

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

December 18, 2024

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:01 pm.

Roll Call:

Present: Mr. Afflerbach, Mr. Goetsch, Mr. Hughes, Mr. Lucas, Mr. McKeever, Mrs. Nicholson,
Mr. Wolf, Mr. Richardson, Mr. Swanson (alt 2),

Absent: Mrs. Wheeler, Mr. Peterson (alt 1)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairman Afflerbach led the flag salute.

Concept Plan Review: None

Approval of Minutes: November 6, 2024

Mr. Hughes moved to approve the minutes of November 6, 2024,

Seconded by Mrs. Nicholson

With all other members in favor, *the motion was carried.*

General Business:

Old Business:

New Business:

1. Harry & Serena Holmes Bulk Variance

930 Aura Rd Monroeville, NJ 08343, Block 54 Lot 26.03

Completeness followed by Public Hearing, Application No. ZB-24-03

Board Engineer, Steven Bach of Bach Associates, referred to his letter dated October 30, 2024 regarding the following requested waivers:

Item # 9 requires that the plat/plan shall be prepared under the supervision of and be signed and sealed by a licensed New Jersey land surveyor, professional planner, professional engineer or registered architect in accordance with the provisions of N.J.A.C.13:40-7.1, et seq.

A waiver is recommended.

Item # 35 requires A schedule of mandated and provided zoning district requirements, including total acreage, lot area, lot width, lot depth, yard setbacks, building coverage and square footage, lot coverage, open space area, density and parking. Anticipated number of residents or number of employees should also be included.

A waiver is recommended.

Item # 53 requires any structures of historic significance on or within two hundred (200) feet of the tract, and a statement of the impact of the development on the historic structure.

A waiver is recommended.

Item # 55 requires contours at 20 foot intervals for the entire tract and within 100 feet (USGS Topographic maps are sufficient) and conform and with the grading plan requirements in section 96-66M prior to the issuance of any building permits.

A waiver is recommended

Item # 67 requires if on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings.

A waiver is recommended for Completeness Only. Evidence of Gloucester County Health Department Septic approval shall be provided.

Mr. Hughes moved to grant the waivers and deem the application complete.

Seconded by Mr. Wolf

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler				A
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				A
McKeever	Y				Swanson (Alt. 2)	Y			
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Attorney David Thatcher of Thatcher Passarella located at 128 Ganttown Road Turnersville, New Jersey 08012 represented the applicants, Harry & Serena Holmes.

Mr. Cheney, Board Solicitor, swore in Harry and Serena Holmes.

Mr. Thatcher gave an overview of the application for land that is located at 930 Aura Rd, Block 54 Lot 26.03 located in the Rural Environmental Zoning District. The applicants were before the Planning & Zoning Board in 2011 and received a Minor Subdivision and Bulk Variance for Lot 26.03. The applicants were granted 2 Variances: Minimum Lot Size and Minimum Lot Width in 2011 but had let the variances expire and they are here now to renew those variances.

Mr. Thatcher states that the Board created this undersized lot when the Minor Subdivision was granted and the applicant is seeking approval of that preexisting condition that was created in 2011.

Mr. Thatcher proposes in reference to the Minimum Lot Width to the Board that this is a de minimis request as it is only off by less than 2 feet.

Mr. Thatcher handed out a revised survey of the lot, Exhibit A1, and stated that the surveyor remeasured the lot width at the building line and there is a bump out of 11 feet before the proposed house location would be and that new measurement comes out to 150.71 feet which now meets the minimum lot width at the building line.

Board Engineer, Steven Bach of Bach Associates, referred to his letter dated October 30, 2024 regarding the following Technical Review Comments:

1. A Grading Plan shall be submitted before a Building Permit shall be issued

Mr. Thatcher agreed to this.

2. Septic System Approval shall be provided

Mr. Thatcher stated that he has this and will provide.

3. A Wetlands LOI shall be provided

Mr. Thatcher stated that they have submitted and they are waiting to receive the letter.

4. Buffers - the applicant agreed to install a vegetative buffer of 25 feet in width and a minimum of 80 feet in length along the lot line with the camp. Also a buffer design shall be completed and submitted to the Board Planner prior to the issuance of a Building Permit and the buffer shall be fully installed prior to the issuance of a Certificate of Occupancy. Also a planning detail showing proposed buffer shall be provided as a condition of approval.

Mr. Thatcher stated that is already in the deed and a copy will be forwarded to the Board Planner.

5. Deed indicating a conservation easement shall be provided to our office and the Board Solicitor for review.

Mr. Bach stated that since the professionals have not had a chance to review what was provided on the record this evening, he feels that Mr. Thatcher should still ask for the variance for the minimum lot width as submitted and recognizing the existing condition of the undersized lot.

Mr. Thatcher agreed to this.

Mr. Hughes moved to open the public, seconded by Mrs. Nicholson.

With all members in favor, *the motion was carried.*

With no comment from the public, *Mr. Goetsch moved to close to the public, seconded by Mr. McKeever.*

With all members in favor, *the motion was carried.*

Mr. Hughes moved to grant a Bulk Variance to Holmes (adhering to all the conditions from the 9/13/2024 Bach Review Letter and testimony given, seconded by Mr. Wolf.

