

From: Patti Chacker
To: Danielle Gvenge
Subject: FW: OPRA request - Written communications and notes of conversations
Date: Monday, September 16, 2024 5:27:57 AM

-----Original Message-----
From: SuDru <XXXXXXXXXXXXXXXXXXXX@XXXXXXXXXXXXXXXXXXXX>
Sent: Sunday, September 15, 2024 9:22 PM
To: Patti Chacker <XXXXXXXX@XXXX.XXX>
Subject: OPRA request - Written communications and notes of conversations

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,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:
All written communications and notes of conversations between Vincent Myers and Cherry Hill Twp from 1/1/24 to 7/9/24.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

SuDru

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

XXXXXXXXXXXXXXXXXXXX@XXXXXXXX.XXXXXXXXXX.XXX

Is XXXXXXX@XXXX.XXX the wrong address for OPRA requests to Cherry Hill Township? If so, please contact us using this form:

https://linkprotect.cudasvc.com?url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dcherry_hill_township&c=E.1.xkuz3nHfqtW14WagQSP114DN66HRTmpWarAsGSodB7B6U2vKHpl0arbZsFOp5sPW_kpoOxL5O7nb9SxKEciBnh9yDU_1lhzWn5PX8TzQ_C191Y0Zw...&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.q6mHgU1uvEjBzpHEJPAugl3K7fEZ8OHMW2k7VOZcQP48zTyBhSdewLPla4mtGR9fvj2jH2Aoya7UJW3akC-PfEmCh2dMhs87hK7BTINP8Oa_NF3INTQqM.&typo=1

View this OPRA request & responses online:

https://linkprotect.cudasvc.com?url?a=https%3a%2f%2fopramachine.com%2frequest%2fwritten_communications_and_notes&c=E.1.rg9PdUOKu6_pq-R5V9oUw4PaSZX6h79aHZ8uAUBvUD2_xsZhVKSa3nGzZ8RK0kRA5e9M8DYLEH1wapsC1NRnIYs48wCranjW_5SYqL4ghT&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.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: [Vincent Myers](#)
To: [dfleisher@chni.gov](#); [connect@chni.gov](#); [Jodi Gilbert](#); [Allison Ulrich](#); [Erin Knoedler](#)
Cc: [Kelly Serrano](#); [Rebecca Myers](#); [marissatoci@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [shelby5275@verizon.net](#)
Subject: Re: Obstructed Views
Date: Monday, April 29, 2024 9:44:03 AM

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Mr. Mayor,

Below you will see a string of emails that were sent back-and-forth between myself and the previous office of the mayor in 2023. Attached you will see pictures of the concern at Valley Run Drive and Maine in the Windsor Park neighborhood. Although I was consistently told by the mayors office and the township public works office that this was going to be addressed last year, it never was. With shrubs in bloom in 2024, the shrubs and question continue to grow and be a problem for the safety of vehicles and our children in our neighborhood. When approaching Maine coming up from either side of Valley Run Drive a motorist or pedestrian is not able to visually see the crosswalk or stop sign because of the pure irresponsibility of the homeowner. I, along with several of other residents, have firsthand witnessed several near misses because of the lack of concern for our safety.

It is alarming that the township or the mayors office was not able to properly follow up to keep us safe in 2023. With this email, my hope is that your office will make this a priority to keep our neighbors, motorist, pedestrians, bicyclist and children safe by addressing this with the homeowner directly to have the shrubs cut down. It is a clear violation because all of the shrubs at the corner are higher than the 3 foot law permits.

Just as I offered last year, I am willing to meet any member of office from our township to personally talk through the concerns at the corner. Feel free to reach out to me via email so we can arrange a mutually convenient time to do so.

I look forward to your timely reply.

Sincerely,

Vincent Myers

*I have a second picture I will send in a separate email.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, September 28, 2023 1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

Vincent Myers

On Friday, September 22, 2023 at 10:33:34 AM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Good Morning,

I apologize for the delay with the update.

A municipal summons for court has been issued to the owner of the property by the Township's Zoning Department.

Any additional questions please contact the Zoning officer at

On Wednesday, November 8, 2023, 2:33 PM, Allison Ulrich
<AUlrich@chnj.gov> wrote:

Unfortunately, the Township cannot trim bushes, trees, etc on private property.

You can file an [OPRA](#) request for the status of the zoning enforcement.

The Mayor's office has reached out to the Police department and they are assessing the intersection to see if any additional safety measures can be taken at this time.

From: Vincent Myers <vj1977@verizon.net>
Sent: Wednesday, November 8, 2023 1:32 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
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Your response to this has been nothing short of horrendous.

Vincent Myers

On Thursday, November 2, 2023 at 12:44:06 PM EDT, Vincent Myers
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Now I am even more flabbergasted as the township is able to act on an alleged noise complaint to take down the pickleball courts at Lion's Den (after an already agreed upon compromise to reduce the number of nets) but won't work to fix a safety concern related to traffic. What I am learning is that the township has no regard for safety or health/wellness.

