

MARCH 23, 2022

The meeting was back in session at 9:40 PM. The applicants stated they would be able to work with 96 units.

Solicitor Rowan presented the D-5 variance, stating it meets or exceeds our zoning requirements.

A motion was made by Venella, seconded by Dodds to allow 96 townhouses to be built on Block 149.01, Lot 1. The motion carried and Chairman Klehamer requested a roll call vote with the following results: Ayes: Klehamer, Venella, Wozunk, Aupperle, Dodds & Burke; Nays: Goushian; Absent: Farmer. Chairwoman Klehamer declared the 96 townhouses approved. All members added statements as to why they voted yes or no on the motion. Those voting in favor of the use variance included the following reasons: the willingness of the applicant to modify their proposal, this is a permitted use and the addition of this development would be an asset to the town. Board Member Goushian voting no stated she thought the proposal should adhere to the original amount allowed in the master plan: 54.

GOOD & WELFARE:

Chairwoman Klehamer thanked everyone for their patience.

Seeing no one wishing to speak, a motion was made by Aupperle, seconded by Goushian to close the good and welfare portion of the meeting. The motion carried and Chairwoman Klehamer declared that portion of the meeting closed.

There being no further business to come before the Board at this time a motion was made by Aupperle, seconded by Goushian to adjourn the meeting. The motion carried and Chairwoman Klehamer declared the meeting adjourned at 9:57 PM.

Approved by:



Kandy Klehamer, Chairwoman

Attest:



Joyce Pinto, Secretary

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Borough Engineer Steve Bach talked about his review letter. Mr. Chelotti stated that the land would be selectively cleared and that some mature vegetation would be kept. Camden County Soil Conservation would monitor water run off. Steve also explained how groundwater would be handled.

Board Member Walker asked about the impact on wildlife. Mr. Bach explained that as long as there are no endangered species impacted, this would not be a factor.

A motion was made by Venella, seconded by Goushian to open the floor to the public. The motion carried and Chairwoman Klehamer opened the floor to the public.

Tony Trongone, 3000 Davis Road: Mr. Trongone reported statistics regarding the school system and mentioned the pedestrian traffic.

David Ramos, 554 Sherry Drive: Mr. Ramos commented on traffic issues and thought the study should have been done for 8 hours not just 2 hours. Mr. Ramos said there is only one way in or out not emergency entrance or exit. Steve Bach said there is an emergency exit and entrance. The traffic engineer was asked how the traffic study was conducted. Mr. Mosely stated that someone physically sat there during peak hours. Mr. Ramos also questioned how often the firm that conducted the traffic study had to update their certifications. Mr. Bach said it was every two years.

Joseph Renzetti, 909 Evesham Road: Mr. Renzetti complained about the traffic on Evesham Road and the potholes. Mr. Aupperle doubted the results of the traffic study. Mr. Bach assured everyone that the traffic study is legitimate.

George Butrica, 582 Sherrington Lane: Mr. Butrica had questions about the traffic study.

Dan Murray, 281 Evergreen Road: Mr. Murray stated that this development did not impact him but he decided to come with an open mind. Mr. Murray said after listening to everyone he was now against the development.

Mike Sica, 821 E. Evesham Road: Mr. Sica wanted the traffic study done after COVID or wanted to look at a pre-Covid study. Mr. Bach said he will supply the 2014 traffic study to anyone interested.

Barbara Aaron, 21 Kimberly Drive: Ms. Aaron stated there was no sidewalk on Hartford and that parking is a problem where she lives, a townhouse development.

Chris Venitti, 2 Callie Court: expressed her concerns about the traffic on Davis Road.

Jennie Brown, 588 Sherrington Lane: Ms. Brown stated that these homes would have an impact on enrollment at Downing School which she says is overcrowded. She also stated that busing would be required for these new residents and her children are not bussed since her neighborhood is within the two mile parameter.

Seeing no one else wishing to comment a motion was made by Venella, seconded by Dodds to close the public comment portion. The motion carried and Chairwoman Klehamer declared the public comment portion closed.

Chairwoman Klehamer addressed the applicants and the audience: Ms. Klehamer stated that she realizes that three is not a realistic number she would like to pare down the number requested to 5 units per acre. Ms. Klehamer stated she walked the property and looked at all of the studies and this would be her recommendation. Ms. Klehamer also provided numbers as to how the enrollment in the schools has decreased over the last five years and our population has also decreased. Board Member Venella suggested removed the two buildings at the entrance, A-14 & A-13, this would leave the applicant with 96 units instead of 108.

The applicants asked for a 10 minute recess to discuss this proposal.