Roll Call Vote					Roll Call				
Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler				A
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				A
McKeeever	Y				Swanson (Alt. 2)	Y			
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

1. D.R. Horton Preliminary Major Subdivision & Site Plan

Block 31 Lots 2.02, 5.02, 7 & 22;

Block 32 Lots 1 & 2

Block 58 Lot 1

Application No. SD- 24-03

Technical Review followed by Public Hearing

This application was deemed complete at the September 18, 2024 Planning & Zoning Meeting.

Michael Laurio of Nehmad, Davis and Goldstein located at various locations around NJ gave an overview of the application. The site is approximately 336 acres, and the applicant is proposing the construction, establishment and maintenance of 962 Residential Units. There is an age restricted component of 686 Units, divided between the Willows at Orchard Glen which is 186 Single Family Units, The Carriages at Orchard Glen which is 250 Single Family Units along with 250 Twin Units and the Reeds Apartments which consist of 276 Multi Family Units. Within this development the applicant is proposing 34 affordable housing units in the age restricted component and 76 affordable housing units in the multi family component. The site itself is located in the Aura 3 Redevelopment Area and has been designed pursuant to the Aura 3 Redevelopment Plan. The Applicant has been designated as the Redeveloper of this site.

Project Engineer, Joseph Hanrahan of Hammer Land Engineering out of Manasquan, NJ was sworn in by Board Solicitor Jeffrey Cheney.

Mr. Hanrahan has been involved with this project for 3-4 years, helping to plan this development.

Mr. Hanrahan spoke regarding the Willows at Orchard Glen referring to an overall Site Plan marked Exhibit A1.

Mr. Hanrahan stated that the property is 336 acres, with 165 acres on the East side of Aura Rd, 171 acres on the West Side of Aura Rd extending to Clems Run. The property has dual frontage on Aura Rd, frontage on Clems Run and frontage on Whig Lane abutting Rt 55. The Willows at Orchard Glen are Lot 31.

Willows Site Plan Exhibit was marked as Exhibit A2.

The Willows at Orchard Glen have 186 Single Family Active Adult lots that are 55'x 110' with an internal roadway system.

There will be a designated mailbox area for the residents to get their mail.

There will be 16 Storm Water Management Basins as well as a Pump Station for sewage that will go into the Carriages section of the development.

There will be 2 car driveways with garages that comply with the standards.

Across Aura Rd will be the Carriages at Orchard Glen as noted on Exhibit A3.

The Carriages at Orchard Glen will have one Boulevard access opposite the northerly Willows access as well as a full access point on Clems Run.

This section is 171 acres and proposes 250 Twin Lots that will be 90' x 110' combined lots and 250 Active Adult Single lots. These active Adult Single Lots will be the same as the Active Adult Single Lots in the Willows and will be 55' x 110' lots.

Amongst the 250 Twin Lots, 34 of them will be Affordable Housing Units.

This project also proposes a 6084 square foot Clubhouse with a pool, 2 Pickle Ball Courts, a patio around the pool and a centrally located Mailbox area.

This section has 39 Storm Water Management Basins as well as a Pump Station which accepts flow from the Willows and then directs both flows to a regional Pump Station.

Mr. Hughes asked for clarification on Lot 2 which was conveyed to the Municipality for educational purposes.

Mr. Bach stated that Lot was listed due to the fact that there will be a pedestrian pathways only.

Parking will be provided in front of the clubhouse and the amenities.

The future HOA will be responsible for the common areas, amenities, storm water etc and copies of these documents will be provided to Board Solicitor and Engineer as well as the Township Solicitor for review.

Trash collection will be handled by Municipal Services for the single lots, twins and singles and for the Clubhouse that will be handled by a Private Service.

The Reeds Apartments will be marked as Exhibit A4.

The Reeds Apartments will consist of 276 Apartment Units, 76 of those will be Affordable Units.

There will be 2 Access Points on Whig Lane that comes into a loop parking system.

There will be 8, 3 Story Apartment Buildings which consist of 24 Units and 36 Units.

Mrs. Nicholson asked if the driveways are one way or two way and Mr. Hanrahan answered that they are both 2 way driveways.

This portion of the project proposes a 2 Story Club House, 4100 square feet, barn style with a pool and a tot lot.

The exhibit shows an additional tot lot that the developer is going to include in the future.

This portion of the project will have a maintenance building and a pump station that will pump down Whig Lane to the future Whig Lane/Aura Rd Gravity Man Hole.

This portion of the project will have 548 Parking Spaces and 84 Electric Vehicle Stalls.

There will be 5 Stormwater Management Facilities as well as a Multi Purpose Field.

There will be 4 Trash Enclosures and removal will be done with a private hauler.

According to the New Jersey American Water Infrastructure Project, a Water Tank is proposed behind the Reed's Apartments. This Water Tank will be on a separate lot, about 3 acres, as well as a separate access easement coming off the parking lot for access. The Water Tank will be a little less than 1000' from Whig Lane and will be 150' high and hold 750,000 gallons of water.

Mr. Wolf asked if there is going to be a separate lane to enter off of the highway into the development.

Mr. Hanrahan answered that the County will be asking for acceleration/deceleration lanes on both sides of the entry.

