

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, Mrs. DeMesquita, Mrs. Kerr, Mayor Mignogna, Mr. DiNatale,  
Mr. Waters, Mr. Rashatwar

Absent: Mr. Murray, Dr. Sherbine, Mr. Nicini, Mr. Reitano

Also in attendance were Stuart Platt, Board Solicitor, Jennifer Beahm, CME, preparer of the Master Plan and Kathy Merkh, substitute Board Secretary

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CONTINUATION OF THE PUBLIC HEARING ON THE 2012 MASTER PLAN RE-EXAMINATION

Mr. Platt stated that, the Board had the first hearing on the adoption of the Master Plan on June 13, 2012. Since then the board has received a summary addendum from our Planner, dated July 25, 2012, He swore in Mrs. Jennifer Beahm and asked her to summarize the supplemental comments and additions.

Mrs. Beahm stated that, as a result of the last meeting there had been some comments from the public as well as comments from the Board. There are 4 main components. The first is an 80 acre piece of land on Centennial Boulevard that is next to an existing senior housing development which was requested in writing to extend the senior housing zone. Given there is some uncertainty associated with the affordable housing obligation that may be generated and the status is unclear, they made a recommendation to investigate the potential to expand this site which is currently zoned Office 4. While they do not take exception to extending that senior housing zone it is still recommended as appropriate, just to cautiously move forward.

The second was a written request to re-zone a property near the border of Somerdale, which is currently, zoned O3. They have taken that area in its entirety and recommended there be a special business use and service overlay to allow for a variety of uses.

The third was a request from Mr. Murray to look at the lighting standards as they are a bit antiquated. Their recommendation is for the use of LED lamps, some solar and light intensity standards to ensure that the lighting does not spill over the property lines. This is consistent with the sustainable element that was added to the Master Plan.

The fourth was a request from the board to allow convenience stores with gas at certain locations. They have made a global recommendation that they be evaluated and investigated to allow this as a conditional use along major corridors such as Route 73 and possibly Cooper Road.

The discussion was opened to the public

Stephen Samost  
Centennial Boulevard

He is speaking on behalf of the 80 acre piece on Centennial Boulevard. It was his understanding that there might be some questions and he is here to answer any that the board may have.

Mr. DiNatale stated that, he believes future correspondence for a meeting would be a layout of his vision of the property and why he feels the use is appropriate more so than what it is zoned now and the impact it would have on traffic, schools and taxpayers. That is something that will weigh heavily on this board and Township Committee.

Mr. Samost stated that, his vision is senior housing, 4 to the acre. Behind that is Lost Tree which is 2 to the acre. They will not be townhouses; they will be single family, ¼ to ½ acre, roughly 240 houses. He is proposing age restricted so there will not be any impact to the schools. With regard to traffic, having office vs. residential you are looking at 20% more traffic for an office campus.

Mr. Platt stated that, you would have to agree that there would be essentially no traffic impact on a weekend with an office use.

Mr. Samost stated that, the third point is taxes. Right now taxes for this property is approximately \$185,000. If you have 240 homes at approximately \$10,000 per home that is 2.4 million in tax revenue. For office development you could probably develop 200,000 square feet and the tax revenue will be roughly the same or a little less. He did talk to Township Committee about options that the Township has and he is not going to get into that. If the Township is willing to pursue that option he is willing to work with them.

Mr. Platt stated that, one other issue is the impact on affordable housing. The Township's third round submission was based on growth share and is invalidated so far. It has us needing over 600 units to satisfy our obligation. If this development was age restricted and 20% was set aside they would not be credited for the third round because we have met our senior obligation, we need more family housing.

Steve Abramovitz  
9 Whyte Oak Court  
Cherry Hill

He submitted a plan showing his vision of what was discussed in June to see if the board had any questions.

Mr. Platt stated that, before we get into the site layout which is after the ordinances are written, he is going to ask our Planner to address this from a planning standpoint.

Mrs. Beahm stated that, she feels that with the property being right in the middle of a commercial corridor is not appropriate to break it up for residential housing.

Mr. Abramovitz asked why.

Mrs. Beahm stated that, to chop your business zone along a major transportation corridor for one particular piece of property is not good planning. When you look at planning in the Master Plan sense you look how the different uses work together and how the zones fit with one another. This is right in the center and to chop that out or even put an overlay in is something she would not recommend.

Mr. Fanelli stated that, the board is in agreement with Mrs. Beahm's recommendation for that particular location.

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

Mrs. DeMesquita motioned to adopt the Master Plan Re-examination and all the findings and conclusions as set forth in the 2012 Master Plan Re-examination Report including tonight's amendments. Seconded by Mrs. Kerr motion carried by the following roll call vote:

AYES: Mr. Fanelli, Mrs. DeMesquita, Mrs. Kerr, Mayor Mignogna, Mr. DiNatale,  
Mr. Waters, Mr. Rashatwar

NAYS: None



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

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Carole Pfeffer, Secretary