

From: Patti Chacker
To: Danielle Guoode
Subject: Fwd: OPRA request - Communication regarding shrubbery, site lines, unsafe conditions
Date: Thursday, August 29, 2024 4:28:46 PM

Begin forwarded message:

From: SuDru <opra+request-66010-a5d353f3@requests.opramachine.com>
Date: August 29, 2024 at 4:22:01 PM EDT
To: Patti Chacker <PChacker@chnj.gov>
Subject: OPRA request - Communication regarding shrubbery, site lines, unsafe conditions

CAUTION: This email originated from outside of Cherry Hill Township. DO NOT reply, click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cherry Hill Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

1. All communications, including but not limited to correspondence, emails, text messages, memos, and records/notes of phone calls that were received by Cherry Hill Twp from May 1, 2024 to the present pertaining to the appearance or allegedly unsafe condition of the property located at 162 Valley Run Drive.
2. All documents, including but not limited to eyewitness accounts and code enforcement observations pertaining to the condition of the property located at 162 Valley Run Drive for the time period of May 1, 2024 to the present.

Yours faithfully,
Susan Druckenbrod

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-66010-a5d353f3@requests.opramachine.com

Is pchacker@chnj.gov the wrong address for OPRA requests to Cherry Hill Township? If so, please contact us using this form:
https://linkprotect.cudasvc.com/url?u=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dcherry_hill_township&c=E,1,Br-uwSLZCmvljx-r0MY_4p99X8tPKiUEA7uagBVL0ww0CjYK4Vm-Vgzt3MVBuUq5z-u6vO_IlelZBT_ibFFHLwFIFLJNQ3B-itMkPgAbNdiCOsC_fw8dv0,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,L7anaHGqdcvtKYVOCi1xHn_shdoI_V21gldsYr3N9CbBmzrL-CHzbqof6zLjMiI5SKuq0mmkhUDl3z4M7nPibG46HU_H3S7FkYZSZlmOj_Jdg-7j7P0,&typo=1

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2fcommunication_regarding_shrubber&c=E,1,NkC945il15GpkQMVz8XdZ4cMapGaGFal3MZTPpCRj-j36uQNbizCLvNNZa3PvtUBxEkwbNI-xK14MEUvHO3ZT7JWQ_hjtwAc7In2FaBoBrOeme2&typo=1

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Patti Chacker

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Thursday, August 15, 2024 9:13 AM
To: James Weist
Cc: Police - Traffic; Brian Bauerle
Subject: Re: Intersection of Valley Run and West Ormond

Thank you, I appreciate it!

Kathy Cullen
Director of Community Development

On Aug 15, 2024, at 7:31 AM, James Weist <JWeist@cherryhillpolice.com> wrote:

Kathy

You are correct there is zero crashes that have occurred at that intersection.

Jim

Sergeant James Weist #352

Traffic Safety Unit
Critical Incident Negotiating Team
Cherry Hill Police Department
820 Mercer Street
Cherry Hill, NJ 08002
P: 856-432-8857
F: 856-665-6920

<image002.jpg>

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Wednesday, August 14, 2024 5:16 PM
To: Police - Traffic <Traffic@cherryhillpolice.com>
Cc: Brian Bauerle <BBauerle@chnj.gov>
Subject: Intersection of Valley Run and West Ormond

Good afternoon,

Lt. Del Campo was my contact on an issue we are working on at the intersection of Valley Run Drive and W. Ormond Street (intersection adjacent to 162 Valley Run Drive). At your earliest convenience, can you please confirm that there are no accidents or incidents involving motor vehicles at that intersection?

I can stop over tomorrow morning and discuss if you'd like.

Thank you,

Kathy Cullen | Director of Community Development | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov

<image003.jpg>

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Patti Chacker

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Wednesday, August 14, 2024 2:49 PM
To: Vincent Myers; Shelby Reynolds; Kelly Serrano; juan.serrano1978@gmail.com; marissatoci@gmail.com; Rebecca Myers; rkiple99@gmail.com
Cc: David Fleisher; Steve Musilli, C.P.W.M.; Brian Bauerle; Ryan Del Campo; Celeste Bogda; Tracie Kniaz
Subject: Valley Run Drive
Attachments: 2024.07.18_Valley Run Drive_Residents.pdf

Good afternoon:

Please be advised that a site visit was conducted on Monday, August 12. No violations are found at this time at the intersection of Valley Run Drive and W. Ormond Ave.

