

Borough of Pine Hill
SUB Committee Meeting
Planning and Zoning Board of Adjustments
November 9, 2015

Meeting Started at 7:32pm

Attendance: **Board Members:** Mr. James, Mayor Green,
Professionals: Engineer: Mr. Dougherty; Solicitor: Mr. Sitzler

**The subcommittees meet with representatives from AMBOY Bank:
Mr. Steve Patron and their Solicitor Mr. Bob Washburn on the matter
of the Lakes at Pine Hill.**

Mr. Patron: opened discussion with the environmental cleanup; they have completed about 150 pages of about 500. After a discussion with Bob Washburn I decided I needed to sit down with somebody and discuss where we were, where we are at and where we are going with this project. What we had were 90 two and three town houses when we were in there were not many comments on the configuration but one of the final comments was on parking. We are prepared to show there was parking added throughout the complex, but what we have noticed through the cleanup process there are several areas that are not good for us to put town houses on. So the street configuration is the same.

Mr. Dougherty: Actually the streets are similar

Mr. Patron: They are the same

Mr. Sitzler: Actually the streets are there.

Mr. Dougherty: The development was started; water sewer and they ruffed out the streets

Mr. Patron: the storm drainage is all there, we actually had to go back about 9 months ago because a lot of the storm drain regulations have changed. They granted waivers since everything was already built. The only other thing that has changed was the location of the pump station we have worked with the MUA

over the last couple of years and you are probably aware with our assistance have put in the new pump station. This has taken care of all the residents that were going down to Clementon.

Mr. Dougherty: Right so even though your streets are the same you are going to direct your flow in the direction of the pump station? That was always what the MUA had envisioned

Mr. Patron: Yes we worked with them on that helping with the low interest loans and such and offered to help with the cost. They are now asking for their money but we have to get approval to build on it. So timing wise it is all coming to a head right now. So let's move on as you can see here we have an area here where we were going to leave open and in the resolution it states the homeowners association could decide if they wanted to use it for tennis courts and such. We have done is added all this additional parking and would like to propose moving these units here to that open space and make this the open space over here. We have also been toying around with different town house configurations these where 3 and 2 story units and I think we want to apply to just go with the 2 story units at this point bigger is not always better. That is pretty much it.

Mr. Dougherty: So if there was an issue or concern with parking there would be room to add parking.

Mayor Green: Yes that was an issue

Mr. Patron: You were on the board at that time

Mayor Green: Yes and Parking was an issue that was to be addressed when they came back before the board.

Mr. Patron: If it was just 6 months we would have just come in and filed a plan, but it has been almost three years. So we thought it would be best to come down and talk about it. We are prepared to go with this plan but wanted to see if you had any additional changes you might want to add.

Mr. Dougherty: There are no additional variances at this time for consideration. They are not the same as the original plan but they do match this plan and there is no difference in the number of units. There is a change in the sewer lines they will be double loaded they will be ending here so instead of serving one side they will be serving two sides. There has not been a change in the zoning and units it is all internal and within the tract.

Mr. Sitzler: What is your plan here Bob as far as getting some kind of approval. Are you planning on doing a menu for menu at the same time asking the board to do both at the same hearing?

Mr. Washburn: Yes, we don't want to come back twice

Mr. Sitzler: I can't speak for the board but I don't think there is an issue

Mayor Green: I understand

Mr. Patron: This is the area here where the main contamination was and was where the barrels are that have to come out. This area has to be decreased and we don't want to sell a unit where a B notice is issued where your house was built up on a former drum site.

Mayor Green: Are there still barrels there?

Mr. Patron: No they have been removed his is several million dollars latter

Mr. Washburn: The law still requires that even if you clean it up to full standards you have to say that is was there.

Mr. Dougherty: And you can parcel that out separately lot for lot?

Mr. Patron: Actually there were 90 individual lots and there will still be 90 individual lots and anything not sized an individual lot will belong to the home owners association. We are also looking at before we had a verity of options, 2 story and 3 story units and the buildings could be a mixture of 2's and 3's is that important to you that we revisit that?

Mayor Green: I don't remember that was a long time ago

Mr. James: I think in the past it was the way the buildings were visible to everyone and now some are hidden so it should not matter.

Mayor Green: Now with your proposal of 2 story units as opposed to some 3 story does the foot print change?

