

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 11, 2019**

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also, Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, August 14, 2019

A motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#192029C

Kenneth Boyer

Bulk C Variance

Block: 15810 Lot: 12

#192030C

Garrett Carlsen, II

Bulk C Variance

Block: 2101 Lot: 19

#192032CDM

McDonald's USA, LLC c/o Jonathan Baske

Bulk C & Use D Variance Minor Site Plan

Block: 20101 Lot: 9

A motion to approve the above-mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

Vice Chairman recused himself for the following application.

#192036C

Hellenic Holding International, LLC

Zoned: R3

Bulk C Variance

Block: 10401 Lot: 2

Location: 260 Cedar Ave., Blackwood

Covered Porch & Roof 5' x 6'4" w/18" F Setback

Mr. Costa swears in Mr. John Kearny ESQ.

Mr. Kearny states the porch will be 6' to 8' from the building line. The front door will be brought out to the front building line. It is within the front setback for the front yard. The masonry steps will be up to the front building line. Lot

coverage will go up to 43% where 40% is allowed. The new steps will be code compliant.

Chairman McMullin asks where the new planter will be located as it looks large on the plan.

Mr. Kearny states it will be hanging off the front of the building to “spice up” the front.

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

A motion to approve the above-mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#192033C

Rosemary Watkins

Zoned: R3

Bulk C Variance

Block: 11901 Lot: 15

Location: 199 Indiana Ave.

Blackwood

8' x 16' covered deck with 9'x 16' roof w/21' F setback

Mr. Costa swears in Ms. Rosemary Watkins, Mr. Thomas Watkins & Anthony Dellapia.

Ms. Watkins states: the structure is exactly 30

- A front wooden deck with an overhang 8' x 16',
- Cantilever with a 21' setback,
- Gutters will be on the roof

Open to the Professionals:

No Comments:

Open to the Public:

No Comments:

A motion to approve the above-mentioned application was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:

Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

#192034D

Use D Variance

Donald Taggert
Zoned: R3
Home Landscaping Business

Block: 14702 Lot: 29
Location: 13 Marcia Ct., Erial

Mr. Costa swears in Mr. Addison Bradley, Mr. Donald Taggert and Ms. Tiffany Morrison.

Mr. Taggert states He has been at this location for 24 years and keeps his equipment there.

- He cuts the back (town property) so the prisoners didn't have to be used in the 1990's.
- He plows snow for the block and keeps the neighborhood looking good.
- He has cleaned up his firewood on the township property,
- The business has 9 employees who park in front of his home in 4 cars
- 6 trucks are in the back of his home: dump trucks that are neatly parked,
- Hours of operation: 7am to 5pm depending on the weather.

Ms. Morrison (planner):

- Landscaping business in a residential district.
- D3 vs. R3 Major home occupation is permitted.

Major home occupation is not entirely indoors, more than 3 people are not residents, parking not within the ordinance.

- The site can function w/in the neighborhood and on the property,
- Cannot see the equipment in the rear,
- 4 cars are not substantial for a typical home being used as a residential dwelling,
- It is a good opportunity for the community.

- Mr. Taggert had been encroaching on the township property but has removed it,
- The business doesn't change the character of the neighborhood,
- Well maintained property,
- Appropriate lot size,

Is not a substantial detriment to the public good and Mr. Taggert does a lot for the community.

A D1 variance is not as strict as a D3 conditional use.

Mr. Lechner disagrees with Ms. Morrison and states this is a D3 variance. It's a D1 variance which is not permitted in the zone. A use variance goes with the land not just the owner. So, every owner will be able to use the variance.

Mr. Lechner's report requested: description of buildings, vehicles, equipment, storage of stone that was moved. The noise associated with the use, parking for the employees and trips by the employees, site layout; any buffer or screening.

Ms. Morrison states the use has existed 24 years with no screening, motion lights on the side of the house, loading or unloading, no material delivered to the site.

Mr. Lechner states there is only vehicles and equipment on the property.

Mr. Taggert states "yes".