Thank you,
Kathy Cullen | Director of Community Development | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov



From: Kathleen Cullen
Sent: Thursday, July 18, 2024 1:22 PM
To: 'Vincent Myers' <vjm1977@verizon.net>; Shelby Reynolds <shelby5275@verizon.net>; Kelly Serrano <kellyserrano4878@gmail.com>; juan.serrano1978@gmail.com; marissatoci@gmail.com; Rebecca Myers <rls92982@yahoo.com>; rkiple99@gmail.com
Cc: David Fleisher <DFleisher@chnj.gov>; Steve Musilli, C.P.W.M. <SMusilli@chnj.gov>; Brian Bauerle <BBauerle@chnj.gov>; Ryan Del Campo <RDDelcampo@cherryhillpolice.com>; Celeste Bogda <CBogda@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>
Subject: Valley Run Drive

Good afternoon:

Thank you for reaching out to us concerning the intersection of Valley Run Drive and W. Ormond Avenue. Attached please find a letter detailing the results of our investigation. We sincerely appreciate your outreach.

Regards,
Kathy Cullen | Director of Community Development | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov



From: Vincent Myers <vjm1977@verizon.net>

Sent: Wednesday, July 10, 2024 9:26 AM

To: Tracie Kniaz <TKniaz@chnj.gov>

Cc: David Fleisher <DFleisher@chnj.gov>; Steve Musilli, C.P.W.M. <SMusilli@chnj.gov>; Kathleen Cullen <KCullen@chnj.gov>; Brian Bauerle <BBauerle@chnj.gov>; Ryan Del Campo <RDDelcampo@cherryhillpolice.com>; Celeste Bogda <CBogda@chnj.gov>; Kelly Serrano <kellyserrano4878@gmail.com>; marissatoci@gmail.com; Shelby Reynolds <shelby5275@verizon.net>; juan.serrano1978@gmail.com; Rebecca Myers <rls92982@yahoo.com>; rkipple99@gmail.com

Subject: Re: Valley Run Drive

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Hello:

Thank you for the update. Moving forward, can you reply all so that other concerned neighbors on this thread can also be updated?

Thank you.

Vincent Myers

On Tuesday, July 9, 2024 at 11:15:22 AM EDT, Tracie Kniaz <tkniaz@chnj.gov> wrote:

Hello Mr. Myers,

Mayor Fleisher asked me to reach out. The Township team is completing their investigation/analysis of the intersection and will be in touch shortly.

Thank you for your patience.

Tracie Kniaz

Tracie Kniaz (she/her/hers) | Director of Community Engagement & Constituent Relations | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Main: (856) 488-7878 | Direct: (856) 432-8815 | TKniaz@chnj.gov

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You couldn't pick a better place.

**Kathy Cullen, Director
Community Development**

820 Mercer Street
Cherry Hill, NJ 08002
www.chnj.gov
(856) 488-7870

July 18, 2024

VIA EMAIL

Mr. Vincent Myers
Ms. Rebecca Myers
Ms. Kelly Serrano
Ms. Shelby Reynolds

RE: Complaint of Obstructed Views
Intersection of Valley Run Drive and W. Ormond Avenue

Dear Residents:

Upon your request to investigate the safety of the intersection of Valley Run Drive and W. Ormond Drive, Cherry Hill Township, through the Police, Engineering, and Community Development Departments, has conducted a thorough assessment of safety and visibility at the intersection. In particular, we analyzed the sight triangle and traffic markings and would like to share our findings with you.

Preliminarily, a sight triangle is the triangular space formed by intersecting streets, which must be kept clear of obstructions. The purpose of a sight triangle is to allow drivers to see approaching vehicles in time to avoid collision. A sight triangle varies depending on speed, angle of the roads, and height of the obstructions. In the case of this particular intersection, we reviewed the conditions given the 25 MPH speed limit.

The New Jersey Department of Transportation (NJDOT) Design Manual for Roadways at Grade Intersections gives the following requirements for a site triangle:

- Initial line of site = 10' off the gutter line extended (desired)
- 25 MPH: looking left = 280', looking right 240'
- 35 MPH: looking left = 390', looking right 335'

Utilizing the NJDOT Roadway Design Manual, the intersection meets the recommended sight distances for 25 MPH speed limits. If stopped at the crosswalk, the required distance looking left must be 280'. During our inspection, a sight line of almost 360' to the left was visible. If stopped at the crosswalk, the required distance looking right must be 240'. During our inspection, a sight line of almost 1,000' to the right was visible.

