

July 17, 2019

Lorissa Luciani, PP, AICP
Director of Community Development, Cherry Hill Township
820 Mercer Street
Cherry Hill, NJ 08002

Re: 1991 Route 70 East, application 19-Z-0021

Hello Lorissa,

On July 14th 2019, the Wexford Leas Swim Club hosted roughly 45 neighbors from the Wexford /Highgate/Timberwyke community to discuss application 19-Z-0021 regarding development at 1991 Route 70 East. This letter is an update from that meeting that includes community reaction and a summary of questions. We will be hosting another meeting within the next week and will invite Brad Molotsky/Fortitude Realty for a neighborhood meeting to participate in dialogue. See below for a summary of community reaction and questions.

I. General: There were a small number of neighbors who were invited to an initial meeting with the developer in April. Much of application 19-Z-0021 appears consistent with the discussion in April. However, we see some changes that affect the positioning of the building and plans. For example:

- Water was previously to be collected using a cistern system under permeable parking but that has changed - now two ponds will be used, thus moving the structure back further into the southern portion of the property.
- Trees and vegetation in the area currently zoned R1 that were slated to be left undisturbed and a natural buffer will now will be removed and replaced with grass.

Although there were a variety of opinions about the application, there were some consistent concerns when the applicant, suggested that if the community does not support the application, then the land will be sold to a developer who wants to build a hotel with a liquor license.

The community was also concerned about several mischaracterizations about why neighbors are coming together to discuss the application. Several narratives have been shared that suggest that the community is in some way not supportive of persons with special needs and seniors or that personal characteristics such as religion may impact community tolerance for development in the neighborhood. We find this narrative

distracting and certainly not the case; our neighborhood is focused on reviewing the plans and organizing questions.

Neighbors from the Weston/Buxton area of the neighborhood, who are closer to current construction occurring at 1721 Springdale Road (soon to be Weinberg Commons), reported that communication with the developer and applicant decreased dramatically after the application was approved.

Communication attempts were made regarding their concerns about construction equipment encroaching on the community as well as tremors and shaking of homes in the community caused from construction. This is of utmost concern to the Swim Club, given that the pool structure and plumbing is largely underground and the effect of tremors and shaking could have structural impact with devastating costs.

Conversation about the 1721 Springdale Road property then led to the following questions about the application for 1991 Route 70:

1. What are the names and address of all owners and developers of the property at 1991 Route 70?
2. If any of the owners of said property are corporations, partnerships or LLC's, what are the names and addresses of the stockholders, or partners, or members, respectively.
3. Has the Township satisfied its affordable housing units under its existing obligations?
4. Is the Township under any obligation regarding this application?
5. Would the Township receive affordable housing credits, federal, state or county funds by approving this project?
6. Is the applicant given any special consideration for the requested zoning variances by proposing affordable units?
7. What recommendations from Stacey Acari's letter will need to be completed prior to the Zoning Board voting on the Preliminary Master Plans and application?
8. What exact variances are being requested? List all variances for this property that might be required or impacted.
9. Are the criteria for variance the same for each zone or different?

II. Iconic Community Asset: As this application is adjacent to Wexford Leas Swim Club (WLSC), this development is a unique situation. WLSC is an iconic part of the fabric of Cherry Hill and an integral part of this neighborhood, as well as the greater Cherry Hill community. As one of 12 swim clubs, it's part of a community-wide connection with fellow Cherry Hill residents. Its presence draws buyers to the neighborhood and is the

hub of this community. From this club stems community swim, volleyball and baseball teams, annual Cherry Bowl and Tri-County swim competitions. This Swim Club is the tie that binds these neighboring communities together. Should this plan be approved and damage done to this Swim Club, it could have significant long-term effects on our close-knit environment, as well as the value of Wexford Leas and Highgate homes.

There are concerns about quality of life, air, noise and exterior lighting due to encroachment of the proposed property. A parking lot for the residents of the proposed 3-story affordable housing would cause a danger to residents from an overwhelming amount of exhaust fumes that would make residing adjacent or downwind from the parking area detrimental to residents' health, would decrease market values in the area and would make operating WLSC as a predominantly outdoor facility impossible. In essence approving this proposal is tantamount to rendering WLSC's property worthless and closing WLSC permanently.