Mr. Lechner asks if he stores mulch.

Mr. Taggert states "no, he buys as he needs it. "

Mr. Costa states if the use is approved, the use will end with him.

Ms. Morrison states the applicant is agreeable to that.
Mr. Lechner states the applicant has no lawn, it's all business use. The property complies for a residential use not a commercial use. 3 acres is normally needed with this use. They have to decide what kind of variance this is.

Mr. Bucceroni asks if there is law that states I can't stone my whole property.

Mr. Lechner states "no".

Mr. Mellett states in the use variance 16 parking spaces are required. The concern is that this size property won't be able to handle this many vehicles and equipment. There is a concern with the encroachment being addressed. Storm water issue: stone on the whole property causes runoff vs. if there was still grass on the property. Where does the runoff go? Other properties? Or the woods?

A use variance does go with the land but if it stays just you (the applicant) it is less of a concern. Mr. Mellett disagrees the front gives the impression of a residence. The gravel all the way to the adjacent neighbor should be addressed.

Vice Chairman Simiriglia asks what type of vehicles Mr. Taggert has on the property.

Mr. Taggert states small dumps: F350, F550's w/trailers.

Vice Chairman Simiriglia asks if uses the garage for storage?

Mr. Taggert states: some not all.

Vice Chairman Simiriglia asks if most of his equipment is parked outside?

Mr. Taggert states “yes”

Chairman McMullin asks how long Mr. Taggert has been working out of this location.

Mr. Taggert states since 1995.

Mr. Bucceroni asks if the employee’s cars could be put in the back.

Mr. Taggert states: “yes, I can pull the trucks out and pull the cars in the back.”

Mr. Mellett asks if there is a basement in the home, he is worried about water getting in homes because of the trucks being moved back and forth next to the homes.

Mr. Taggert states he has never had water in his home.

Mr. Lechner asks if Mr. Taggert received a violations letter.

Mr. Taggert states “yes”.

PUBLIC PORTION:

Mr. Mark Narone: Marcia Ct (40 yrs.)

- Mr. Taggert employs men that may not have a chance elsewhere,
- His trucks go by once in the morning and once in the afternoon,
- Moving him may be detrimental.

Mary Ann Grandrimo: 13 Marcia Ct.

- She lives next door and has no problem with Mr. Taggert,
- She agreed to the gravel strip in-between the homes.
- She states he can use her driveway for his employee parking if necessary.

Mr. Bucceroni asks if her bedroom is in the back.

Mary Ann Grandrimo states she can't see in the backyard.

Trevor Garden: 6 Marcia Ct.

- New resident to the neighborhood,
- He didn't even know the business was even there until someone told him,
- He's been looking for a landscaper and will probably give Mr. Taggert a call.

Joe DeRosa: 1 Marcia Ct.

- Mr. Taggert is the greatest guy,
- Plows out our street and digs me out in the winter,
- He is devastated this happened to Mr. Taggert,
- Across the street from him a home has been for sale for a year and Mr. Taggert cuts the lawn.

Lisa Ponit: 7 Marcia Ct. (34yrs)

- Mr. Taggert helped her with her Mom and Dad,
- His business is very quiet, you wouldn't even know he was there.

-

Judy Luitt: (34yrs)

- Great neighbor,
- Wouldn't know he was there,
- She supports him.

Ann Letterer: 21 Marcia Ct. (46yrs)

- She passes by his home every morning and never knew there was a business there,

- Mr. Taggert takes care of all of us.

Frank DeMarco: 16 Marcia Ct.

- No problem with the business,
- Has no problems with the drivers (employees),
- Cars in the court with the company turn around with no problems. They all seem to be very professional.

Vice Chairman Simiriglia states: it seems the whole application is a testimony to the applicant. As long as Mr. Taggert stays there, we have no problems.

Conditions: use goes away w/Mr. Taggert if he sells his property, the applicant will submit a vehicle list, waiver of the site plan.

A motion to approve the above-mentioned application with above conditions, was made by Mrs. Chiumento and seconded by Mr. Rosetti.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application Approved.