Please provide an update and a timeline as to when this concern will be remedied.

Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

856-488-7870 or the Municipal Court at 856-488-7850

Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, September 20, 2023 6:48 PM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
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Please provide me a follow up.

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On Saturday, September 16, 2023, 10:16 AM, Vincent Myers <vjm1977@verizon.net> wrote:

Hello:

I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers



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On Tuesday, September 12, 2023, 11:27 AM, Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the Mayor's Office.

We have been in contact with the Community Development Department as both offices have received the

complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Tuesday, September 12, 2023 8:17 AM
To: Susan Shin Angulo
<SShinAngulo@chnj.gov>;
Jodi Gilbert
<JGilbert@chnj.gov>
Subject: Obstructed Views

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Good Morning:

I am writing as a concerned resident in the Windsor Park neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices numerous times, speaking with Agnus. Although the office

has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers
402 Valley Run Drive.

<IMG_5150.jpeg>

<IMG_5149.jpeg>

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To: dfeisher@chnj.gov; connect@chnj.gov; [Jodi Gilbert](#); [Allison Ulrich](#); [Erin Knoedler](#)
Cc: [Kelly Serrano](#); [Rebecca Myers](#); marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net
Subject: Re: Obstructed Views
Date: Monday, April 29, 2024 9:45:45 AM

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A second photo is attached.

On Monday, April 29, 2024 at 09:43:57 AM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Mr. Mayor,

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Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

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situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

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To: Susan Shin Angulo
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Subject: Obstructed
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Good Morning:

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to remedy this obstruction.
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You can see in the one picture
a stop sign well below the
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You can barely see the
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I ask you this: What will it take
to get this fixed? Is the
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Please help fix this as the
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From: [Tracie Kniaz](#)
To: [Allison Ulrich](#)
Cc: [Celeste Bogda](#)
Subject: Fwd: Obstructed Views
Date: Monday, April 29, 2024 9:55:53 AM

Can you track this down with property maintenance & get back to the resident? Sounds like you might have already dealt with this before. Thanks!

Sent from my iPhone

Begin forwarded message:

From: Vincent Myers <vjm1977@verizon.net>
Date: April 29, 2024 at 9:45:46 AM EDT
To: David Fleisher <DFleisher@chnj.gov>, Town Hall - Connect <connect@chnj.gov>, Jodi Grzybowski <JGrzybowski@chnj.gov>, Allison Ulrich <AUlrich@chnj.gov>, Erin Knoedler <EKnoedler@chnj.gov>
Cc: Kelly Serrano <kellyserrano4878@gmail.com>, Rebecca Myers <rls92982@yahoo.com>, marissatoci@gmail.com, juan.serrano1978@gmail.com, rkiple99@gmail.com, shelby5275@verizon.net
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Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Good Morning:

I am writing as
a concerned
resident in the
Windsor Park

neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I

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Cherry Hill Township

provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.



From: [Allison Ulrich](#)
To: [Tracie Kniaz](#)
Cc: [Celeste Bogda](#); [Brian Bauerle](#); [Erin Knoedler](#)
Subject: RE: Obstructed Views
Date: Monday, April 29, 2024 9:57:49 AM

This needs to be addressed by one of you from the new administration

This has been an ongoing issue and I just spoke to him on the phone and he specifically requested the new administration.

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Cc: Celeste Bogda <CBogda@chnj.gov>
Subject: Fwd: Obstructed Views

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Cc: Kelly Serrano <kellyserrano4878@gmail.com>, Rebecca Myers <rls92982@yahoo.com>, marissatoci@gmail.com, juan.serrano1978@gmail.com, rkiple99@gmail.com, shelby5275@verizon.net
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It is alarming that the township or the mayors office was not able to properly follow up to keep us safe in 2023. With this email, my hope is that your office will make this a priority to keep our neighbors, motorist, pedestrians, bicyclist and children safe by addressing this with the homeowner directly to have the shrubs cut down. It is a clear violation because all of the shrubs at the corner are higher than the 3 foot law permits.

Just as I offered last year, I am willing to meet any member of office from our township to personally talk through the concerns at the corner. Feel free to reach out to me via email so we can arrange a mutually convenient time to do so.

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Your response to this has been nothing short of horrendous.

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Please provide an update and a timeline as to when this concern will be remedied.

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email is intended
only for the
individual(s)
addressed in the
message and may
contain privileged
and/or confidential
information that is
exempt from
disclosure under
applicable law.



From: [Tracie Kniaz](#)
To: [Allison Ulrich](#)
Subject: Re: Obstructed Views
Date: Monday, April 29, 2024 9:59:30 AM

We can discuss when we return. Thanks, Allison

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Obstructed
Views

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you
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the

sender
and
know
the
content
is
safe.

Good
Morning:

I
am
writing
as
a
concerned
resident
in
the
Windsor
Park
neighborhood.

