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October 11, 2022  
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Re: Devel, LLC  
Centura Condominiums (Phases 1-3)  
**Amended Major Site Plan**  
Browning Lane  
Block 433.20, Lot 1  
Cherry Hill Township  
PBC 9927, Application No.18-P-0002

Cherry Hill Planning Board  
Department of Community Development  
Township of Cherry Hill  
820 Mercer Street  
P O Box 5002  
Cherry Hill, NJ 08034-0358

Dear Board Members:

Our office reviewed for conformance the above referenced application for Amended Major Site Plan for Phases 1 through 3 for the above referenced 28.36 acre site. Centura is an existing multi-family residential condominium and townhouse gated community. Under the prior Preliminary and Final approval, the applicant/developer proposed to construct 75 townhouse units in Phases 1 and 2 of a potential three (3) Phase development. Under the three (3) phases of development, 140 townhouse/condominium units were to be constructed, which would have resulted in a final total of 307 units for the overall site.

Under the previous application, the applicant was granted approval to construct 124 total units, which will be inclusive of 20 required COAH units. Phases 1 and 2 were approved for 79 units, inclusive of 20 COAH units. Phase 3 was approved for 45 units, inclusive of 8 COAH units.

Under the current application, Phases 1 and 2 are to consist of 79 units, inclusive of 12 COAH units. Phase 3 is to consist of 37 single family condominium units, inclusive of 8 COAH units. The total proposed for all three (3) phases are 116 units, inclusive of 20 COAH units. Phase 4 is to consist of 35 infill units, inclusive of 12 COAH units.

The site has a proposed stormwater management system, which will include two (2) stormwater infiltration basins, in addition to the existing pond, for the entire site. Flows will be directed to the proposed two (2) basins and discharged into Tindale Run. The new basins and supplemental system will be constructed to current NJDEP regulations. Basin 1, which is located in Phase 3, and Basin 2 will be installed during the construction of Phases 1 and 2.

As part of the construction of Phases 1 and 2, the existing easterly Browning Lane emergency access will be opened and will operate as an additional gated access for construction purposes only.

Phases 1 and 2 are located on the west side of the property, adjacent to the rear of the Woodcrest Shopping Center and the Chinese Christian Church. Phase 3 is located directly north of Phase 1 and 2. The development is located in the Multi-Family Residential (R-10) zone.

The following information has been submitted in support of this application as prepared by JSA, Inc, revised to May 20, 2022, unless otherwise noted:

1. Land Use Development Application.
2. Preliminary and Final Major Site Plan, 1 Set of 28 Sheets.

3. Plan of Survey and Topography, prepared by Taylor, Wiseman and Taylor, revised to June 14, 2022
4. Project Narrative submitted by Devel, LLC undated.
5. Address Plan, 1 Sheet, prepared by JSA, Inc, dated July 8, 2022.
6. Stormwater Approval Status, prepared by JSA, dated September 27, 2022.
7. Stormwater Narrative, prepared by JSA, Inc., dated October 4, 2022.
8. Centura Normandy Dam Decommissioning Report, DRAFT, prepared by French & Parrello Associates, dated September 2022.

The following documents were received under the previous application.

1. **Phases 1 & 2:** Phase 1 Assessment, prepared by Ingram Engineering Services, dated May 24, 2010.
2. **Phases 1 & 2:** NJDEP No Further Action Letter, June 16, 2011.
3. **Phase 3:** Environmental Site Assessment, prepared by Ingram Engineering Services, dated February 8, 2011.
4. **Phases 1, 2 & 3:** Pesticide and ICP Metals Analysis, prepared by Ingram Engineering Services, dated September 10, 2010, unsigned.
5. **Phases 1, 2 & 3:** Environmental Site Assessment, prepared by Ingram Engineering Services, dated October 15, 2011
6. **Phases 1 & 2:** Site Remediation Letter, prepared by Planland LLC, dated October 5, 2011.
7. Proposal for Dam Decommissioning, prepared by Princeton Hydro, dated January 19, 2017.
8. Proposal for Compliance Concurrence from NJDEP, prepared by Princeton Hydro, dated May 31, 2018.
9. Signed Contract with Princeton Hydro for Schedule of Compliance Concurrence from NJDEP, dated June 11, 2018.
10. Evaluation of Safe Operating Level for Centura-Normandy Dam, prepared by Princeton Hydro, dated June 28, 2018.