5-minute break:**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. Mellett	Present

#192031CD**Ville, III****Zoned: R1****Bulk C & Use Variance****Block: 186601 Lot: 7,8, (8Q Farm) & 9****Location: 1401 Sicklerville Rd., Sicklerville****230 Townhomes**

Mr. Costa swears in: Mr. Steve Bach (PE, Planner, Architect), Mr. Dave Shropshire (traffic engineer), Mr. Harvey Sternberg (owner).

Mr. Mintz (ESQ): overview of application:

- Ville 3 notices and advertisements have been given to the board. The matter is a use variance for a relatively small area with density.

Mr. Sternberg states: he has never had a neighborhood come out in support of him. He has been working in Gloucester Township for many years with large scale projects. The Village of Cross Keys was his project. People were worried about crime, traffic signals etc. He tries to be respectful of the neighbors. The finishing improvements are now done on Cross Keys.

In this application the number of 230 townhouses is a maximum, he's not sure that will fit. The farm house on the property was removed because it had become dangerous. The concerns of the neighbors are understood and he will minimize the impact.

Mr. Mintz: The density on 34 acres of 6.7 units to an acre. This is the nature of bulk standards. The applicant will come back for subdivision with standards.

Mr. Costa states it is not this boards job to pick the standard it is your job.

Mr. Mintz states he just means the design.

Mr. Bach states the size of the lot, setbacks, building coverage and impervious coverage.

Mr. Costa states this board can only grant a C variance with a certain number of townhomes.

Mr. Mintz discusses bulk standards.

Mr. Bach asks if they are allowed to ask for bulk standards.

Mr. Costa states: “no”.

Mr. Steve Bach (PE, Planner, Architect):

- The property is across from Ann Mullen middle school,
- Mulberry Station is to the east – R3 zone,

A1- zoning exhibit of the property

- Cobblestone development is across the street – R3
- A USE variance is being sought to allow townhomes in a R1 zone.
- Village of Cross Keys is on the other side of Mulberry Station.

A2- Aerial of the developed area.

- Currently farm area, pretty much a blank slate,
- Backs to the expressway,
- Wetlands in SW corner and along the eastern property line along Mulberry Station,
- A 50' buffer is assumed

A3 – conceptual subdivision:

- Townhomes 4 – 7 units in a link,
- Perimeter landscaping into the wetlands,
- Granite curbs, ornamental street lights, sidewalks, 24% open space and a village green,
- Existing traffic light will be upgraded with center turn lanes. The upgrade will be on both sides including the school side.

A4 – townhome lots (SCR zone):

- 2000 sq. ft. depending on the building lot,
- Depth 100', 20' x 100' building lot,
- 25' wide evergreen buffers that will be deed restricted & maintained in perpetuity,
- Expressway & storm water buffering,

- Secondary exit
- Cart way width 50' right of way, paved curb to curb will be wider, willing to go up to 60' right of way & circulation for comfort.
- Aesthetics, cognoscente of athletic fields,
- 35' buffer along frontage road in front of the then developed townhomes.

A5 – Straus model townhome

A6 – Odessa model townhome

A7 – Mozart model townhome

A8 – Beethoven model townhome

- Different frontage coverings and elevations, brick, siding, stucco

A9 – Parking exhibit on street parking,

- Prohibit at intersections and between signs,
- 700 parking spaces,
- 460 on lot (driveway + garage),
- Garbage cans must be kept in the garage

Mr. Bucceroni states: parking for 2 ½ cars you will end up with people's cars sticking out onto the sidewalks. Code enforcement gets calls on this all the time.

Mr. Sternberg states there are covenants in HOA's who are disrespectful to neighbors. They don't control the HOA and it is incumbent to the tot enforce the HOA rules. NJ state has the strictest standards to regards of HOA's. It is a management and good neighbor issue.

Mr. Mellett states: You can't enforce parking problems in the future. But the design we do now will help with parking.

Mr. Bach states there will be 20' wide driveways.