I
reside
at
402
Valley
Run
Drive.
The
photos

I
have
attached
are
from
the
end
of
the
200
block
of
Valley
Run
looking
at
the
100
block
with
the

cross
section
of
Ormond/Maine.

I
have
contacted
the
township
offices
numerous
times,
speaking
with
Agnus.

Although
the
office
has
tried
to
intervene,
nothing
has
changed.

I
am
aware
that
the
resident
at
162
Valley
Run
was
given
a
letter
to
remedy
this
obstruction.

This
took
place
about

a
4-
6
weeks
ago.

As
you
can
see,
nothing

has
been
done.

You
can
see
in
the
one
picture
a
stop
sign
well
below
the
crosswalk
(a
poor
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by
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at
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unable
to
see
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Coming
from
the
200
block,
I
cannot
see
the
stop
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or
any
vehicle
approaching
the
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You
can
barely
see
the
crosswalk.

I
ask
you
this:
What
will
it
take
to
get
this
fixed?
Is
the
township
really
going
to
wait
to
a
vehicular
accident
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to
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Please
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fix
this
as
the
homeowners
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exempt
from
disclosure
under
applicable
law.

<image001.jpg>



From: [Brian Bauerle](#)
To: [Allison Ulrich](#)
Cc: [Tracie Kniaz](#); [Celeste Bogda](#); [Erin Knoedler](#)
Subject: Re: Obstructed Views
Date: Monday, April 29, 2024 10:08:19 AM

Will review the info to get a better understanding.

On Apr 29, 2024, at 9:57 AM, Allison Ulrich <AUlrich@chnj.gov> wrote:

This needs to be addressed by one of you from the new administration

This has been an ongoing issue and I just spoke to him on the phone and he specifically requested the new administration.

From: Tracie Kniaz <TKniaz@chnj.gov>
Sent: Monday, April 29, 2024 9:56 AM
To: Allison Ulrich <AUlrich@chnj.gov>
Cc: Celeste Bogda <CBogda@chnj.gov>
Subject: Fwd: Obstructed Views

Can you track this down with property maintenance & get back to the resident?
Sounds like you might have already dealt with this before. Thanks!

Sent from my iPhone

Begin forwarded message:

From: Vincent Myers <vjm1977@verizon.net>
Date: April 29, 2024 at 9:45:46 AM EDT
To: David Fleisher <DFleisher@chnj.gov>, Town Hall - Connect <connect@chnj.gov>, Jodi Grzybowski <JGrzybowski@chnj.gov>, Allison Ulrich <AUlrich@chnj.gov>, Erin Knoedler <EKnoedler@chnj.gov>
Cc: Kelly Serrano <kellyserrano4878@gmail.com>, Rebecca Myers <rls92982@yahoo.com>, marissatoci@gmail.com, juan.serrano1978@gmail.com, rkiple99@gmail.com, shelby5275@verizon.net
Subject: Re: Obstructed Views

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.

A second photo is attached.

On Monday, April 29, 2024 at 09:43:57 AM EDT, Vincent Myers
<vjm1977@verizon.net> wrote:

Mr. Mayor,

Below you will see a string of emails that were sent back-and-forth between myself and the previous office of the mayor in 2023. Attached you will see pictures of the concern at Valley Run Drive and Maine in the Windsor Park neighborhood. Although I was consistently told by the mayors office and the township public works office that this was going to be addressed last year, it never was. With shrubs in bloom in 2024, the shrubs and question continue to grow and be a problem for the safety of vehicles and our children in our neighborhood. When approaching Maine coming up from either side of Valley Run Drive a motorist or pedestrian is not able to visually see the crosswalk or stop sign because of the pure irresponsibility of the homeowner. I, along with several of other residents, have firsthand witnessed several near misses because of the lack of concern for our safety.

It is alarming that the township or the mayors office was not able to properly follow up to keep us safe in 2023. With this email, my hope is that your office will make this a priority to keep our neighbors, motorist, pedestrians, bicyclist and children safe by addressing this with the homeowner directly to have the shrubs cut down. It is a clear violation because all of the shrubs at the corner are higher than the 3 foot law permits.

Just as I offered last year, I am willing to meet any member of office from our township to personally talk through the concerns at the corner. Feel free to reach out to me via email so we can arrange a mutually convenient time to do so.

I look forward to your timely reply.

Sincerely,

Vincent Myers

*I have a second picture I will send in a separate email.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Wednesday, November 8, 2023, 2:33 PM,
Allison Ulrich <AUlrich@chnj.gov> wrote:

Unfortunately, the Township cannot trim bushes, trees, etc on private property.

You can file an [OPRA](#) request for the status of the zoning enforcement.

The Mayor's office has reached out to the Police department and they are assessing the intersection to see if any additional safety measures can be taken at this time.

From: Vincent Myers
<vim1977@verizon.net>
Sent: Wednesday, November 8, 2023
1:32 PM
To: Jodi Gilbert <JGilbert@chnj.gov>;
Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler
<EKnoedler@chnj.gov>; Susan Shin
Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

It is hard to believe that a week has gone by with no response. It is ever harder to believe that the Township and Mayor's office find it acceptable to put motorists and pedestrians at risk by refusing to do more to rectify the situation that has been outlined in many emails by me and other residents.

