

The Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz

NAYS: Mrs. DeMesquita, Mayor Mignogna, Mr. Waters, Mr. DiNatale, Mr. Rashatwar

Also in attendance were Stuart Platt, Esquire, Board Solicitor, Rakesh Darji, Board Engineer and John Palm, Esquire, Conflict Board Solicitor and Douglas Rohmeyer, Conflict Board Engineer.



APPROVAL OF MINUTES

Mr. Vandegrift motioned to approve the minutes dated September 11, 2013; seconded by Mr. Ravitz. Motion carried by the assenting voice vote of all board members present.



MEMORIALIZATION OF RESOLUTIONS

COOPER HEALTH SYSTEM
AMENDED FINAL SITE PLAN
BLOCK 213.01; LOT 103
PC 13-015



OLD BUSINESS

COOPER UNIVERSITY HOSPITAL
MINOR SITE PLAN
BLOCK 207; LOT 4.11
PC 13-019

Appearing before the board was Ms. Eileen Fortune, Esquire on behalf of Cooper.

Mr. Platt summarized what had taken place at the last hearing, which lead to Main Street Council having a special meeting to discuss the proposed changes being requested by Cooper Health System. We have now received a letter from the office of Sherman Silverstein, who represents the Main Street Council, Inc. Their meeting took place on September 20, 2013 and after a review and discussion of the plan the Board of Trustees of the Main Street Council unanimously approved the Cooper Hospital plan. Also submitted with this letter was a copy of the minutes from the special meeting.

Ms. Fortune stated that, she had made arrangements and came in to the Planning Office and reviewed the Main Street resolutions but she was not able to find anything regarding the patient parking signs and the 1 hour only parking signs.

The application was opened for public comment.

Seeing no one in the audience, Mr. Nicini motioned to close the public portion; seconded by Mrs. Kerr. Motion carried by the assenting voice vote of all board members present.

Mr. Murray motioned to grant minor site plan approval subject to the following conditions and stipulations:

1. The applicant shall comply with all of the recommendations in the Board Engineer's review letter dated September 5, 2013.
2. The applicant shall comply with all the conditions set forth in any prior approvals to the extent not inconsistent herewith.
3. The applicant shall remove the "patient only" and "one hour" parking signs within sixty (60)

4. The applicant shall be permitted to reapply for the parking spot designations in condition #3 above,
5. The applicant shall apply to the Township to authorize Title 39 Motor Vehicle Enforcement authority on the Subject Property.
6. The applicant shall obtain all required outside agency approvals.

Seconded by Mr. Nicini, the motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz

NAYS: None

Stuart Platt, Solicitor and Rakesh Darji, Board Engineer recused themselves for the next application and left the meeting.

John Palm, Conflict Solicitor and Mr. Douglas Rohmeyer, Conflict Board Engineer with CME Assoc. joined the board for the next application.

SORUNI CUSTON BUILDERS
AMENDED MINOR SUBDIVISION
BLOCK 213.04; Lots 134.02, 134.03, 135, 179
PC 13-020

Appearing before the board was; David DeClement, attorney, Tom Pape, architect and Gary Civalier, engineer.

Mr. Civalier stated that, the applicant has been before the board previously for lot line adjustments and they are back tonight to tie these homes in to public sewer. Mr. Civalier has prepared the design of the sanitary sewer system. The plan is install a small underground submersible pump station that will pump through a 1 ½" force main out to an existing force main. They have put together a TWA application that will go to the State.

Mr. Palm stated that, there are going to have to be changes to the Sanitary Sewer Agreement and the Home Owners Association documents are going to be expanded to include an access road and controlling of vegetation.

Mr. Pape stated that, the access road will be private and maintained by the Home Owners Association. As part of this application they submitted a truck turning radius plan that addresses fire trucks and Chief Pacifico's comments. Trash will be carried out to the road and placed in the easement area for pick up.

Mr. Rohmeyer asked for confirmation of the turning radius and Mr. Civalier stated that they will be able to maintain the 43.55 ft. The applicant agreed to make this a condition of any final approval. If the turning radius diagram, to be provided post meeting, showed that the non-articulated drive would have to encroach upon the island area, they would increase the paving to do that.

Mr. Pape stated that, when the subdivision was originally approved the access road just ended and the cul-de-sac was put in for aesthetic reason. The road will support the weight of an 81,000 pound fire truck but not on a daily basis.

Mr. Rohmeyer added that, a typical RSIS cul-de-sac does not have a planting in the middle and if you bring the turning radius around you may run over the plantings.

Mr. Rohmeyer stated that, he is in receipt of all of the legal easement documentation but has not reviewed that yet. There are several versions and different plans that have been submitted and he would like one organized set that he can review.

Mr. Pape added that, the reason for adding the cul-de-sac is to make it easier to design the houses that are going to be built on these lots. If there isn't a cul-de-sac a variance through the Zoning Board will be needed because the driveways would be closer than 5 feet to the property line.

Mr. DeClement agreed that individual lot grading plans will be submitted for each lot.

The application was opened for public comment.

Balrup Hundal
490 Kresson Road

He is a neighbor to this development and he spoke in favor of having sanitary sewer service.

Ashok Kothari
38 Covington Lane

He supports the minor subdivision and the sanitary sewer service that will be put in.

Seeing no other public interest, Mr. Nicini motioned to close the public portion; seconded by Mr. Fanelli. Motion carried by the assenting voice vote of all board members present.

Mr. Nicini motioned to grant amended minor subdivision approval with a sanitary sewer pump station subject to the following conditions and stipulations:

1. The applicant shall comply with the review letter prepared by CME Associates, dated September 19, 2013.
2. The applicant shall comply with the sewer review letter prepared by Churchill Engineers and dated September 19, 2013.
3. The applicant shall comply with the letter prepared by James Pacifico, Fire Chief, dated September 19, 2013.
4. The applicant shall submit individual lot grading plans for each lot.
5. There shall be a consolidated master set of drawings to be submitted all at the same time.
6. There shall be a turn radius diagram submitted post hearing subject to the Board Engineer's review to determine the need or not to increase the concrete in the center of the radius.
7. There shall be Homeowner's Association documents subject to the Board Solicitor's review and approval for the sanitary sewer system, the access road, maintenance of the trash receptacle, pump station and a clause giving the Township the right to access the pump station in the event there is a default from the HOA.
8. The Homeowner's Association Document shall be part of the Master Deed and part of a Point of Sale Disclosure.
9. Each homeowner shall be responsible to transport their trash and recycling to the common area established for the trash receptacle and shall be included in the Homeowner's Association document and Point of Sale Disclosure.
10. The light for the pump station shall be worked out with the applicant and the Sewer Engineer.

Seconded by Mr. Ravitz; motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mr. Murray, Mrs. Kerr, Mr. Nicini, Mr. Vandegrift, Mr. Ravitz

NAYS: None

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There being no further business before the board, the Chairman adjourned the meeting.

Carole Pfeffer, Secretary