

CINNAMINSON TOWNSHIP  
PLANNING BOARD  
MEETING  
JUNE 25, 2019

MR. BEDNAREK: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board and by advertising this Regular Meeting in the Burlington County Times on January 15, 2019, and in the Courier Post on January 15, 2019. In addition, notice was filed with the Municipal Clerk.

Members Present: – Mr. Bednarek, Mr. Brennan, Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O'Malley, Mr. Rau, Mr. Segrest and Mr. Sztenderwicz.

Also Present: Mrs. Rucci, Secretary, Douglas Heinold, Board Attorney and Paul LaPierre, Board Engineer.

MR. BEDNAREK: Case #1906 – Fieldstone Partners, LLC Minor Subdivision, 1203 Garfield Avenue, Block 1607, Lot 4.

MR. MARSHALL: He recused himself from this application. In the past, he had a business relationship with the applicant.

MR. HEINOLD: He swore in James Brandenburger and Scott Williams from William H. Nicholson Associates.

MR. EHRHARDT: Attorney for the applicant.

MR. BRANDENBURGER: He is the managing member of the Corporation.

MR. EHRHARDT: Fieldstone purchased this property.

MR. LAPIERRE: I understand the Affidavit of Ownership has been provided. He would like to see the subdivision plan signed by the owner prior to finalization. Survey can be provided as condition of approval. Metes and Bounds descriptions will be provided and that can be a condition of approval. No variances are being requested. They requested a waiver of existing streets, flood plains, wetlands and environmentally sensitive areas. He recommended completeness of this application. He didn't see any drainage concerns.

A MOTION IS MADE BY MS. O'MALLEY, seconded by Mr. Sztenderwicz to deem this application complete subject to the conditions set forth in numbers 16 and 18. If we determine that we need to come back, to revisit any of the waivers granted. ROLL CALL VOTE: AYE, Mr. Brennan, Mr. Jones, Ms. Lamon, Mr. Marshall, Ms. O'Malley, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz and Mr. Bednarek, no opposed, motion passes.

MR. WILLIAMS: He presented Exhibit A-1 - Subdivision Plan.

MR. BRANDENBURGER: He is keeping the existing house. He is proposing to subdivide two conforming building lots. He would like to build two houses on the site. He presented Exhibit A-2 – Photo of the Picasso Model.

MR. BEDNAREK: As per our Engineer's letter, there are no variances required.

MR. WILLIAMS: Exhibit A-3 – Subdivision Plan. The drainage ditch that is being discussed is on the property to the south. He described the location of the ditch.

MR. BRANDENBURGER: We agree to install curb along our frontage and sidewalk. Sidewalk is not going to be connected, but we will sidewalk and curb the front of all three properties.

MR. LAPIERRE: You would propose to put the sidewalk closer to the road behind the trees. Your intent is to save the trees.

MR. BRANDENBURGER: I would like to. In order to get a four foot wide sidewalk, we might have to get into our property a bit so we will have to discuss that with the Engineer.

Inaudible: Or the other option is not to put a sidewalk in.

MR. BRANDENBURGER: Correct.

MR. LAPIERRE: He reviewed IV – General Comments outlined in his letter of May 16, 2019. The curb and sidewalk still open for discussion. The front yards will be graded towards the street. The back yards will continue as the current grades exist. Testimony is ongoing by the applicant's engineer regarding impact of the redirected runoff.

MS. O'MALLEY: She asked about the ponding at the back of the lots.

MR. WILLIAMS: I believe there is not. I haven't been out there in a rain storm. It is pretty flat. It won't pond deep. The flow will go towards the back then towards the ditch. The soil is fairly sandy.

Exhibit A-4 Picture of mature trees on the front of property.

MR. BEDNAREK: He opened the public portion of the meeting.

MR. GOINS: He presented Exhibit G-1 – Summary of His Statements. He is against the minor subdivision. He is concerned about water. He spoke about wetlands. He asked about an Environmental Statement. He spoke about addressing where pipes are located. He stated that they should address where the pipes are on their drawings. He spoke about inlets. He spoke about drainage. The easements are shown on tax maps. He spoke about easements. He spoke about a permit being required from the DEP.