Your response to this has been nothing short of horrendous.

Vincent Myers

On Thursday, November 2, 2023 at 12:44:06 PM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Good Afternoon,

I am circling back to this (4 weeks since my last email) as the corner of Valley Run is still a safety threat to the community. I literally watched a car proceed to King's Highway almost get t-boned since the car coming up from Valley Run was unable to see it approach the intersection.

Now I am even more flabbergasted as the township is able to act on an alleged noise complaint to take down the pickleball courts at Lion's Den (after an already agreed upon compromise to reduce the number of nets) but won't work to fix a safety concern related to traffic. What I am learning is that the township has no regard for safety or health/wellness.

Please provide an update and a timeline as to when this concern will be remedied.

Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

Allison

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Thursday, September 28, 2023
1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>;
Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler
<EKnoedler@chnj.gov>; Susan Shin
Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

Vincent Myers

On Friday, September 22, 2023 at 10:33:34 AM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Good Morning,

I apologize for the delay with the update.

A municipal summons for court has been issued to the owner of the property by the Township's Zoning

Department.

Any additional questions please
contact the Zoning officer at 856-488-
7870 or the Municipal Court at 856-
488-7850

Thanks.

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Wednesday, September 20,
2023 6:48 PM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler
<EKnoedler@chnj.gov>; Allison Ulrich
<AUlrich@chnj.gov>; Susan Shin
Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

I am disappointed that I never heard back
after my email from last weekend.

Please provide me a follow up.

[Sent from the all new AOL app for iOS](#)

On Saturday, September 16, 2023,
10:16 AM, Vincent Myers
<vjm1977@verizon.net> wrote:

Hello:

I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers

[Sent from the all new AOL app for iOS](#)

On Tuesday, September 12, 2023, 11:27 AM, Jodi Gilbert
<JGilbert@chnj.gov>

wrote:

Hi Vincent,

Thank you for
reaching out
to the
Mayor's
Office.

We have
been in
contact with
the
Community
Development
Department
as both
offices have
received the
complaints.

The township
is aware of
the infraction
and has
taken actions
to alleviate
this issue.

We are doing
our best to
escalate the
situation. If
you have any
additional
questions,
please
contact our
Zoning
Officer at
856-488-
7870.

Thank you.

From:

Vincent

Myers

<vjm1977@verizon.net>

Sent:

Tuesday,

September

12,

2023

8:17

AM

To:

Susan

Shin

Angulo

<SShinAngulo@chnj.gov>;

Jodi

Gilbert

<JGilbert@chnj.gov>

Subject:

Obstructed

Views

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.

Good
Morning:

I
am
writing
as
a
concerned
resident
in
the
Windsor
Park
neighborhood.

I
reside
at
402
Valley
Run
Drive.
The
photos

I
have
attached
are
from
the
end
of
the
200
block
of
Valley
Run
looking
at
the
100
block
with
the

cross
section
of
Ormond/Maine.

I
have
contacted
the
township
offices
numerous
times,
speaking
with
Agnus.

Although
the
office
has
tried
to
intervene,
nothing
has
changed.

I
am
aware
that
the
resident
at
162
Valley
Run
was
given
a
letter
to
remedy
this
obstruction.

This
took
place
about
a

4-
6
weeks
ago.

As
you
can
see,
nothing

has
been
done.

You
can
see
in
the
one
picture
a
stop
sign
well
below
the
crosswalk
(a
poor
design,
by
the
way).
Any
person
at
the
stop
sign
is
unable
to
see
any
traffic
coming
due
to
the
overgrown
trees/shrubs,
and
bushes.
Coming
from
the
200
block,
I
cannot
see
the
stop
sign,

or
any
vehicle
approaching
the
intersection.
You
can
barely
see
the
crosswalk.

I
ask
you
this:
What
will
it
take
to
get
this
fixed?
Is
the
township
really
going
to
wait
to
a
vehicular
accident
or
a
kid
riding
a
bike
to
get
hit
in
order
to
take
action?

Please
help

fix
this
as
the
homeowners
seem
to
not
care.

Sincerely,

Vincent
Myers

402
Valley
Run
Drive.

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent
from
the
all
new
AOL
app
for
iOS](#)

Cherry
Hill
Township
provides
a
secure
environment
for
all
information
concerning
our
residents
and
all
other

business
concerns.
The
information
contained
in
this
email
is
intended
only
for
the
individual(s)
addressed
in
the
message
and
may
contain
privileged
and/or
confidential
information
that
is
exempt
from
disclosure
under
applicable
law.

<image001.jpg>



From: [Vincent Myers](#)
To: kmahan@chnj.gov
Cc: dfleisher@chnj.gov; connect@chnj.gov; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net; [Erin Knoedler](#); [Kelly Serrano](#); [Allison Ulrich](#); [Jodi Gilbert](#); [Rebecca Myers](#)
Subject: Re: CPT-24-00991 (Zoning) Completed
Date: Tuesday, April 30, 2024 8:15:16 AM

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.