Chairman McMullin: Storing things in the garage is good and the double wide drive helps.

Mr. Bach states: discusses a double wide cart way. Design choice along frontage road and along the basin with all off street parking will give you 148 extra spaces. Over and above the 2.4 required for townhomes.

Vice Chairman Simiriglia states: Except in the center road where you don't have that opportunity. Removing some homes to put in more parking. Residents aren't going to park a street over. There has to be a way to make more parking for each unit.

Mr. Bach states: This can be worked out with the professionals. We can provide what is needed and another 148. It can be redone and modified.

Vice Chairman Simiriglia states: counting garage as a parking space isn't always feasible. Residents don't always use the garage as parking, they use it as storage.

Mr. Sternberg states he will call the state and see if they can fine residents that park across the sidewalk.

Vice Chairman Simiriglia states the decision on use and density may not be agreeable to what the applicant is asking. The density may not be the same as this plan.

Mr. Mintz states it is the concept of maximum density and the applicant hears the board on parking issues.

Mr. Bach states: Guest parking .5 units can be on the street. On street parking is convenient; 115 extra parking spaces even if no one uses their garage.

Mr. Mellett states the convenience and practicality are the issue because the garage is not being utilized. People will park where they feel they want to park. So, in the driveway is the most convenient.

Chairman McMullin states we should be able to do better than this.

Mr. Bach discusses parking convenience and RSIS.

Vice Chairman Simiriglia states the distribution of parking is important.

Mr. Costa states the board should be deciding whether townhomes are permitted where single homes are zoned.

Mr. Mintz states: we need a starting point and this is a concept up to 230 townhomes.

Mr. Costa states the board is deciding on USE only tonight in a R1 zone.

Vice Chairman Simiriglia states we know you need a number.

Mr. Lechner states he agrees with Mr. Costa. RSIS is explained and they apply.

Mr. Bach states parking can be made condition.

Mr. Lechner states the site conditions have to be more concrete and the board has to be more complete.

Mr. Mintz states they will exceed the RSIS for the board.

Vice Chairman Simiriglia states: RSIS is there as a whole but there can still be pockets with bad parking.

Mr. Costa states if the board was to agree to 6.7 townhomes how would we agree on a final number and variances.

Mr. Bach states: "up to 6.7" density with everything being considered.

Mr. Costa states there is a lot of discussion about parking but not density.

Mr. Bucceroni states that in his dealings with Villages of Cross Keys, complaints are handled by the HOA. The developer does stand by his projects.

Mr. Bach states the sound testing was performed from the expressway to the HUD guidelines. There are no soil concerns, testing for historic pesticides was done, there are no rare or endangered species. *Variances D1 Use in R1 density variance. Prior to 1993 this property was a R3 zone (3 units per acre). It was rezoned in 1999 to R1 zone (1 unit per acre).

A1- zoning exhibit: this property is an in fill with development all around it.

Mr. Shropshire (traffic engineer):

Why Use variance is appropriate:

- Density and applicability of SCR zone,
- More flexible land use as the township fills out its single-family housing demand, which has declined,
- This property has failed to develop since 1991 zoning plan. Adaptive use will continue to be important,
- 2015 re-examination of the master plan

Mr. Mintz states the commercial use is close to the development which is constrained by the expressway and 50% wetlands. Mr. Steinberg installed another water pipe and upgraded the sewage.

Mr. Shropshire (traffic engineer):

- Trip generator 106 in AM and 129 in the PM,
- Day schools or churches could exceed the townhome trips,

- No detriment to the public good from the traffic density,
- Traffic flow and congestion especially in the morning is difficult due to lack of turning lanes.
- The applicant will install left run lanes with this project,
- All traffic will be vetted out with professionals,
- Confident traffic signals will help traffic congestion in the area,
- On site parking has been discussed,
- Parking shown with maximum and can be narrowed down, there is some flexibility there.

Mr. Mellett:

1. Discussed width of cart way and applicant will widen to park on the street. They don't want the streets to become raceways. Our concern is with density.
2. Intersections have a narrow throat. The concern is intersections will have conflicts. Layout and density needed.