MR. KELEMEN: Is there any engineering evidence that the flow of water around these drains is going to move any differently? He is concerned about storm water.

MR. WILLIAMS: He spoke about the storm water.

MR. ROSPONDEK: He presented Exhibit R-1 – Photos of water conditions. He is concerned about water.

MS. KELEMEN She is concerned about water.

The Public and the Board continued to discuss the stormwater and flooding.

MR. BEDNAREK: He spoke about the water flow and the rain storms.

MR. WILLIAMS: He identified surface water onto lot.

MR. MARSHALL: He left the meeting at 7:40 PM.

MR. LAPIERRE: Based on testimony and looking at some of these pictures, there is a significant regional issue with the drainage here. When you have a several block area that is draining into this location, these lots really are not going to change the impact that much. I would like to see a confirmation of the piping that is in the street, inlets in front of the property that wasn't on the plans, the drainage trying to get downstream quicker as opposed to retaining it. One of the pictures showed Garfield having some ponding at those inlets.

Exhibit G-2 – Pictures of flooding in the area.

MRS. GOINS: She asked whether the applicant was putting sump pumps in basements.

MR. BRANDENBURGER: Yes

MR. WALT WILLIAMS: I am in support of my neighbors with this runoff.

MR. BEDNAREK: He closed the public portion of the meeting.

MR. BEDAREK: He wanted to confirm that this is a By Rite Subdivision on the lots.

MR. HEINOLD: Right. While they are a By Rite Subdivision, they still have to comply with all of the requirements of the code Both the Engineer for the Applicant and and our Engineer have indicated that they have done that through their plan. The obligation is that they can't increase water run off and they demonstrated that they are not increasing water runoff from the property. Inaudible

MS. O'MALLEY: Mr. Goins mentioned the DEP Application.

MR. HEINOLD: They will be subject to any and all outside agency approvals.

MS. O'MALLEY: She asked who is responsible for the drainage ditch area. She suggested referring it to the Engineer and to Township Committee.

MR. SEGREST: There is an ongoing study happening with Pennoni.

MR. BEDNAREK: Are you creating easements for any of this piping?

MR. BRANDENBURGER: There are no easements that we are aware of that we need to create at this time.

A MOTION IS MADE BY MS. LAMON seconded by Mr. Sztenderwicz to grant approval of the Subdivision provided that grading plans are provided for review, confirmation of inlets in front of the property lead somewhere, sidewalks and curb will be provided. ROLL CALL VOTE: AYE, Mr. Brennan, Mr. Jones, Ms. Lamon, Ms. O'Malley, Mr. Rau, Mr. Segrest, Mr. Sztenderwicz and Mr. Bednarek, no opposed, motion passes.

MR. BEDNAREK: Master Plan Discussion.

DAVID GERKENS: Vice President – CGPH – (Community Grants, Planning and Housing). And DAN LEVIN – Senior Planner from CGPH - They spoke about the Master Plan re-examination.

A MOTION IS MADE BY Mr. Sztenderwicz seconded by Mr. Rau to approve the Regular Meeting Minutes of May 14, 2019. VOICE VOTE: ALL AYE, Abstain, Ms. Lamon and Ms. O'Malley no opposed, motion passes.

A MOTION IS MADE BY MS. O'MALLEY seconded by Mr. Sztenderwicz to approve the Regular Meeting Minutes of June 11, 2019. VOICE VOTE: ALL AYE, Abstain, Mr. Brennan, Ms. Lamon and Mr. Rau, no opposed, motion passes.

MR. BEDNAREK: He opened the public portion of the meeting. No one came forward.

MR. BEDNAREK: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. O'MALLEY, seconded by Mr. Rau to adjourn the meeting. VOICE VOTE: ALL AYE, no opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

Respectfully submitted

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Patricia Rucci