Hello:

Can you explain what this email means? There was no message. What took place for the Zoning to be completed? What was the outcome and resolution?

Thanks,

Vincent Myers

On Tuesday, April 30, 2024 at 08:10:29 AM EDT, kmahan@chnj.gov <kmahan@chnj.gov> wrote:

From: [Keath Mahan](#)
To: [Vincent Myers](#)
Subject: RE: CPT-24-00991 (Zoning) Completed
Date: Tuesday, April 30, 2024 8:18:35 AM

Good Morning,

This complaint is being investigated by another department. Thanks for your interest.

Keath Mahan | Zoning Enforcement Officer | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Work: (856) 488-7870 |

kmahan@chnj.gov

[Cherry Hill Zoning Ordinance](#)

[Online Zoning Permit Applications](#)

Please consider the environment before printing this email.



From: Vincent Myers <vjm1977@verizon.net>

Sent: Tuesday, April 30, 2024 8:15 AM

To: Keath Mahan <KMahan@chnj.gov>

Cc: David Fleisher <DFleisher@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net; Erin Knoedler <EKnoedler@chnj.gov>; Kelly Serrano <kellyserrano4878@gmail.com>; Allison Ulrich <AUlrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Rebecca Myers <rls92982@yahoo.com>

Subject: Re: CPT-24-00991 (Zoning) Completed

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Hello:

Can you explain what this email means? There was no message. What took place for the Zoning to be completed? What was the outcome and resolution?

Thanks,

Vincent Myers

On Tuesday, April 30, 2024 at 08:10:29 AM EDT, kmahan@chnj.gov <kmahan@chnj.gov> wrote:

From: [Kelly Serrano](#)
To: [Vincent Myers](#)
Cc: [Allison Ulrich](#); [Erin Knoedler](#); [Jodi Gilbert](#); [Rebecca Myers](#); [connect@chni.gov](#); [dfleisher@chni.gov](#); [juan.serrano1978@gmail.com](#); [marissatoci@gmail.com](#); [rkiple99@gmail.com](#); [shelby5275@verizon.net](#)
Subject: Re: Obstructed Views
Date: Tuesday, April 30, 2024 10:26:50 AM

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.

Good Morning,

I just want to piggyback on Mr. Myers' email about the obstruction on the corner of Valley Run & Ormond Ave.

As a resident of 100 block of Valley Run Drive, this has been an ongoing & progressively worsening situation over the last few years. The corner property has an overgrown mess of weeds that get big enough to practically block the street sign as well as a massive tree in their front yard that is so big you cannot see oncoming traffic when you are that stop sign. As a matter of fact, in order to see the traffic coming from Ormond Ave, I have to pull into the intersection to see if a car is coming. There are so many kids biking & people walking that it's an accident waiting to happen. My car almost got hit last year because I could not see & a car was coming to the intersection & as mentioned I was pretty much in the intersection to be able to see a car coming.

Besides the obstruction of view at the corner, how is it you can't have a fence if you have a corner property because it obstructs the view of cars but the overgrown mess of a corner front yard is acceptable?

Looking forward to having something finally done before someone actually gets hurt at this intersection.

Sincerely,

Kelly Serrano

On Mon, Apr 29, 2024 at 9:45 AM Vincent Myers <vjm1977@verizon.net> wrote:
A second photo is attached.

On Monday, April 29, 2024 at 09:43:57 AM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Mr. Mayor,

Below you will see a string of emails that were sent back-and-forth between myself and the previous office of the mayor in 2023. Attached you will see pictures of the concern at Valley Run Drive and Maine in the Windsor Park neighborhood. Although I was consistently told by the mayors office and the township public works office that this was going to be addressed last year, it never was. With shrubs in bloom in 2024, the shrubs and question continue to grow and be a problem for the

safety of vehicles and our children in our neighborhood. When approaching Maine coming up from either side of Valley Run Drive a motorist or pedestrian is not able to visually see the crosswalk or stop sign because of the pure irresponsibility of the homeowner. I, along with several of other residents, have firsthand witnessed several near misses because of the lack of concern for our safety.

It is alarming that the township or the mayors office was not able to properly follow up to keep us safe in 2023. With this email, my hope is that your office will make this a priority to keep our neighbors, motorist, pedestrians, bicyclist and children safe by addressing this with the homeowner directly to have the shrubs cut down. It is a clear violation because all of the shrubs at the corner are higher than the 3 foot law permits.

Just as I offered last year, I am willing to meet any member of office from our township to personally talk through the concerns at the corner. Feel free to reach out to me via email so we can arrange a mutually convenient time to do so.

I look forward to your timely reply.

Sincerely,

Vincent Myers

*I have a second picture I will send in a separate email.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Wednesday, November 8, 2023, 2:33 PM, Allison Ulrich
<AUlrich@chnj.gov> wrote:

Unfortunately, the Township cannot trim bushes, trees, etc on private property.