In addition to sight distance, obstructions to visibility are a factor. Per Section 502 (M) of the Township Zoning Ordinance, on a corner lot or any point of entry on a public road, "nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three feet (3') and below eight feet (8'), measured from the intersection of right-of-way lines thirty feet (30') along the lot lines." The Township municipal code exceeds the design requirements of the NJDOT

Roadway Design Manual, which utilizes the criteria of 3.5' height as a sight obstruction, and where the NJDOT does not identify a "height below" the township identifies 8'. **So, by municipal ordinance, no obstruction shall fall between a 3' to 8' sight "window". The Cherry Hill Property Maintenance Inspector has noted that branches from the tree located in the front yard of 162 Valley Run Drive may be hanging within the sight window. This will be addressed with the property owner.**

The traffic markings (paint striping and stop sign) were also analyzed. Following our review, on July 8th, the stop bar was removed and stop sign moved up closer to the intersection. The stop sign and striping are fully compliant with the Manual of Uniform Traffic Control Devices (MUTCD), which is the federal guideline that defines the standards used by road managers nationwide to install and maintain traffic control devices on all streets, highways, pedestrian and bicycle facilities, and site roadways open to public travel.

We trust that the removal of the stop bar and relocation of the stop sign, along with maintenance by the property owner of the sight window will address your safety concerns. In addition, the "Slow Down in our Town" initiative, which is being rolled out town-wide, aims to reduce speeding in our neighborhoods. The Cherry Hill Police Department will continue to monitor the intersection of Valley Run Drive and W. Ormond Drive.

We appreciate your persistence in requesting safety improvements in your neighborhood and apologize for the length of time it took to respond. The care and concern you have expressed in bringing this matter to our attention is greatly appreciated.

Sincerely,

Kathleen Cullen

Kathy Cullen
Director

Patti Chacker

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Friday, July 26, 2024 11:35 AM
To: sudru333@gmail.com
Cc: Kathleen Gaeta
Subject: 162 Valley Run
Attachments: 2024.07.18_Druckenbrod_Asman 162 Valley Run Drive.pdf; 2024.07.12-3 - Marked Up.jpg; 2024.07.12 - 2.pdf

Good morning, Ms. Druckenbrod,

Thank you for your voicemail yesterday and for reaching out to get more information regarding the tree limbs . I apologize that I was not able to return your call right away.

I would be happy to meet with you on site either next Tuesday morning or Wednesday afternoon, to review the low hanging tree branches that are falling within the noted clearance zone and blocking the 280' line of sight, per Section 502 (M) of the zoning ordinance and the NJDOT Roadway Design Manual: on a corner lot or any point of entry on a public road, "nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three feet (3') and below eight feet (8'), measured from the intersection of right-of-way lines thirty feet (30') along the lot lines."

I look forward to meeting with you, at your convenience.

Sincerely,

Kathy Cullen | Director of Community Development | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov



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Kathy Cullen, Director
Community Development

820 Mercer Street
Cherry Hill, NJ 08002
www.chnj.gov
(856) 488-7870

July 18, 2024

via Certified Mail

Ms. Druckenbrod
Mr. Asman
162 Valley Run Drive
Cherry Hill, New Jersey 08002

RE: Complaint of Obstructed Views
Intersection of Valley Run Drive and W. Ormond Avenue

Dear Ms. Druckenbrod and Mr. Asman:

Upon the repeated and ongoing requests from several residents to investigate the safety of the intersection of Valley Run Drive and W. Ormond Drive, Cherry Hill Township, through the Police, Engineering and Community Development Departments, has conducted a thorough assessment of safety and visibility at the intersection. In particular, we analyzed the sight triangle and traffic markings and would like to share our findings with you.

Preliminarily, a sight triangle is the triangular space formed by intersecting streets, which must be kept clear of obstructions. The purpose of a sight triangle is to allow drivers to see approaching vehicles in time to avoid collision. A sight triangle varies depending on speed, angle of the roads and height of any obstructions. In the case of this particular intersection, we reviewed the conditions given the 25 MPH speed limit.

The New Jersey Department of Transportation (NJDOT) Design Manual for Roadways at Grade Intersections gives the following requirements for a site triangle:

- Initial line of site = 10' off the gutter line extended (desired)
- 25 MPH speed limit: looking left = 280', looking right 240'

Additionally, in order to ensure safe conditions for vehicles, bicyclists and pedestrians, the traffic markings (paint striping and stop sign) at the intersection were also analyzed. Following our assessment, on July 8th, the stop bar was removed and stop sign moved up closer to the intersection. The stop sign and striping are fully compliant with the Manual of Uniform Traffic Control Devices (MUTCD), which is the federal guideline that defines the standards used by road managers nationwide to install and maintain traffic control devices on all streets, highways, pedestrian and bicycle facilities, and site roadways open to public travel.