III. Preliminary Site Plans:

The following were questions and thoughts about materials that were reviewed. They are not prioritized but are captured as discussed:

1. The Developer indicated that there are no current or future plans for a Phase 2 of development or additional building on the rear area that is indicated by a 280-foot buffer. The Developer indicated that there are no current or future plans to request access to Shreeves Lane or the existing parking area of the Korean United Methodist Church. The Developer indicated that they would agree to adding language such as a restrictive covenant that the approximate southern 280-ft. buffer area would not be developed in any way, now or in the future.
2. Concerns about the development's sewer lines will exacerbate additional 'ponding' that currently exist in Old Orchard neighborhood.
3. Concerns that a 3-story building is not in line, or consistent, with other property developments that sit next to residential developments.
4. Which 25 ft. residential buffer is being requested a variance to be less than 25 ft.?
5. What kind of natural buffer would be implemented to maintain the privacy of residents and WLSC members?
6. What kind of new fencing will be installed and in which locations?
7. Where will the infill be located? What species?

IV. Wexford Swim and Racquet Club There are concerns about the Swim Club as a non-profit business would be able to remain in business. The developer originally discussed a 2 or 3 story building.

The application's plans confirm a 3-story building. There are concerns about preserving the integrity of the Swim Club's outdoor facility and that it not be overshadowed by a 3-story building. WLSC is a social club, celebrating its 50th year serving, and being an integral part of, the community. WLSC, its members and all residents of the township who have used WLSC's facilities or have been guests at WLSC have concerns that their ability to operate within their normal capacity could be hindered or substantially adversely affected by noise complaints if this proposal is approved. How will we ensure that WLSC's ability to conduct business is not constrained in any way?

What precautions would be taken during construction to ensure that the swim club's property – especially the pool – isn't damaged? What remediation is in place? If the Township is inclined to approve this application, should the Township first not require the applicant to post a bond sufficient to cover any damage caused to WLSC's property during the construction phase of the applicant's proposal? What safety precautions would be taken to protect WLSC's members and guests, ages 0-80, during construction?

V. Community Based Programming: The community agrees that community based programming for adults with special needs can be a life-changing and essential step for many persons with disabilities as well as their potentially aging parents and families. Community based programming done well can be very powerful. However, different types of special needs often require different types of services. Community based programming that is poorly managed or not fitted for the individual needs of its residents can have negative effects on the care of individuals as well as the community.

1. What are the floor plans for the site?
2. What is the duration of the contract(s) for the managing agency so that the community understands how unfilled units will be utilized as well as future plans for filling units if the managing agency does not have a sustainable business on the site.

The developer volunteered information about his own son and his connection to creating residential programming for the adult I/DD population. However, there has also been mention about Dual Diagnosis and DDMI populations possibly being served at this location as well as at the location on 1721 Springdale Road.

3. What special needs population will be expected to take residence at the location, and for how long?
4. Can it be terminated without Township approval?

5. What ratio of direct care staffing is expected, level of service/supervision, and hours of shift change?
6. Will the location be used for treatment as well as residential programming or solely residential?
7. Who will select the population?
8. Who will manage the housing once built and for how long are they obligated to do so before selling or transferring the management rights and duties to a third party?

VI. Environmental Study: The community was pleased to see such a thorough review of the history and potential environmental areas of concern.

1. What steps will be taken during any remediation to remove debris and not spread anything to neighboring properties?
2. What specific steps will be taken to remediate the Areas of Concern raised in the report and Stacy's letter?
3. Is it necessary that these steps be completed prior to the application being voted on by the Zoning Board?

Outside of the study, there were additional concerns about ways that the environment is affected by additional development. These concerns included quality of life and specifically air pollution and traffic.

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- a. Traffic, Air Pollution, Safety. There are traffic and congesting concerns: during construction and after. How will this affect neighborhood traffic and congestion in Wexford Leas and Highgate?
- b. In the event that traffic on Rt. 70 is affected during sewer and water construction, there are safety concerns about additional traffic entering the Wexford/Highgate community, as it would become a cut through in a neighborhood filled with children, as

Wexford Leas is the home to an elementary school (Stockton Elementary) and Swim Club (WLSC).

We look forward to your feedback and engaging in additional discussion with Brad Molotsky and his engineering and architectural team.

Sincerely,

Board Members, Wexford Leas Swim Club

Fred Dold
Mike Harrington
Greg Gagarin
Mandi Oresick
William Oresick
Rene Perez
Elaine Pedersen
Sean Murphy
Nancy Sipera
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cc:

Brad Molotsky
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