Mr. Shropshire states there will be 2 outbound lanes, 3 way stops, so there may not be a queuing issue.

PUBLIC PORTION:

Lorraine DeMartinez: 53 Huckleberry

- Give us a chance for rebuttal, my husband was the force behind the public but he had to leave for work.

Cathy Gourke: 3 Huckleberry

- Rather have single family homes,
- Getting out at rush hour is impossible,

- Going right to turn into Cobblestone development so they can make a left onto Sicklerville road from the other side of the street,
- The light in front of Mullen school is the problem,
- She has lived here for 29 ½ years,
- There is a double wide street at the beginning of Mulberry Station entrance,
- In the rush hour it takes 20 minutes to get to the Black Horse Pike,
- Rather have single family homes not townhouses.

Denise Coyne: 1060 Chews Landing Rd.

- Heard Mr. Bach speak about the master plan,
- Traffic in the community is insane,
- 9000 cars on Chews Landing Rd a day,
- Traffic affects neighboring communities,
- Developer doesn't show how it affects the whole town,
- 1500 units proposed without this one,
- High density will sandwich Mulberry Station with two high density developments,
- Quality of life declines with over development.

Sam Garro: Bluestone Circle in Cobblestone development

- It takes a half hour to get to Rt. 42,
- This development will add to the stress,
- Coming home is just as bad as leaving in the morning,
- Sicklerville road is already too busy,
- Is there going to be traffic lights every 200 feet,

- 15 years He has been here and he can't wait to leave Sicklerville.

Barbara Fleigel: Huckleberry

- Gloucester township is supposed to be a great place to live, work and play,
- 1999 master plan was reviewed in 2015 but with a variety of properties,
- This is the last parcel in the area, what's wrong with that?
- She feels they will lose the equity they have put into their homes,
- It takes 10 minutes to get out of Huckleberry,
- I see a lot of "ifs" here, maybe a more complete development plan is needed,
- In the Villages they can't park on the street because they are too close together.
- What happens in 5 years if these townhomes don't sell?

Mr. Bucceroni states discusses Brittany Woods and Farmer loans. These homes will be totally different. They are getting 280,000 for the homes in the Villages. McMansions are not selling and are no longer popular.

Ms. Fliegel states a future for people who already invested in the community needs to be heard.

Vice Chairman Simiriglia states the county has missed the boat and hasn't touched that road (Sicklerville) in 50 years. The road is deplorable and has to be updated to meet the new needs of the community.

Robin Mann: 51 Huckleberry

- Alternative housing with a ¼ acre lot could be considered,
- Starter homes are a suggestion,
- She is a daughter of a builder and believes the lots should be made into ¼ acre lots,
- Her father built a sewer plant for his development too,
- Children at Mullen dashing across the street to this development is a concern,
- Mass shootings because of density,
- The denser we get the more dangerous the situation,
- Water and flood worries,
- Flood zone at the base of her property,
- 50' easement flooding issue still

Leslie Ditullio: 13 Graypebble

- 1st issue is that the applicant bought the property knowing it was a R1 zone,
- Agree with others that the development is not feasible,
- She feels very sorry for the residents in Mulberry Station and believes the lights are not helping the traffic situation,
- Orientation of the Villages is different,
- Multiple accidents on Cross Keys Rd. now without this additional traffic,
- High density w/500 additional people driving,
- Doesn't feel it's fair to them to add this much density,
- Cobblestone was a huge development,
- Schools don't have room now and are short on lockers,
- Don't think townhomes are appropriate,

- Prefers senior housing because that wouldn't add a burden to the schools,
- More police, fire and school costs,
- There is no logical reason to build the townhomes,
- She would move right over to senior homes,
- House and tree will block the whole expressway?
- Don't need 230 townhomes,
- I can't sell my house now; I have 9 foreclosures on my block and one of them it's the second time.