You can file an [OPRA](#) request for the status of the zoning enforcement.

The Mayor's office has reached out to the Police department and they are assessing the intersection to see if any additional safety measures can be taken at this time.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, November 8, 2023 1:32 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

It is hard to believe that a week has gone by with no response. It is ever harder to believe that the Township and Mayor's office find it acceptable to put motorists and pedestrians at risk by refusing to do more to rectify the situation that has been outlined in many emails by me and other residents.

Your response to this has been nothing short of horrendous.

Vincent Myers

On Thursday, November 2, 2023 at 12:44:06 PM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

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Now I am even more flabbergasted as the township is able to act on an alleged noise complaint to take down the pickleball courts at Lion's

Den (after an already agreed upon compromise to reduce the number of nets) but won't work to fix a safety concern related to traffic. What I am learning is that the township has no regard for safety or health/wellness.

Please provide an update and a timeline as to when this concern will be remedied.

Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, September 28, 2023 1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

Vincent Myers

On Friday, September 22, 2023 at 10:33:34 AM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Good Morning,

I apologize for the delay with the update.

A municipal summons for court has been issued to the owner of the property by the Township's Zoning Department.

Any additional questions please contact the Zoning officer at 856-488-7870 or the Municipal Court at 856-488-7850

Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, September 20, 2023 6:48 PM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich

<AUlrich@chnj.gov>; Susan Shin Angulo
<SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

I am disappointed that I never heard back after my email from last weekend.

Please provide me a follow up.

[Sent from the all new AOL app for iOS](#)

On Saturday, September 16, 2023, 10:16 AM, Vincent Myers <vjm1977@verizon.net> wrote:

Hello:

I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers

[Sent from the all new AOL app for iOS](#)

On Tuesday, September 12, 2023, 11:27 AM,
Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the
Mayor's Office.

We have been in contact with the
Community Development
Department as both offices have
received the complaints.

The township is aware of the
infraction and has taken actions to
alleviate this issue.

We are doing our best to escalate
the situation. If you have any
additional questions, please contact
our Zoning Officer at 856-488-7870.

Thank you.

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Tuesday,
September 12, 2023
8:17 AM
To: Susan Shin Angulo
<SShinAngulo@chnj.gov>;

Jodi Gilbert
<JGilbert@chnj.gov>
Subject: Obstructed
Views

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.

Good Morning:

I am writing as a concerned resident in the Windsor Park neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from

the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers

[402 Valley Run Drive](#)

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL app for iOS](#)

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: [Tracie Kniaz](#)
To: [Ryan Del Campo](#)
Subject: FW: Obstructed Views
Date: Tuesday, April 30, 2024 11:16:18 AM

Hi Ryan-

We have received a string of emails about this corner property. In the past it has been overgrown, blocking the view at the intersection. Keath went out yesterday and noted the neighbor is currently in compliance. However, could the traffic unit take a look to see what might be done to improve this intersection. It appears that currently the stop sign is set back farther from the intersection.

Cos and I are speaking with the neighbor they are complaining about (Mrs. Druckenbrod) this afternoon. We would like to follow up with you later in the week. Thank you.

From: Kelly Serrano <kellyserrano4878@gmail.com>
Sent: Tuesday, April 30, 2024 10:27 AM
To: Vincent Myers <vj1977@verizon.net>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Rebecca Myers <rls92982@yahoo.com>; Town Hall - Connect <connect@chnj.gov>; David Fleisher <DFleisher@chnj.gov>; juan.serrano1978@gmail.com; marissatoci@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net
Subject: Re: Obstructed Views

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From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, November 8, 2023 1:32 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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Mayor's Office.

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Department as both offices have
received the complaints.

The township is aware of the
infraction and has taken actions
to alleviate this issue.

We are doing our best to
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You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the

overgrown trees/shrubs,
and bushes. Coming from
the 200 block, I cannot see
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barely see the crosswalk.

I ask you this: What will it
take to get this fixed? Is
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Please help fix this as the
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[402 Valley Run Drive.](#)

<IMG_5150.jpeg>

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residents and all other business
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contained in this email is intended
only for the individual(s) addressed
in the message and may contain
privileged and/or confidential
information that is exempt from
disclosure under applicable law.

From: [Ryan Del Campo](#)
To: [Tracie Kniaz](#)
Subject: RE: Obstructed Views
Date: Tuesday, April 30, 2024 1:48:05 PM

Hey Tracie,

I have caught up on those emails and I actually responded out to Mr. Myers residence and spoke with him directly this afternoon. Prior to following up with Kelly Serrano I will touch base with you during one of the two meeting we have scheduled this afternoon.