Mr. Hughes asked if there were to be a controlled intersection at the cross road on Aura Rd where the 2 developments will be across from each other.

Mr. Hanrahan answered that they are proposing Left turn lanes from each direction, shoulders and acceleration/deceleration lanes.

Mr. Bach asked if there will be advanced warning signs and would the developer be agreeable to adding push button rapid flashing beacon for the pedestrian cross walk. Mr. Laurio agreed to this.

Mr. Hanrahan referred to Exhibit A1 and to the 40 Acre Open Space Lot between the Willows and the Reed's Apartments which will not be developed but used for a Water Main to go to the Water Tank. This lot will be regraded to allow for flood storage.

Mr. Hughes asked about the Sewer that will come out of the Reed's Apartments and go down to the intersection of Whig Lane and Aura Rd and will the water be fed by the back end due to the location of the water tower, Mr. Hanrahan stated yes.

Mr. Hanrahan spoke regarding the Township Ordinance that requires 50' from the point of tangency from a curve return at an intersection and 48 lots in the Carriages development do not comply with that Ordinance.

Mr. Hanrahan stated that the Orchard's at Aura Development has the same situation and is an active community that operates safely with this situation. Mr. Hanrahan stated that Mr. Mosley the Traffic Safety Engineer, will testify that this is a safe condition for the Variance to be granted. Testimony will be given by the Traffic Safety Engineer once he is called to speak.

Mr. Hanrahan stated that the Storm Water Management will be fully compliant with DEP regulations.

Mr. Hanrahan stated that the Redevelopment Plan has a 100' Agricultural Buffer to any Agricultural Area, a 25' Buffer to any lot under 1 acre, a 50' Buffer to any lot over 1 acre and a 25' Buffer along any residential roads. This project complies with all of the Buffer Requirements. 50% of those buffers are to be planted with approximately 20,000 plants, trees and shrubs proposed for this project. This development will be planting 235% over what the Township Tree Protection Plan requires.

Mr. Hanrahan stated that the developer is willing to propose a 6' High, Solid, PVC fence from the Right of Way of Aura Rd subject to that size fence being allowed in the front yard back to the woods line to limit any residents going into the farm area.

Mr. Bach stated that the fence would need to be tapered from 6' down to 4' in the front yards with the application amended to any variance required for that fence. Adjacent to that fence is the 100' Agricultural Buffer and a 3' berm will be provided up to the flood hazard line and the landscaping will be provided to the tree line.

Mrs. Nicholson asked if the fence will be on the housing side and Mr. Hanrahan stated that the fence will be on the property line between the farm and the development.

Mr. Bach stated that this will be done as an additional buffer between the farm use and residential use. The HOA will maintain the fence.

Mr. Hughes asked what will be done on the other side of the street that may benefit from the protective measure that is proposed regarding fences.

Mr. Bach stated that the developer is providing the buffer that is required around the width of the entire property lines and of the perimeter of the project.

Mr. Afflerbach stated that Mr. Hughes was asking if a fence around the existing properties on Clems Run would be looked into since a fence was proposed along the farm for the same reason to prevent people from accessing resident's properties.

Mr. Laurio stated that the developer is willing to work with adjacent property owners to address any concerns.

Mr. Bach stated that a split rail fence has only been proposed around the basins. The only other fence that has been proposed is the 6' to 4' Solid PVC around the farm.

Mr. Bach asked Mr. Hanrahan if buffer plantings are proposed along the Northerly section of the Carriages.

Mr. Hanrahan stated that yes, 50% of the buffer has to be planted as per the Redevelopment Requirements.

Mr. Bach stated that 50% of the buffer being planted means that 50% of the width of the buffer is to be planted.

Mr. Hanrahan stated that they will adhere to that rule.

Mr. Bach stated that the developer will plant 50% of the width of any buffer and will work with adjacent property owners as to fencing if it were to be split rail or 6' high vinyl.

Mr. Cheney asked if this is a general statement or specific to this section.

Mr. Bach stated that this is for all residential neighbors with existing homes for all three sections of the development.

Mr. Swanson asked what is being done for the Reed's Apartments and any noise reduction.

Mr. Cheney, Board Solicitor, swore Mr. Robert Fecho, Senior Vice President of D. R. Horton.

Mr. Fecho stated that they will comply with the noise ordinance of the Township.

Mr. Swanson asked if they are proposing sidewalks in any of the portions of the development.

Mr. Hanrahan stated that sidewalks are proposed around the perimeter of the parking lot of the Reed's Apartments and providing access to each of the buildings. Sidewalks are proposed to the clubhouse and along Whig Lane.

Mr. Bach stated that the County requires only sidewalks 100' in both directions of new streets or intersections of a County Rd and Mr. Hanrahan agreed that is what was proposed.

Mr. Hanrahan stated that regarding the Reed's Apartments, they are proposing sidewalks from the access point to the property line.

Mr. Bach stated that the Board had some flexibility regarding sidewalks and that the County Roads are rural in nature and there was no anticipation that sidewalks along the County Roads frontages would be introduced even though that was in the Review Letter, they would have the flexibility for circulation. Mr. Bach asked the Board if this could be a condition of Compliance.