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Mr. Costa states the applicant isn't a villain. NJ allows anyone to come before the zoning board and then the board decides whether or not to grant the requested relief. Property values can not be taken into consideration unless it is expert testimony.

Mark DeVine: Gray Pebble Ct.

- Believes the traffic numbers are skewed,
- 230 units will have more than one person living in them,
- 3 bedrooms will have a husband, wife and children with 3 cars eventually, as children grow. 3 cars with 230 townhomes is 690 vehicles.
- Doesn't believe a berm will be sufficient for noise,
- Traffic on the expressway can still be heard by Mullen school across the street,
- No one is disputing the developer is a nice person,
- All those units will bring a ridiculous amount of traffic,
- He hopes the zoning board denies the application.

Mr. Bucceroni states whenever a developer comes into town to build the neighbors are worried about traffic and a mass exodus form the area. Valleybrook development is much larger and he sees only 2 or 3 cars exiting at a time.

Mr. Devine asks about the turn lane on Sicklerville road.

Mr. Bucceroni states yes there will be a turn lane with an arrow.

Mr. Devine states he thinks arrows on a 2-lane road (as if it were a 4-lane road) is a bad idea.

Cindy Bednazik: 10 Goodall Drive

- She feels Sicklerville road is full enough,
- More of the same being built all over
- The county road should be widened but they can't,

Vice Chairman Simiriglia states the county could purchase the land they need to widen the road and they have not done so.

Mr. Chauhan: Sicklerville Rd.

- Feels the deer are being squeezed out of the area,
- Increased traffic flow,

Doug Fleigel: 55 Huckleberry

- Has lived here 25 years,
- Sicklerville road has always been a problem even when he was young,
- Now there are 6 lights between Cross Keys Rd. and the Black Horse Pike; that is only a 3.6-mile stretch,
- Sicklerville road is a bus route

- People use Sicklerville road as a cut through to the Expressway,
- He has no problem with the builder but we don't need more cars,
- Why not build senior housing,
- Worried about opening the road up to 4 lanes,
- There is stopped traffic all the time up and down Sicklerville Road,

5 Minute Break:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Absent
Mr. Acevedo	Absent
Mr. Rosetti	Present
Mr. Treger	Absent
Mrs. Kelly	Absent
Chairman McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. Mellett	Present

Terry Fretz: Blackwood

- The builder knew full well what he was getting into and what the land was zoned,
- Chews Landing road zoning change with apartments,
- When do you (the board) get to say no to these requests?
- We are supposed to take in consideration property values,
- Do we really need another high-density development and continues to name multiple other high-density developments in Gloucester Township.
- No one wants to look at the back of townhomes,
- The comparison to Valley brook isn't valid because they have 3 exits and one is on Coles Rd.
- Both of the exits on the development come out on to Sicklerville road and there are only 2.
- Schools are a priority and there are 100 preschoolers but that could go to 1000.

Mr. Bucceroni states you live in high density is there a place you can't get out?

Terry Fretz states "yes" onto Coles Rd.

Mr. Bucceroni states those cars come out staggered.

Terry Fretz states we can't consider this on that but you can consider property value.

Mark DeVine:

- Everyone doesn't come in or out at the same time but it still backs up.

Denise Coyne:

- Neighborhoods.com price trending Village of Cross Keys:
- \$227,000 selling in 78 days in 2018
- \$210,000 selling in 92 days in 2019

Mary DeLaurentis: 48 Huckleberry

- People have said it's a "done deal"

Mr. Bucceroni states that it will only be highest density if they put in 6.7 houses, maybe 4 or 5 per acre will work.

Mary DeLaurentis states they will still be totally boxed in.

Mr. Mintz states Mr. Sternberg realizes the concern with density.

Mr. Sternberg states in consideration to the neighbors he will withdraw the density but keep the townhouse use part of the application. It is a process and will expand on the townhomes specifics and come back with a preliminary (only). No density is included now.

A motion to approve the "use only" townhomes with no density in the above-mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosetti	Yes
Chairman McMullin	Yes

Application for Use, no density Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.