Ryan

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To: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
Subject: FW: Obstructed Views

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To: Vincent Myers <vjm1977@verizon.net>
Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Rebecca Myers <rls92982@yahoo.com>; Town Hall - Connect <connect@chnj.gov>; David Fleisher <DFleisher@chnj.gov>; juan.serrano1978@gmail.com; marissatoci@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net
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You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

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[402 Valley Run Drive.](#)

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From: [Tracie Kniaz](#)
To: [Kathleen Cullen](#)
Subject: FW: Obstructed Views
Date: Tuesday, April 30, 2024 4:43:26 PM

Site triangle issue in Erlton North

From: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
Sent: Tuesday, April 30, 2024 1:48 PM
To: Tracie Kniaz <TKniaz@chnj.gov>
Subject: RE: Obstructed Views

Hey Tracie,

I have caught up on those emails and I actually responded out to Mr. Myers residence and spoke with him directly this afternoon. Prior to following up with Kelly Serrano I will touch base with you during one of the two meeting we have scheduled this afternoon.

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Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

Allison

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, September 28, 2023 1:04 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>

Subject: Re: Obstructed Views

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.

Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

Vincent Myers

On Friday, September 22, 2023 at 10:33:34 AM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Good Morning,

I apologize for the delay with the update.

A municipal summons for court has been issued to the owner of the property by the Township's Zoning Department.

Any additional questions please contact the Zoning officer at 856-488-7870 or the Municipal Court at 856-488-7850

Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, September 20, 2023 6:48 PM
To: Jodi Gilbert <JGilbert@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Susan Shin Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

I am disappointed that I never heard back after my email from last weekend.

Please provide me a follow up.

[Sent from the all new AOL app for iOS](#)

On Saturday, September 16, 2023, 10:16 AM, Vincent Myers <vjm1977@verizon.net> wrote:

Hello:

I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers

[Sent from the all new AOL app for iOS](#)

On Tuesday, September 12, 2023, 11:27 AM,
Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the
Mayor's Office.

We have been in contact with the
Community Development
Department as both offices have
received the complaints.

The township is aware of the
infraction and has taken actions
to alleviate this issue.

We are doing our best to
escalate the situation. If you have

any additional questions, please
contact our Zoning Officer at 856-
488-7870.

Thank you.

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Tuesday,
September 12, 2023
8:17 AM
To: Susan Shin
Angulo
<SShinAngulo@chnj.gov>;
Jodi Gilbert
<JGilbert@chnj.gov>
Subject: Obstructed
Views

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Cherry Hill Township. DO
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you recognize the sender
and know the content is
safe.

Good Morning:

I am writing as a concerned
resident in the Windsor
Park neighborhood. I
reside at 402 Valley Run
Drive. The photos I have
attached are from the end
of the 200 block of Valley
Run looking at the 100
block with the cross section
of Ormond/Maine. I have
contacted the township

offices numerous times,
speaking with Agnus.
Although the office has
tried to intervene, nothing
has changed. I am aware
that the resident at 162
Valley Run was given a
letter to remedy this
obstruction. This took
place about a 4-6 weeks
ago. As you can see,
nothing has been done.

You can see in the one
picture a stop sign well
below the crosswalk (a
poor design, by the way).
Any person at the stop sign
is unable to see any traffic
coming due to the
overgrown trees/shrubs,
and bushes. Coming from
the 200 block, I cannot see
the stop sign, or any
vehicle approaching the
intersection. You can
barely see the crosswalk.

I ask you this: What will it
take to get this fixed? Is
the township really going to
wait to a vehicular accident
or a kid riding a bike to get
hit in order to take action?

Please help fix this as the
homeowners seem to not
care.

Sincerely,

Vincent Myers

[402 Valley Run Drive.](#)

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL
app for iOS](#)

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From: [Kathleen Cullen](#)
To: [Tracie Kniaz](#)
Subject: RE: Obstructed Views
Date: Tuesday, April 30, 2024 5:01:51 PM

Thanks, Tracie.

From: Tracie Kniaz <TKniaz@chnj.gov>
Sent: Tuesday, April 30, 2024 4:43 PM
To: Kathleen Cullen <KCullen@chnj.gov>
Subject: FW: Obstructed Views

Site triangle issue in Erlton North

From: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
Sent: Tuesday, April 30, 2024 1:48 PM
To: Tracie Kniaz <TKniaz@chnj.gov>
Subject: RE: Obstructed Views

Hey Tracie,

I have caught up on those emails and I actually responded out to Mr. Myers residence and spoke with him directly this afternoon. Prior to following up with Kelly Serrano I will touch base with you during one of the two meeting we have scheduled this afternoon.

Ryan

From: Tracie Kniaz <TKniaz@chnj.gov>
Sent: Tuesday, April 30, 2024 11:16 AM
To: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
Subject: FW: Obstructed Views

Hi Ryan-

We have received a string of emails about this corner property. In the past it has been overgrown, blocking the view at the intersection. Keath went out yesterday and noted the neighbor is currently in compliance. However, could the traffic unit take a look to see what might be done to improve this intersection. It appears that currently the stop sign is set back farther from the intersection.

Cos and I are speaking with the neighbor they are complaining about (Mrs. Druckenbrod) this afternoon. We would like to follow up with you later in the week. Thank you.

