

ZONING HEARING BOARD HEARING January 7, 2014

The members of the Pequea Twp. Zoning Board met on 7 Jan 2014 at 19:00 in the meeting room of the Pequea Twp. Municipal Building.

The meeting was called to order by Chairlady Johns.

Members present: Jackie Johns, James Haines, Robert Mellinger, Mark Meyer and Tom Haas with David Wagenseller present as council to the board.

Old Business:

The board approved the 3 Dec 2013 minutes with a motion by James Haines, seconded by Robert Mellinger.

New Business: The Board set time allotments for the hearing tonight. The meeting will run until 21:00 on a motion by Robert Mellinger seconded by Mark Meyer with all in favor.

The Hearing: MBI Development Co. Inc of 725 Cuthbert blvd, Cherry Hill, NJ is requesting a special exception of the Township Zoning Ordinance 702(C), to permit apartments, townhouses, and multi-family dwellings subject to 1907 and variances from 1710E, K, and L of the township ordinance for property located at 597 Millwood Road, owned by Manorvest, LLC.

Party Status granted for hearing:

Cyntha Evens-Herr of 642 Millwood Rd. Neighbor

Donald Herr of 642 Millwood Rd. Neighbor

William J. Cassidy counsel to Herrs of 642 Millwood Road

Joeseeph Oktela of 616 Millwood Rd. Neighbor

Claude and Donna Smoker of 664 Millwood Rd. Neighbor

Brian Evanko of 646 Millwood Rd. Neighbor

Don Mylin of 689 Millwood Rd. Neighbor.

A motion was made and passed to allow Nathan Pepitone of one Whipporwill Dr. Party Status due to the close proximity of his currently being constructed Summerfield development.

Matthew Creame as Pequea Twp. Solicitor.

Chairlady Johns questioned Stacy Morgan, attorney for MBI the reason a full traffic study was not included in the information given to Board members. The Chairlady stated that the Board will not review any traffic issues until each Board member has a copy of the full study. The full study was promised to the Board by weeks end.

Stacy Morgan noted that the Special Exception plan has been revised to Exhibit A1 January 6 2014.

Under examination by Stacy Morgan, John Randolph, Principal of MBI Development Co. testified to the following:

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- Eleven years employed. Real Estate Developer for MBI
- Project is multi-phase. Seventy-two rental units, seventy-two town homes for sale. Nine buildings with eight units per building.
- Rents will range from \$620-870/month.
- Project will offer "market rate housing" of both two and three bedroom units.
- Stringent criminal history is done on applicants.
- Complex has a zero tolerance policy for drug and criminal activity.
- MBI Development Company is an arm of Ingerman.
- Ninety similar projects have been completed by Ingerman.
- Property will have on site property manager, maintenance and support services.
- Exhibit A-5 is an example of a community safety event done by support services.
- \$26,000-\$46,000 median income.
- Average tenant stays 5-6 years.

Mr. Cassidy, on behalf of Evans-Herr, questioned income levels as well as criminal background check.

Cynthia Evans-Herr raised questions on the Keating's memo on occupancy per unit.

Mr. Sydney R. Keim, landscape engineer, testified to the following:

- Added landscape on islands as well as the bus stop.
- Discussed general standards, features, and compliance of the plan.
- Fee to be paid for each unit.
- Facts as part of narrative are true and correct for special exception.
- Revise landscape plan due to over planning as per ordinance.
- Under the ordinance, there was no green/open space.
- Modified plan has ample trees along roads and drives.
- Reduced numbers on buffer and riparian buffer would maintain a healthier tree stand.

Cross examination questions for Mr. Keim will be held at the February 4, 2014 meeting at 1900 hours, when the hearing will be continued.

Kelly C. Snyder was the court recorder.
The meeting was adjourned at 2100 hours.

Respectfully submitted,

Thomas A. Haas
Tom Haas