

## RESOLUTION 2025-10

### TOWNSHIP OF WILLINGBORO PLANNING BOARD RESOLUTION MEMORIALIZING THE GRANT OF A MINOR SUBDIVISION AND PRELIMINARY MAJOR SITE PLAN APPROVAL FOR PROPERTY KNOWN AS 4284 ROUTE 130, BLOCK 5.02, LOTS 8, 9, 10, 11 and 17

**WHEREAS, WILLINGBORO AH JV, LLC** (hereinafter, the “Applicant”), submitted an application to the Township of Willingboro Planning Board (hereinafter, the “Board”), for a minor (2-lot) subdivision, and preliminary major site plan approval, for the property known as Block 5.02, Lots 8, 9, 10, 11 and 17 on the Official Tax Map of the Township of Willingboro, being commonly known as 4284 Route 130 (hereinafter, the “Site”), and

**WHEREAS,** the Board held a public hearing on the application at a special meeting on August 18, 2025, for which the Board provided notice in compliance with the New Jersey Open Public Meetings Act, and the Applicant provided notice in compliance with N.J.S.A. 40:55D-12; and

**WHEREAS,** the Applicant was represented by Damien Del Duca, Esquire of the law firm of Del Duca Lewis and Berr LLC of Haddonfield, New Jersey; and

**WHEREAS,** the Board reviewed and considered the materials submitted by the Applicant, including:

1. The Application form, checklists and cover letter.
2. July 21, 2025 “Preliminary Major Site Plans & Minor Subdivision” plan set (24 sheets), prepared by Mark S. Cifelli, P.E. of PS&S, Wall, New Jersey.
3. June 27, 2025 “Boundary and Topographic Plan of Survey” by Kevin Murphy, PLS, of PS&S.
4. June 27, 2025 “Plan of Minor Subdivision”, prepared by Mr. Murphy.
5. July 24, 2025 “Architectural Plans and Elevations” (10 sheets) prepared by Michael R. Donovan of Donovan Architects , Haddonfield, New Jersey.
6. May 14, 2019 Freshwater Wetlands Letter of Interpretation.
7. July 24, 2025 “Traffic Analysis Letter” by Christopher R. Campbell, P.E. of Shropshire Associates LLC, Atco, New Jersey.
8. July 2025 Stormwater Management Report and Maintenance Manual, prepared by Mr. Cifelli of PS&S.
9. Title Search results for the Site, prepared by Eliezer Shaffren, Esquire of Windrose Title, Teaneck, New Jersey.
10. Exhibit List identifying Proposed Exhibits A-1 through A-9:

- A-1 Aerial View of the Site
- A-2 Overall Site Plan Rendering
- A-3 Site Plan Rendering
- A-4 Existing Aerial Map and Minor Subdivision
- A-5 Architectural Elevations and Floor Plans

A-6 Preliminary Major Site Plan and Minor Subdivision Plan  
A-7 Plan of Minor Subdivision  
A-8 Boundary and Topographic Plan of Survey  
A-9 August 18, 2025 letter from PS&S responding to August 15, 2025 Completeness Review Letter of Board Engineer Carl A. Turner; and

**WHEREAS**, the Applicant presented sworn testimony from Mark Cifelli, Benjamin Imhoff of Donovan Architects and Nathan Mosley of Shropshire Associates, each of whom was recognized as an expert in their respective field (also sworn in but not testifying was Applicant's affordable housing expert Lara Schwager of LJS Consulting and Development, Burlington, New Jersey); and

**WHEREAS**, the Applicant's counsel Mr. Del Duca began by providing a general description of the Site and the proposed development, as well as the timing constraints affecting the Applicant's approval process. The Applicant proposes sixty units of affordable rental housing in three buildings on the portion of the Site bordering Route 130. The Applicant is seeking tax credit financing for the affordable housing through the NJHMFA. Mr. Del Duca explained that the deadline to apply for that financing is September 2, and that one prerequisite for applying is that the project must have received preliminary site plan approval. If the Applicant does not meet this year's deadline, the project would be pushed back a year, with no guarantee that it would be successful in this or the next round of NJHMFA funding; and

**WHEREAS**, the Applicant's witnesses were sworn in, along with the Board Engineer Mr. Turner. The Applicant's civil engineer Mr. Cifelli described the Site, noting that the development plan starts with a resubdivision of the Site's five existing lots into two lots. The smaller lot will be known as Lot 17, and it will border Route 130 and be developed with three buildings containing a total of sixty units of affordable housing. The larger lot to the rear of Lot 17 will be known as Lot 11. Mr. Cifelli noted that the current site plan application applies only to the proposed development with three affordable housing buildings on Lot 17. He described all of the elements of that site plan, referencing Exhibits A-1 through A-4, and explained the access, circulation, parking and amenities of the proposed development; and

**WHEREAS**, the Applicant's architect Mr. Imhoff then described the three proposed buildings and the layouts of the individual residential units, which will have a mix of one, two and three bedrooms. He discussed the aesthetics of the building exteriors and the various features and amenities that will be offered, and noted that the project complies with all of the applicable standards of the new 4284 Route 130 Redevelopment Plan. He responded to a number of questions from the Board regarding the interior layout and the use and design of the exterior patio spaces. Those discussions led to certain agreements by the Applicant, which were incorporated as conditions to the Board's decision; and