Mr. Patron: The 2 story units are 20 feet and we originally were looking at the end units as 3 stories and the garage was over here with a master bedroom on the first floor but with a 2 story unit I'm not sure that works anymore. We have some units in Winslow and having the larger units are not working anymore, having a garage or rec-room on the first floor and having to climb the stairs to the kitchen just does not work anymore. Those units we are doing over there one the end units they are three bedrooms, with a garage entry on the first floor with a foyer powder room a nice kitchen and a big great room with the bedrooms on the 2nd floor and then on the middle units on the 2nd floor is two bedrooms and a loft area. These days it is important to have some kind of computer room or an office so that is what the loft is for. They were all originally 3 bedroom units but you would get these micro rooms that make no sense so we made two big bedrooms with bathrooms and the loft which made a lot more sense. The End units are a little wider so we kept it at three bedrooms over there. Most of the improvements have been completed so hopefully in the spring we can pull permits about March and we will know a little more on how the market is doing

on weather that makes sense. So there will be an opportunity to do that here versus what we had here before. That is why I'm trying to find out if that is important to you so we can make the presentation and show you what we are doing over in Winslow.

Mr. Dougherty: The floorplan is one thing and these are the lot sizes here right? So what are the lot sizes?

Mr. Patron: The Lot sizes are 20 feet so the buildings will fit into the same foot print except you are going two stories instead of three stories. The square footage of course becomes smaller.

Mr. Dougherty: Right I got you.

Mr. Patron: The engineer over there has been able to go a little farther over there the interior units I think are about 1500 square feet and the end units are about 1650 or 1670 square feet. The old plan was the big thing a few years ago but it is hard to find the market today. It is getting easier and we have a bunch of different options to choose from and I think we are getting closer.

Mr. Dougherty: Right it is all about what is going to sell.

Mr. Patron: Are there any other town house developments that you know of in town that have recently been developed in town? This was all developed several years ago.

Mayor Green: Glenn Eyre

Mr. Patron: But he rents those right?

Mayor Green: Yes

Mr. Patron: Glenn Eyre?

Mayor Green: There are Townhome Developments

Mr. Patron: But they are rentals

Mayor Green: No the residents own them but they are about 15 years old at this point maybe 20; they are Tall Pines.

Mr. Patron: What are Tall Pines?

Mayor Green: It is a development off Blackwood-Clementon Road

Mr. Patron: Is that new?

Mayor Green: No they are at least 20 years old

Mr. Patron: The Village of Little Mill?

Mayor Green: The Village of Little Mill was about 15 years ago, they were built before the golf course

Mr. Dougherty: How about Gloucester Township? That would be the next closes because there is a lot of building going on over there.

Mr. James: What about that development off Blackwood Clementon Road back there off of Little Mill Road.

Mayor Green: That was a development your buddy built

Mr. Dougherty: Hidden Mill

Mayor Green: Yes that is it

Mr. Dougherty: They are all connected

Mr. Patron: So there is nothing really new?

Mayor Green: No

Mr. Dougherty: 2008 was really the turning point

Mr. Patron: Exactly

Mayor Green: Anything else?

Mr. Patron: I think that is it.

Mr. Dougherty: You did not think it would take this long did you

Mr. Patron: It has been the remediation process, not really the remediation itself but the paperwork and everything you have to go through with the environmentalist I had to hire someone just to keep up with all the required paperwork but we are just about done. There is some small areas that we need to do some remediation where there is some construction debris, lumber, concrete but nothing toxic. Short of that it is just the paperwork that has to be done. It has really been 5 years and 2 ½ million dollars just for that. So it was about 6 months ago we started preparing for this I didn't know what your thought process might be and if there was anything else you wanted to look at. In about January or so we will be prepared to pay our portion of the Pump Station; The Environmentalist has prepared his final report we have not agreed to it yet but we are getting close. We have worked through all of the issues with them already. The time is getting close so if there are not any issues on your end this

is where we are at and I thought since some time has passed we should sit down and show you where we are at.

Mayor Green: okay

Mr. Dougherty: Will you be ready to resubmit anytime soon?

Mr. Patron: I think so; I've instructed the engineer to go and do everything to get permanent amendments on B & D so we can rely on the work that he is doing. He has to be close that is another reason I thought we should get together and come down and talk to you guys and share where we are. I think maybe next month we can submit but we would not be ready for a hearing though.

Mr. Dougherty: Early next year?

Mr. Patron: Yes, if we submit something and I don't know if we will or not by the time we receive the review letter back and get ready for the hearing maybe Mid-January or February for a hearing and maybe March or April. We still have some I don't want to call cleanup but I will some areas that have some construction debris to cleanup. So in a perfect scenario I would say a hearing in March and maybe get everything mobilized and up and running by the summer if possible.

Mr. Sitzler: The Name of the Development?

Mr. Patron: It has not changed The Lakes at Pine Hill.

Meeting ended at 8:12pm