Mr. Bach asked how would the Elementary School Children in the Willows, Orchards and Reeds get to the Elementary School.

Mr. Hanrahan stated that the Willows and Carriages would use the internal sidewalk system to get to Clems Run and the Reeds will use a sidewalk connection to the open space lot through the Township owned Lot 2 to a trail right across from the Elementary School with a crosswalk at Aura and another crosswalk directly across from the Elementary School at the path. This path will be asphalt.

Mr. Bach asked if the Cul de Sac adjacent to the Township owned property could extend an asphalt path and connect to the other asphalt path.

Mr. Laurio agreed that they would do that.

Mr. Bach asked the condition to be that the applicant will coordinate with the Township with the location of the Pedestrian paths and the schools will be aware of it. Mr. Bach stated that it would not be appropriate that the applicant be required to get approval from the school, but Mr. Bach could represent as part of any compliance that we as Board Planner/Engineer and Township Engineer will make sure that the school is involved in the discussion when it is brought to the Township Committee.

Mr. Bach stated that there is additional sidewalks along the Willows for bus stops, etc.

Mr. Laurio stated that the Gloucester County Planning Board has permits for utilities serving the developments.

Mr. Hanrahan stated that this development fully complies with the Aura 3 Amended Redevelopment Plan.

Mr. Bach asked if Mr. Hanrahan agreed to everything stated in the Review Letter.

Mr. Hanrahan agreed to this.

Mr. Swanson asked if there was to be water running up Aura Rd.

Mr. Hanrahan stated that there will be a 16' main running down Aura Rd that ties into the Water Tank and extend down Aura Rd to the other side of Whig Lane for future improvements.

Mr. Swanson asked if they anticipate any current homeowners being able to tie into that water main.

Mr. Fecho stated that he is not sure if New Jersey American Water will be allowing current homeowners to tie in, that would be a question for them.

Mr. Hughes asked what size water mains will be in the developments.

Mr. Hanrahan stated that there will be 8” mains in the developments.

Mr. Bach stated that all of the pedestrian crosswalks proposed across County Roads will be high visibility crosswalks with push button rapid flashing beacons with appropriate advanced signage.

Mr. Hanrahan stated that the Carriages were to be 90’ x 110’ combined lots.

Mr. Cheney, Board Solicitor, swore in Thomas Brennan, President of Thomas Brennan Architects, Licensed Architect, located at 1333 West McDermit Drive, Allen, Texas.

Mr. Brennan spoke regarding the Multi Family, Reeds Apartments Elevation Exhibit A7, and Multi Family Rendering Exhibit A8.

Mr. Brennan stated that there will be 36 Unit Buildings and a 24 Unit Buildings.

The 36 Unit Buildings consist of 7 units, 3 stories having 1, 2, and 3 Bedrooms and affordable units are integrated throughout each building. The A after the apartment number denotes an affordable unit.

There will be 18% 1 Bedroom Affordable Units, 58% 2 Bedroom Affordable Units and 24% 3 Bedroom Affordable Units throughout these buildings.

These buildings are fully sprinkled and meet all the exit requirements. HVAC Units located for each unit that are in a “Magic Pac Unit” which is a self-contained unit so there is not condensing units on the ground.

There are stairs only, no elevators.

Mr. Brennan went over the rendering regarding the exterior of the buildings and what materials were to be used.

Each entrance shall have identification on signage as to what units are in the building and the location of these units.

Each entrance shall have down lighting.

The roofs shall be Asphalt Architectural Style Shingles.

There will be 6” Vinyl Siding with Vinyl Windows.

The height of the buildings will be 38 feet.

A Clubhouse is being proposed, Exhibit D 10 of A7.

The Clubhouse will have a Package Room in the Foyer, a Leasing Office, Fitness Area, Staircase to the 2nd Floor, Men’s and Women’s Rooms, and in the back is a 2 Story Multi-Purpose Room. Doors lead out to the pool. The upstairs will have quiet area/lounge and the downstairs Multi Purpose Room will have a Theater/TV area with lounging chairs with a see through fireplace and a kitchenette.

The Clubhouse will be 4150 square feet.

Mr. Hughes asked if the stairwells in the apartments are open or closed and will they be sprinkled.

Mr. Brennan stated that the exitways are air-conditioned and sprinkled and are fully enclosed.

Each unit will have Egress windows.

Mr. Swanson asked if Fire Alarms will be installed as well as the Sprinklers.

Mr. Brennan stated that yes, there will be Fire Alarms, Smoke Detectors and Sprinklers that meet all of the Building Codes.

Mr. Cheney, Board Solicitor, swore in Robert Reggazzoni Licensed Architect of Wade Architecture in Columbia, Maryland.

Mr. Reggazzoni stated that there are planned 4 different Models of Age Restricted Single Family Homes.

Mr. Reggazzoni stated that the Willows will have 186 Units and the Carriages will have 250 Units.

Mr. Reggazzoni referred to Exhibit A 9 which showed the Neuville Model which will be a 1700 square foot, 4 Bedroom 2 Bath unit, Single story, 2 car garage with Asphalt Shingles, Vinyl Siding and slab on grade.

There will be different facades and color schemes to choose from.