Lastly, obstructions to visibility are also a safety factor for intersection. Per [Section 502 \(M\)](#) of the Township Zoning Ordinance, on a corner lot or any point of entry on a public road, "nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of three feet (3') and below eight feet (8'), measured from the intersection of right-of-way lines thirty feet

(30') along the lot lines.” The Township municipal code exceeds the design requirements of the NJDOT Roadway Design Manual, which utilizes the criteria of 3.5' height as a sight obstruction, and where the NJDOT does not identify a “height below” the township identifies 8'. So, by municipal ordinance, no obstruction shall fall between a 3' to 8' sight “window”. A recent inspection of the intersection has confirmed that branches from the tree located in the front yard of your property grew and/or are now hanging within the sight window and must be trimmed up so as to provide 8' of clearance from the lawn grade.

In this last regard, we would appreciate your immediate assistance in complying with Section 502 (M) of the Zoning Ordinance. Trimming the branches of the tree in your front yard to allow for clearance of 8' from lawn grade to the bottom of the branches will ensure a clear line of sight for all roadway users, while maintaining the natural beauty and shade of the tree. A reinspection will occur on or about August 15, 2024.

Sincerely,

Kathleen Cullen

Kathy Cullen
Director





Patti Chacker

From: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
Sent: Thursday, July 18, 2024 2:07 PM
To: James Weist
Subject: Fwd: Valley Run Drive
Attachments: image002.jpg; image001.jpg; 2024.07.18_Valley Run Drive_Residents.pdf

Sent from my iPhone

Begin forwarded message:

From: Kathleen Cullen <KCullen@chnj.gov>
Date: July 18, 2024 at 13:22:13 EDT
To: Vincent Myers <vj1977@verizon.net>, Shelby Reynolds <shelby5275@verizon.net>, Kelly Serrano <kellyserrano4878@gmail.com>, Juan Serrano <juan.serrano1978@gmail.com>, Marissa Toci <marissatoci@gmail.com>, Rebecca Myers <rls92982@yahoo.com>, Rkiple99@gmail.com
Cc: David Fleisher <DFleisher@chnj.gov>, "Steve Musilli, C.P.W.M." <SMusilli@chnj.gov>, Brian Bauerle <BBauerle@chnj.gov>, Ryan Del Campo <RDDelcampo@cherryhillpolice.com>, Celeste Bogda <CBogda@chnj.gov>, Tracie Kniaz <TKniaz@chnj.gov>
Subject: Valley Run Drive

Good afternoon:

Thank you for reaching out to us concerning the intersection of Valley Run Drive and W. Ormond Avenue. Attached please find a letter detailing the results of our investigation. We sincerely appreciate your outreach.

Regards,

Kathy Cullen | Director of Community Development | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov

From: Vincent Myers <vj1977@verizon.net>
Sent: Wednesday, July 10, 2024 9:26 AM
To: Tracie Kniaz <TKniaz@chnj.gov>
Cc: David Fleisher <DFleisher@chnj.gov>; Steve Musilli, C.P.W.M. <SMusilli@chnj.gov>; Kathleen Cullen <KCullen@chnj.gov>; Brian Bauerle <BBauerle@chnj.gov>; Ryan Del Campo <RDDelcampo@cherryhillpolice.com>; Celeste Bogda <CBogda@chnj.gov>; Kelly Serrano <kellyserrano4878@gmail.com>; Marissa Toci <marissatoci@gmail.com>; Shelby Reynolds <shelby5275@verizon.net>; Juan Serrano <juan.serrano1978@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; Rkiple99@gmail.com
Subject: Re: Valley Run Drive

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Thank you.

Vincent Myers

On Tuesday, July 9, 2024 at 11:15:22 AM EDT, Tracie Kniaz <tkniaz@chnj.gov> wrote:

Hello Mr. Myers,

Mayor Fleisher asked me to reach out. The Township team is completing their investigation/analysis of the intersection and will be in touch shortly.

Thank you for your patience.

Tracie Kniaz

Tracie Kniaz (she/her/hers) | Director of Community Engagement & Constituent Relations | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Main: (856) 488-7878 | Direct: (856) 432-8815 | TKniaz@chnj.gov

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Patti Chacker

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Sent: Thursday, July 18, 2024 1:22 PM
To: Vincent Myers; Shelby Reynolds; Kelly Serrano; juan.serrano1978@gmail.com; marissatoci@gmail.com; Rebecca Myers; rkiple99@gmail.com
Cc: David Fleisher; Steve Musilli, C.P.W.M.; Brian Bauerle; Ryan Del Campo; Celeste Bogda; Tracie Kniaz
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