

MOORESTOWN TOWNSHIP PLANNING BOARD MEETING
April 18, 2019

MEMBERS PRESENT:

John Logue
Douglas Maute
Robert P. Musnug
Christopher M. Chesner
David Zipin
Douglas M. Joyce
Ryan Vander Wielen
Brian Donnelly

STAFF PRESENT

Judith F. Murphy, AICP, PP, Planning Board Secretary
Don Cofsky ESQ, Substitute Board Attorney
Danielle Gsell, Alternate Recording Secretary
Michelle Taylor, P.P, A.I.C.P Board Planner
Christopher Noll, Board Engineer

Absent: Thomas Neff, Christopher Locatell, Peter Miller

Chairperson Maute called the meeting to order in the Council Chambers at 7:30pm by reading the Open Public Meetings Act statement. A moment of silence was followed by the Pledge of Allegiance.

Roll call is as listed above.

ADOPTION OF RESOLUTIONS:

- None.

MINUTES:

- A motion to approve the January 17, 2019 Meeting Minutes was made by Mr. Logue seconded by Mr. Chesner. The voice vote of eligible Board members was unanimous in favor. Motion Carried.

New Business:

**Docket #PB-2018-06; PCCH Properties, LLC
Block 6206 / Lot 1; 199 Pancoast Ave.**

Application for a Minor Subdivision with submission waiver to create three residential building lots in the R-3 Residence District.

Mr. George Matteo, attorney for the applicant (PCCH Properties), reviewed the application with the Board and testified this property is slightly over an acre and the applicant is seeking approval for a minor subdivision. Each lot will not exceed 15,000 sq. ft. and will be conforming lots. Mr. Matteo also explained to the Board the applicant was aware that he would not be able to build the other 2 homes on the other lots until the water moratorium has been lifted in Moorestown.

Mr. Matteo reviewed the Board professional reports submitted to the applicant from ERI and Taylor Design Group testifying the applicant was willing to comply with most of the requests provided in the reports. Ms. Taylor from Taylor Design Group spoke to the trees on the property that had been cut down in 2018 and wanted the applicant to agree to replace some of what had

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been taken down. Mr. Matteo introduced Mr. Thomas Holmbeck, co-owner of Hyperion Tree Service, to speak to the trees that came down in 2018 and why he felt they needed to be taken down. Mr. Holmbeck testified the 11 trees removed were unkempt and distressed therefore they were in need of being taken down which was shown in exhibit A-1 (a letter and invoice from Hyperion) After much discussion from the Board about the trees and that fact there was no permit taken out for the removal of the trees Mr. Matteo then reviewed the letter from ERI with the Board. ERI has agreed to see more compliance of the suggestions in their letter during the final plan review since they are requesting more information about the storm water system. Mr. Matteo did introduced to the Board Mr. Glenn Wallace, professional Engineer in the state of NJ. Mr. Cofsky swore in Mr. Wallace and the Board accepted him as an expert. Mr. Wallace testified since each lot will have about 6500 sq. ft. of impervious coverage there will be no need to install a storm water management system on each proposed lot. Mr. Noll asked that a grading plan be presented to his office showing the lots and their sizes enforcing the fact there would be no need for a storm water management system to be installed. Mr. Matteo spoke to the request for a sidewalk and testified the applicant did not feel the sidewalk was necessary since there was not another sidewalk on that side of the street and there would be no linkage between his and the next house. Mr. Matteo provided exhibits T-1 (plan showing tree removal) to show the Board what the proposed sub-division would look like and why the tree removal was necessary. Mr. Matteo testified the applicant is willing to work with the planner and the landscape architect to replace the tress that were taken down and to make the landscaping of the properties more pleasing to the eye.

Public Questions/Comment:

Mr. Alfred Salvato- 607 E 2nd St.

Mr. Salvato expressed his concern for the tress that had been removed from the property without obtaining a permit from the Township shown in exhibits S-1 through S-6 (photos of before and after the trees were removed). He also expressed concern for the property maintenance and how the lot had not been up kept properly. He does not believe there should be 3 homes built on these proposed lots. Mr. Matteo cross-examined Mr. Salvato about where he had obtained the photos and when he had obtained them.

Mr. Patrick Verdon- 605 E 2nd St.

Mr. Verdon is concerned about water damage on his property when these 3 lots are built on. He would like to see the township inforce the applicant putting in French drains around the houses to ensure there is no water damage to his property.

Ms. Renee Salvato- 607 E 2nd St.

Ms. Salvato appreciated ERI requesting the applicant to put sidewalks in along the lots for the safety of the other residents along the street. She would like to see the sidewalks be a apart of the conditions for the application.

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Ms. Pamela Lynn Richards- 304 Colonial Ave

Ms. Richards expressed concern about the water, light and sound pollution that will be created from building these new homes. She also expressed her feelings about teaching the realtors to know the ordinances in Moorestown in regards to maintaining and upkeep of the property. She also agreed the sidewalks should be enforced on the application for the safety of people.

Ms. Taylor was asked by Mr. Logue what she would recommend as far as how many trees she would like to see go back onto the property and she said 4.

Chairman Maute called for a five minute comfort break at 9:16pm

Resumed the session at 9:21pm

Mr. Matteo provided his closing argument and reviewed the positive and negative criteria the applicant would and would not be meeting.

With much Board discussion about the use of the property and about the trees being removed without a permit there was a motion was made:

- A motion to approve this Application with conditions being:
 - 1. Replacing 6 total trees on the lots (2 per lot)
 - 2. Replacing all trees that do not survive the construction process
 - 3. Putting a sidewalk in front all of the lots
 - 4. complying with all requests made by Board Professionals

was made by Mr. Logue seconded by Mr. Donnelly. The roll call vote of eligible Board Members was unanimous in favor. Motion Carried.

- With no further business to discuss, Mr. Chesner made a motion, seconded by Mr. Joyce to adjourn the meeting. The voice vote was unanimous in favor. The meeting was adjourned at 9:25pm.

Approved 05/16/2019