This information has been reviewed for conformance to the Zoning Ordinances of Cherry Hill Township, design standards of the Residential Site Improvement Standards (RSIS), all previous resolutions, workshops, etc. and our previous letters. In conjunction with these requirements and a site visit, the following comments are offered and should be addressed.

#### Comments

1. EV parking spaces should be provided in accordance with the Department of Community Development's letter. The applicant should ensure that all required parking, including guest spaces, in accordance with RSIS and the EV ordinance is met as a condition of approval.
2. We defer to the fire marshal for any comments regarding the secondary access.
3. As the general street and infrastructure layout has not changed from the previous approval, we have no further comments.

#### Administrative

1. The applicant should discuss the current status of the dam. In April of 2012, the applicant received a Dam Permit to reconstruct the Normandy Dam across Tindale Run. The permit expired in April of 2014. The applicant submitted a draft decommissioning report, dated September 2022. Final approval from the NJDEP is required as a condition of approval for Phase 3.
2. Updated NJDEP permits for wetlands, flood hazard and riparian buffer are required as they appear to have expired. They were approved in 2010. The Freshwater Wetlands LOI has been verified by the NJDEP, dated July 19, 2018. The flood hazard and riparian buffer permits should be provided as a condition of final approval. We recognize that these will likely be in conjunction with the Normandy Dam approvals.
3. Once construction is completed, Title 39 certification may be requested for the site. The site should meet all requirements of the NJ Motor Vehicle Code, Title 39. **This was previously agreed to by the prior applicant/developer and is agreeable to the present applicant.**
4. The applicant shall enter into a stormwater maintenance agreement as a condition of approval.

5. An irrigation plan shall be submitted to Cherry Hill Township for review and approval during the construction process.
6. The applicant should work with the Township to finalize the new street names, as a condition of approval.
7. Once established, Home-Owner's Association (HOA) documents should be provided to ensure the restrictions to the site are noted.
8. A Performance Guarantee Estimate for all on/off site improvements should be prepared and submitted to the Department of Community Development upon final stamped approval of the plans.
9. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.

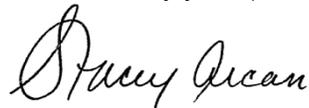
### **Permits and Approvals**

The following permits and approvals may be required as a condition of Final Site Plan approval:

1. NJDEP (Dam Safety) (Permit Issued, April 3, 2012; Permit Pending for Decommissioning)
2. NJDEP (Flood Hazard/Riparian Buffer)
3. NJDEP (LOI/Transition Averaging) (Requested, April 20, 2010; LOI Re-verified, July 19, 2018)
4. NJDEP (TWA)
5. NJDEP (Safe Drinking Water)
6. Camden County Planning Board
7. Camden County Soil Conservation District (Updated Expiration March 20, 2026)
8. Camden County MUA
9. Cherry Hill Township Fire Marshal (Review, July 26, 2022)
10. Cherry Hill Township Engineering and Public Works (Comments, May 12, 2010 & April 21, 2010)
11. Cherry Hill Township Department of Code Enforcement (Comments, May 5, 2010)
12. Any others as required

Should you have any questions or require additional information, please do not hesitate to call or email me at [sarcari@erinj.com](mailto:sarcari@erinj.com).

Sincerely yours,



Stacey Arcari, PE, PP, CME, PTOE  
Planning Board Engineer

SEA/sea

cc: James Burns, Esquire (via email)