Mr. Reggazzoni referred to Exhibit A 10 which showed floor plans for the Neuville Model.

Mr. Reggazzoni referred to Exhibit A 11 which showed floor plans for the Lismore Model which will be 1558 square feet, 3 Bedroom, 2 Bath Single Story 2 Car Garage with Asphalt Shingles, Vinyl Siding and slab on grade.

Mr. Reggazzoni referred to Exhibit A 12 which showed floor plans for the Bristol Model which will be 1748 square feet up to 2400 square feet with an optional room, 4-5 Bedroom, 2 Bath Single Story 2 Car Garage with Asphalt Shingles, Vinyl Siding and slab on grade.

Mr. Reggazzoni referred to Exhibit A 13 which showed floor plans for the Clifton Model which will be 1865 square feet, 3 Bedroom, 2 Bath Single Story 2 Car Garage with Asphalt Shingles, Vinyl Siding and slab on grade.

Mr. McKeever asked if they are going to limit the sales of certain models of homes.

Mr. Fecho stated that there will be no limitation which is why they have so many palettes to choose from.

Mr. Cheney, Board Solicitor, swore in Jason Patchel Licensed Architect of Holliday Architects in Medford, NJ.

Mr. Patchel referred to Exhibit A14 which showed the Market Rate Twin Units.

Mr. Patchel stated that there are 4 different elevations and went on to explain the different options.

All of the Twin Units have side entrances and garages in the front.

Mr. Patchel referred to Exhibit A 15 which showed the Affordable Twin Units.

Mr. Patchel stated that they are trying to maintain the cohesiveness between the Market Rate and Affordable Units by using similar exterior finish materials so that there are no distinguishing characteristics between the units.

Mr. Patchel referred to Exhibit A 16 which showed the Floor Plans of the Twin Units.

The Base Unit is 1321 square feet, with 2 Bedrooms and 2 Baths and a Single Car Garage on Grade, there is the option to add a 2nd Story which adds an additional 438 square feet which culminates into a total of 1759 square feet. This optional 2nd Story includes an additional bedroom, hall bath and separate Mechanical Area as well as a dedicated storage area and a loft that overlooks the Great Room below. A separated alcove in the garage for storage of Trash and Recycling containers is included.

Mr. Hughes asked what are the provisions for the common wall between the units, does it go to the roof line.

Mr. Patchel states that they would conform with the Building Codes.

Mr. Afflerbach asked if any of the units being proposed today will have basements.

Mr. Bach stated that no units will have basements or crawl spaces, they will be slab on grade.

Mr. Cheney, Board Solicitor, swore in William Feinberg Licensed Architect and President of Feinberg Associates out of Voorhees, New Jersey.

Mr. Feinberg referred to Exhibit A 17 which showed the Clubhouse in the Age Restricted Community.

Mr. Feinberg stated that the Clubhouse will be a one story, 6087 square foot 29' x 6" high building and is for the use of the residents only.

Mr. Feinberg referred to Exhibit A 18 & A19 which showed the Interior of the Clubhouse in the Age Restricted Community.

Mr. Feinberg stated that there will be a Package Room, Manager's Office and a Fitness Room which is 40' x 50' long, a game room with a billiard's table and 2 lounges the front one which is the quieter of the two with a Fireplace and a Sport's Bar and a Beverage Bar.

Mr. Feinberg stated that the building is fully sprinklered and ADA compliant.

Mr. Bach stated that no light fixtures on the buildings will have any glare or unsightly lighting to adjacent properties.

Mr. Laurio stated yes, that the lighting on the outside of the building will be downlighting and shielded lighting.

Mr. Bach asked if the HOA documents will provide for Architectural Restrictions in terms of HOA stating what colors owners can paint their house pending HOA Approval.

Mr. Fecho stated yes the HOA documents will provide for this.

Mr. Fecho stated that no fencing on individual yards.

Mr. Laurio stated that all of these restrictions will be provided in the HOA documents.

Mr. Fecho stated that no garage may be converted to any other living space.

Mrs. Nicholson asked if there will be enough room on the patio or will owners be coming in for a variance.

Mr. Fecho stated that a future provision of a concrete slab of 10' x 12' will be provided as impervious area in the Stormwater Calculations in the Active Adult Units.

Mrs. Nicholson asked if having no stairs in the apartments is ADA compliant.

Mr. Brennan stated that the ground floor requirements have to comply with the ADA and they will comply.

Mr. Swanson asked if the Deed Restrictions run with the land.

Mr. Laurio stated that yes, the Deed Restrictions run with the land and be recorded with the deed.

Mr. Cheney, Board Solicitor, swore in Nathan Mosley, Traffic Engineer with Shropshire Associates out of Atco, NJ.

Mr. Shropshire stated that he prepared a Traffic Impact Statement dated June 27, 2024 and referred to Exhibit A1.

Mr. Shropshire stated what they focus on is the ability to provide safe and efficient access for the proposed development and an analysis of any offsite impacts to see if there is any mitigation required to accommodate traffic.

County approval will be required for driveways and offsite mitigation as all the intersections are under the jurisdiction of Gloucester County. They are working with the County for Site Plan Approval and have been given the same Traffic Impact Statement.

