). All new lots associated with the 1988 subdivision shall be assigned by the Tax Assessor. **ACKNOWLEDGED AS RECEIVED AND THE TAX ASSESSOR HAS AFFIRMED THE DESIGNATION OF BLOCK 433.20, LOTS 15.01 AND 16.01 (FORMERLY LOT 1)**.
11. Complete and submit a **Zoning Permit** and applicable **Sign Permit applications** (for all façade, free-standing, and functional signs). *To learn about how to submit a zoning and sign permit, please visit the following webpages: <http://www.chnj.gov/203/Zoning> and <https://www.chnj.gov/159/Signs> or contact our Zoning Officer at zoning@chnj.gov.*

Once items 1 through 10 are completed, schedule a **pre-construction meeting** with the Department of Engineering by contacting them at (856) 424-3203. Prepare a construction schedule to present at the meeting.

cc: *Devel, LLC, (via email)*
EIL Investments, LP (via email)
Stacey Arcari, PP, PE, CME, PTOE (via email)
Matt Magill, Jr., PE (via email)
Danielle Mocerri (via email)
Sharon Walker (via email)
Joe Cornforth (via email)

Stephen Samost, Esq. (via email)
Richard Clemson, PE, PP (via email)
James W. Burns, Esq. (via email)
Steve Musilli, CPWM (via email)
Fred Kuhn (via email)
James Weist (via email)
Mike Raio (via email)



CENTURA

BLOCK 433.20 LOTS 15.01 & 16.01

1 inch = 313 feet

- Legend**
- Parcels selection
 - Rail Stations
 - Rail Lines
 - Bus Stops