**WHEREAS**, the Applicant's traffic engineer Mr. Mosley then testified about the access, parking, circulation and trip generation of the proposed sixty-unit development. He stated that access will be subject to approval of NJDOT requirements and represents an improvement from the existing access. The project is deemed a "minor" trip generator, and will result in traffic volume to Route 130 of under one percent of Route 130's current traffic volume. Mr. Mosley testified that

the proposed 60 multifamily units will likely generate fewer trips to and from the Site compared to the last use of the Site. The access drive and internal circulation plan allows for entry and movements by emergency vehicles and school buses. He discussed the methodology by which he arrived at the proposed ratio of 1.6 parking spots per unit., which he felt would be more than sufficient for the projected use. In response to questions from the Board and Mr. Turner, the Applicant agreed to discuss with the Willingboro school district whether a designated school bus stop can be incorporated in the development, and to arrange with the Lot 11 owner for the ability to open Marvin Enis Way as a second means of egress from the Site in the event of an emergency closure of Route 130; and

WHEREAS, Mr. Turner presented his August 15, 2025 Engineering Review letter, and there were discussions with the Applicant and Board regarding the Applicant's requests for a waiver from the Site Plan Checklist requirement to provide an Environmental Impact Statement (EIS), and for a partial waiver of the Plat Detail checklist requirement to identify all significant physical features within 200 feet of the Site. Mr. Cifelli and Mr. Del Duca explained the rationale for those waiver requests. Mr. Turner noted that the development is premised on certain engineering assumptions regarding soil permeability and the height of the water table at the Site, and that the Applicant might have to make design adjustments if those assumptions prove incorrect. The Applicant acknowledged that it would be proceeding at its own risk, and agreed to certain other conditions to address the Engineer's concerns; and

WHEREAS, three people spoke during the public portion:

1. Patricia Harvey asked a number of questions about the materials to be used in the sidewalks and play area, site drainage and the possible addition of rain gardens in the access drive median strip.
2. Elva Rosario urged that Shield Lane should remain closed, and noted that Lot 11 is overgrown.
3. Dexter Roddy asked whether the project will impact taxes and/or crime. He also stated that as an asthmatic, he wanted to know if the construction will impact air quality.

Mr. Cifelli responded to the questions about the sidewalk and play areas materials. Mr. Del Duca stated that Shield Lane will remain closed, taxes won't be negatively impacted and there will be background checks done on every tenant.

WHEREAS, the Board after due consideration of the testimony and documentary materials described above, makes the following findings of fact:

1. The Site is located in the B-1 (business) zoning district, where residential uses are permitted in accordance with the terms of the recently-adopted 4284 Route 130 Redevelopment Plan (the "Plan").
2. The proposed subdivision will result in two fully-conforming lots.
3. The proposed Lot 17 housing development will comply with all of the Plan's use and bulk standards.

4. The proposed affordable housing units will benefit the community by providing needed residential rental units.
5. The submission waivers requested are reasonable in light of the Applicant's agreement to supply additional information with its Final Site Plan application.
6. The other concerns expressed by the Board, the Engineer and the public, can be addressed through the imposition of appropriate conditions on the Preliminary Site Plan approval.

**NOW THEREFORE**, upon consideration of the evidence presented, the Willingboro Township Planning Board finds that the Applicant has satisfied the requirements for the grant of minor subdivision approval to reconfigure the five existing lots into two new Lots 11 and 17, along with preliminary major site plan approval for the development of sixty units of affordable rental housing in three buildings on new Lot 17. The Board concludes that the application will promote the general welfare of the community by the creation of three attractive residential buildings that will enhance the neighborhood while helping the Township address its affordable housing obligations, and that the proposed use will not present any substantial detriments to the general welfare or to the Township's zone plan and ordinance, and accordingly the Board upon motion by Gary B. Lawery III and seconded by Darryl Curtis hereby APPROVES the application of Willingboro AH JV, LLC, subject to the following Conditions:


1. Applicant will provide an EIS with its application for Final Site Plan approval.
2. Applicant will perform additional surveying along the "stream" area southwest of new Lot 17.
3. Applicant will perform additional geotechnical analysis of the Site's soil permeability and the water table height, to confirm its design assumptions.
4. Applicant will apply for an updated Freshwater Wetlands LOI.
5. Applicant will show all existing and proposed easements on its Final Site Plan.
6. Applicant will discuss with the owner of Lot 11 whether additional grass or landscaping can be added to Lot 11.
7. Applicant shall secure an easement to maintain the proposed drainage basin in new Lot 11, and will request the grant of an easement or other authorization to allow the emergency use of Marvin Enis Way as a second means of egress for new Lot 17.
8. Applicant will not cause any site disturbance other than as required to perform the geotechnical soil investigation prior to final site plan approval.

9. Applicant will discuss with the Willingboro school district whether a dedicated school bus stop can be located within the development.
10. Applicant will consider/evaluate the weight-bearing capacity of the proposed unit balconies, whether railings or other enclosures can be added to the patios at grade, whether some of the proposed EV parking spaces can be relocated and whether the 2 and 3 bedroom units can be reconfigured to add space for a dining table.
11. Applicant shall obtain all other required approvals.
12. Applicant shall be bound by all representations made on its behalf at the hearing.

Board Member	YES	NO	NV	AB	MOT	SEC
A. AVANT (Alt)				X		
D. CURTIS	X					X
G. B. LAWERY III	X				X	
M. TURNER	X					
S. WHITFIELD	X					
K. MACINTOSH				X		
M. NOCK	X					
K. DAVIS	X					
<b>X – Indicates Vote    NV – Not Voting    AB – Absent    MOT – Motion    SEC - Second</b>						

Approved: August 18, 2025

Memorialized: September 8, 2025

  
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 Kimbrali Davis  
 Chairwoman

Attest:

  
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 Donald St. Hilaire  
 Planning Board Secretary