Access is proposed for the Willows via 2 new driveways along the North side of Aura Rd with Stop Controls.

Access is proposed for the Carriages via full movement access along the South side of Aura Rd.

Along Aura Rd, Left Turn Lanes are proposed at both of the new intersections as well as a Southbound Left turn lane at the secondary driveway for the Willows.

Widening of the road is proposed at all access points in accordance with the County Standards to provide an acceleration/deceleration shoulder area in the vicinity of the driveways. This provides for access points along Clems Run as well as access points for the Reeds along Whig Lane.

The driveways will be stop controlled for all of these projects.

At the Clems Run and Whig Lane locations the Left Turn Lane has been found to be not warranted based on the current volumes that they are projecting into the future.

Mr. Mosley stated the only study location that we identified for mitigation is the existing intersection of Whig Lane and Aura Rd. When they added in traffic growth from this development, they saw increases in delays on Whig Lane which are stop controlled and increases in volume on Aura Rd which made cars on Whig Lane wait to continue. The proposed mitigation is to add a new 4 Way Stop at the intersection of Whig Lane and Aura Rd. This has been proposed to the County who is currently reviewing the proposal. With this implementation, they can reduce that delay along Whig Lane.

Mr. Mosley proposes no mitigation along Ellis Mill Rd and Aura Rd, Whig Lane and Union St. or Whig Lane and Clems Run.

Mrs. Nicholson asked if the mitigation at Aura Rd and Whig Lane will change the intersection.

Mr. Mosley stated that they will not be changing the intersection only put up a 4 Way Stop. They will be adding signage as to the stop coming up.

Mrs. Nicholson stated that this development will increase the population of our town by 50%, how is that a minimal increase?

Mr. Mosley stated that he is looking at vehicles at peak hours during the morning and evening hours to see what the impact of those additional vehicles will generate. You compare the levels of service between the future conditions without the future sites traffic and the future sites conditions with the future sites traffic so you can see what the impact is directly from the traffic of the project. In this case there is not a substantial amount of existing roadway volume in this area but even if you add the additional traffic from this project, there is a minimal impact.

Mr. Mosley stated that the County will have to approve this change.

Mr. Bach stated a notation in the Resolution be made that several comments were made regarding the safety of this intersection and can there be any geometric improvements that can be accommodated.

Mr. Afflerbach asked if a 4 Way Stop Sign would be warranted at Clems Run and Whig Lane due to the fact of the school being there and the awkward intersection.

Mr. Mosley stated that they had done their counts from 7am – 9am and also from 2pm to 6pm to account for school traffic and general commuter peak times. That is an existing County Intersection and they do not have any recommendations for changes at that intersection.

Mr. Afflerbach asked if a standard stop would be better for that intersection instead of an angle stop.

Mr. Mosley stated that a perpendicular intersection is always better than an angled intersection.

Mr. Bach stated that these concerns could be stated in the Resolution regarding the angled intersection and any improvements could make a more of a perpendicular intersection.

Mrs. Nicholson asked about overnight parking on streets.

Mr. Bach stated that no overnight parking is allowed between 2am – 6am on any township street.

Mr. Swanson asked if the age restricted homes have any impact on the Traffic Study.

Mr. Mosley stated that the age restricted projects actually see less trips per peak hours.

Mr. Bach asked if the designs of the internal roadways and access point allow for safe and efficient access throughout and multiple points of ingress and egress for the development.

Mr. Mosley agreed that this development's designs of the internal roadways allow for safe and efficient access throughout.

Mr. Mosley stated that regarding the spacing of some of the driveways relative to the nearest intersection specifically between the intersection of Jasper Drive and Aura Rd and this will not block the ability of cars coming in and out of the development.

Mr. Wolf asked if the driveway is 20' from the stop sign to the entrance to Aura Rd.

Mr. Hanrahan stated that the distance from driveway to stop bar is 33'.

Mr. Bach asked if they would be agreeable to No Parking signs from the driveway to the intersection in those locations throughout the developments to make it consistent.

Mr. Hanrahan agreed to this.

Mr. Cheney, Board Solicitor, swore in Tiffany Morrissey Professional Planner out of Galloway, NJ.

Ms. Morrissey stated that this plan has been designed to be consistent with the 2024 amended Redevelopment Plan that impacts this property and meets all the goals and purposes and all of the standards except for the 2 items that will be referenced.

Ms. Morrissey states that this is a 962 Unit Development with Affordable Housing and 71% of the units are Age Restricted.

Ms. Morrissey states that they are requesting 2 waivers this evening. The first being the separation of the driveways to the intersection, that will be a C2 Variance. The development advances the criteria of zoning and our planning document. The overall Development Plan advances the intent and purposes of the Redevelopment Plan to ensure we have the appropriate development in accordance with the design guidelines and standards and provide the appropriate housing in the community. The overall improvements that are proposed with this development substantially outweigh any detriments and when we look at the specifics of the driveway locations regarding the Variance we believe that appropriate measures to provide safe and efficient access have been demonstrated. The purposes of Zoning that would be advanced include to provide the safe and efficient circulation throughout a development, to promote the health, safety and welfare and to ensure that the design provides an appropriate population density in the community. In terms of negative criteria there is no substantial impact to the Zoning Ordinance or Master Plan with no substantial detriment to the public good.

Ms. Morrissey states that our Ordinance 96-55A8 specifically requires 3 Tot Lots, and 1 Multi Purpose Field and 3 other recreational facilities. They are asking to use additional facilities and propose 2 Tot Lots age appropriate for the children of that development and will provide a Multi Purpose Field. They are proposing a Swimming Pool, 4150 square foot Club House which has a 560 square foot fitness center, 896 square foot multi purpose room and a 416 square foot game lounge. We believe that this meets the intent of the ordinance and intends to provide the appropriate recreation for the residents of the community.

Mr. Bach asked if the 7 points of Recreation are the 2 Tot Lots, Recreation Field, Pool, Fitness Center Game Lounge and Multi Purpose Center.

Ms. Morrissey stated yes that they are the 7 points of recreation.

Mr. Afflerbach asked how you would sign up for these, do you need to pay a membership fee for the pool and is there access equally to everyone in the community?

Ms. Morrissey stated that these amenities are only available to those residents of the Reed's apartments through the rent they pay, nothing is extra.

Mr. Afflerbach asked if these amenities meet the requirements for the standards.

Mr. Bach stated that yes, these meet the requirements for the standards. And nowadays you need to provide indoor space as well as outdoor space for children.

Mr. Hughes asked if the Recreation Field is only a large, green rectangular space with no sports fields built in.

Mr. Bach stated that it is a village green area which will be maintained for pickup athletics such as frisbee, etc. no permanent items such as a soccer goal, etc.

Mr. Hughes moved to open the public, seconded by Mrs. Nicholson.

With all members in favor, *the motion was carried.*

Mr. James Rambo, 603 Aura Rd, came forward and thanked the Board for listening to this application at this time of night and taking time away from your family to be here.

Mr. Rambo stated that with Elk Township being a Farming Community there are Tractors and Large Equipment on the roads, especially Aura Rd.

Mr. Rambo asked in what month was the Traffic Study was done.

Mr. Mosley, Traffic Engineer, stated that the Traffic Study was done in February.

Mr. Rambo stated that the Farm Machinery is on the road from about March to November.

Mr. Rambo then asked if they could revisit the Traffic Study when the Farm Machinery is on the road.

Mr. Rambo asked if in the Reeds Apartment Complex that a Basketball Ct could be installed for the teenagers so that they do not destroy the personal property of other people and that the farms surrounding the complex does not become their recreation centers.

What will be at the Reed's Apartment Complex for the teenagers to do?

Mr. Rambo stated that the farm next to the Development is the De De Eugenio Farm, not the Rambo Farm.

Mr. Rambo asked with all of these houses on slabs and this being a 55 and older community it would have people packing up their houses and moving here, what will they do with their belongings?

Mr. Rambo stated that he appreciates the developer putting up a fence and respecting the farms but would also like the current residents of Elk Twp to be protected with proper buffers and fencing.

Mr. Rambo stated that the roads are going to be 28' wide but the plow blades are 10 – 12' wide. There is already a problem in the Orchards Development with the snow plows going up and down the roads and multiple vehicles parked on the road which prevents the snow plows from doing there job, where will the overflow parking be?

Mr. Rambo asked who is going to be taking care of the parks and recreation fields in the developments?

Mr. Fecho stated that the HOA will be taking care of the parks and recreation fields in the development.

Mr. Rambo asked if Elk Township residents could use those facilities.

Mr. Fecho stated that no, the facilities are only for the residents of the development.

Mr. Rambo asked if the roads in the Single Family Development will be handed over to the Township to maintain.

Mr. Fecho stated that yes, the roads in the Single Family Development will be handed over but not the Reed's Apartments.

Mr. Louis De Eugenio Jr. of Summit City Farms and Winery, 500 University Blvd Glassboro, NJ 08028 came forward and asked if the 6' Vinyl Fence will be memorialized in the Resolution.

Mr. De Eugenio asked if there will be any drainage issues on his land due to the berms and fence.

Mr. Hanrahan, Project Engineer, stated that there will be no drainage issues and if there were drainage issues they would tie into the development's drainage system to alleviate those issues.

Mr. De Eugenio asked when the fence, berm and bulkhead would be put in.

Mr. Hanrahan stated that would be during Phase 1, early into the project.

Mr. De Eugenio asked how far back the fence go to.

Mr. Fecho stated the fence would go to the existing wood line.

Mr. De Eugenio asked if any of the professionals could attest that the development would not affect the grade of the natural basins.

Mr. Lario stated that by law they are not allowed to have any Stormwater runoff into Mr. De Eugenio's Basins.

Mr. Hanrahan stated that they cannot change any drainage areas and they will have to reduce the amount of flow that comes off of the areas.

Mr. Bach stated that they will have to make the drainage 20% better to those offsite areas.

Mr. Bach asked if before they start obtaining building permits for the homes that the perimeter buffers will be in place as per the Ordinance.

Mr. Fecho stated that yes, the perimeter buffers will be done before obtaining the building permits are obtained.

Mr. Quinn Collins of 839 Clems Run Glassboro, NJ came forward and asked if the plans for this development are available for review.

Mrs. Nicholson stated that they are available for review in the Construction Office.

Mr. Collins stated that the Community is on the wall and none of the suits live in Elk Township.

Mr. Hughes moved to close to the public, seconded by Mr. Swanson.

With all members in favor, the motion was carried.

Mr. Afflerbach asked if the questions from the public could be answered.

Mr. Afflerbach asked if there were to be any Recreational Fields within the Fee Simple Communities.

Mr. Hanrahan stated that there will be a 6000 square foot Clubhouse, Pool, Patio around Clubhouse, 2 Pickle Ball Courts and some open grass areas. This will be a 55 and older community.

Mr. Hanrahan stated that there are HOA fees associated with the upkeep of those amenities.

Mr. Laurio stated that these amenities are only available to those residents who live there and pay HOA Fees.

Mr. Wolf asked if the HOA fees take care of the roads.

Mr. Laurio stated that no the Township Taxes will take care of the roads.

Mr. Laurio stated that the Clubhouse trash will be private.

Mrs. Nicholson asked if there are any common Recreation Fields/Areas associated with this development.

Mr. Laurio stated that there are no common Recreation Fields/Areas associated with this development.

Mr. Afflerbach asked if a Basketball Court would be something that they were willing to discuss.

Mr. Laurio asked if he meant changing a Tot Lot to a Basketball Court.

Mrs. Nicholson stated that she would not change out a Tot Lot for a Basketball Court but where the Green Field is perhaps put in a Basketball Court.

Mr. Fecho stated that he has had complaints from residents at prior developments that he has built over the installation of Basketball Courts and he would be happy to put in a Pickle Ball Court instead.

Mr. Fecho stated that he will not ever again install Basketball Courts in any of his developments.

Mr. Hughes asked what else besides the Clubhouse has Mr. Fecho seen that would satisfy the teen age group recreationally that would fit this bill besides the Basketball Court that has been proposed.

Mr. Fecho stated that the Multi Purpose Field would be perfect for Tag Football or any other activity for the teenagers.

Mr. Hughes stated that he believes that teenagers need to be able to be kept properly occupied or there is the potential for things to happen if the teenagers do not have the opportunities to do so.

Mr. Fecho stated that he would be willing to build another Basketball Court at the existing park near the school or give a monetary contribution in lieu of.

Mr. Laurio stated that these units are very marketable units. D. R. has found that these units are selling and people are not looking for basements and attics to store items.

Mr. Laurio stated that the HOA will work with the Township to keep the streets clear because they want those streets plowed and they will enforce it with the help of the Township.

Mr. Hanrahan stated that there will be 21' feet clear in the streets with parking taking up 7'.

Mr. Bach stated that the Orchard's Development is a unique development originally designed and approved as an age restricted community and then allowed to go forward as a Single Family Community per State Action.

Mr. Hughes asked if there were to be curbs or Belgium Block in the development.

Mr. Fecho stated that they will be putting in Belgium Block in the development because it holds up better for construction traffic and road traffic.

Mr. Laurio stated that the size of this project is large and so was the testimony, and the relief that is needed is clear cut for Preliminary and Final Major Subdivision, Preliminary and Final Site Plan approval, 2 Waivers, and 1 potential Variance that have been justified. The applicant has been designated as the Redeveloper and the Township and the Redeveloper have worked hand in hand together as a partnership to formulate this redevelopment plan.

Mr. Bach asked if Mr. Fecho would build an Athletic Court such as a Basketball Court on Township property.

Mr. Fecho agreed to this.

Mrs. Nicholson moved to grant Preliminary & Final Major Subdivision & Preliminary & Final Major Site Plan Approval with the Variance and or waiver for the distance for the driveways to the tendency and the waiver for the recreation as put on the record to D.R. Horton (adhering to all the conditions from the 9/13/2024 Bach Review Letter, seconded by Mr. Lucas.

Roll Call Vote					Roll Call				
Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler				A
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				A
McKeever	Y				Swanson (Alt. 2)	Y			
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Mr. Lucas moved to enter into our General Public Portion, seconded by Mrs. Nicholson.

With all members in favor, the motion was carried.

With no comment from the public, Mrs. Nicholson moved to close the General Public Portion,

Seconded by Mr. McKeever.

Correspondence:

The Planning & Zoning Secretary stated that the S. J. Times is no longer printing Public Legal Notices and we need to have 2 papers to have available to residents and applicants regarding this. Discussion with the Township Clerk and Solicitor will happen with regards to this.

Mr. Lucas moved to enter into a Closed Session, seconded by Mr. McKeever.

Discussion ensued

Mr. Lucas moved to come out of Closed Session, seconded by Mr. Wolf

Mr. Lucas moved to reenter into the Planning & Zoning Meeting, seconded by Mr. Hughes

Mr. Hughes asked about the Board's opinion about using Chrome Books/IPads to review Applications at home and during the meeting.

We will look at this and ask our IT Department their thoughts.

Adjournment:

Mr. Lucas moved to adjourn, seconded by Mr. Wolf.

With all members in favor, the motion was carried.

Adjournment time: *10:58 pm*

Respectfully submitted,

Ann Marie Weitzel, Board Secretary