From: Kelly Serrano <kellyserrano4878@gmail.com>
Sent: Tuesday, April 30, 2024 10:27 AM
To: Vincent Myers <vjm1977@verizon.net>

Cc: Allison Ulrich <AUlrich@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Rebecca Myers <rls92982@yahoo.com>; Town Hall - Connect <connect@chnj.gov>; David Fleisher <DFleisher@chnj.gov>; juan.serrano1978@gmail.com; marissatoci@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net

Subject: Re: Obstructed Views

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Good Morning,

I just want to piggyback on Mr. Myers' email about the obstruction on the corner of Valley Run & Ormond Ave.

As a resident of 100 block of Valley Run Drive, this has been an ongoing & progressively worsening situation over the last few years. The corner property has an overgrown mess of weeds that get big enough to practically block the street sign as well as a massive tree in their front yard that is so big you cannot see oncoming traffic when you are that stop sign. As a matter of fact, in order to see the traffic coming from Ormond Ave, I have to pull into the intersection to see if a car is coming. There are so many kids biking & people walking that it's an accident waiting to happen. My car almost got hit last year because I could not see & a car was coming to the intersection & as mentioned I was pretty much in the intersection to be able to see a car coming.

Besides the obstruction of view at the corner, how is it you can't have a fence if you have a corner property because it obstructs the view of cars but the overgrown mess of a corner front yard is acceptable?

Looking forward to having something finally done before someone actually gets hurt at this intersection.

Sincerely,

Kelly Serrano

On Mon, Apr 29, 2024 at 9:45 AM Vincent Myers <vjm1977@verizon.net> wrote:

A second photo is attached.

On Monday, April 29, 2024 at 09:43:57 AM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Mr. Mayor,

Below you will see a string of emails that were sent back-and-forth between myself and the previous office of the mayor in 2023. Attached you will see pictures of the concern at Valley Run Drive and Maine in the Windsor Park neighborhood. Although I was

consistently told by the mayors office and the township public works office that this was going to be addressed last year, it never was. With shrubs in bloom in 2024, the shrubs and question continue to grow and be a problem for the safety of vehicles and our children in our neighborhood. When approaching Maine coming up from either side of Valley Run Drive a motorist or pedestrian is not able to visually see the crosswalk or stop sign because of the pure irresponsibility of the homeowner. I, along with several of other residents, have firsthand witnessed several near misses because of the lack of concern for our safety.

It is alarming that the township or the mayors office was not able to properly follow up to keep us safe in 2023. With this email, my hope is that your office will make this a priority to keep our neighbors, motorist, pedestrians, bicyclist and children safe by addressing this with the homeowner directly to have the shrubs cut down. It is a clear violation because all of the shrubs at the corner are higher than the 3 foot law permits.

Just as I offered last year, I am willing to meet any member of office from our township to personally talk through the concerns at the corner. Feel free to reach out to me via email so we can arrange a mutually convenient time to do so.

I look forward to your timely reply.

Sincerely,

Vincent Myers

*I have a second picture I will send in a separate email.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Wednesday, November 8, 2023, 2:33 PM, Allison Ulrich
<AUlrich@chnj.gov> wrote:

Unfortunately, the Township cannot trim bushes, trees, etc on private property.

You can file an [OPRA](#) request for the status of the zoning enforcement.

The Mayor's office has reached out to the Police department and they are assessing the intersection to see if any additional safety measures can be taken at this time.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, November 8, 2023 1:32 PM
To: Jodi Gilbert <JGilbert@chnj.gov>; Allison Ulrich
<AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin
Angulo <SShinAngulo@chnj.gov>
Subject: Re: Obstructed Views

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All:

It is hard to believe that a week has gone by with no response. It is
ever harder to believe that the Township and Mayor's office find it
acceptable to put motorists and pedestrians at risk by refusing to do
more to rectify the situation that has been outlined in many emails by
me and other residents.

Your response to this has been nothing short of horrendous.

Vincent Myers

On Thursday, November 2, 2023 at 12:44:06 PM EDT, Vincent
Myers <vjm1977@verizon.net> wrote:

Good Afternoon,

I am circling back to this (4 weeks since my last email) as the corner
of Valley Run is still a safety threat to the community. I literally
watched a car proceed to King's Highway almost get t-boned since
the car coming up from Valley Run was unable to see it approach the
intersection.

Now I am even more flabbergasted as the township is able to act on an alleged noise complaint to take down the pickleball courts at Lion's Den (after an already agreed upon compromise to reduce the number of nets) but won't work to fix a safety concern related to traffic. What I am learning is that the township has no regard for safety or health/wellness.

Please provide an update and a timeline as to when this concern will be remedied.

Sincerely,

Vincent Myers

On Friday, September 29, 2023 at 03:19:22 PM EDT, Allison Ulrich <aulrich@chnj.gov> wrote:

Mr. Meyers,

I understand your frustration and apologize for the lengthy process.

As stated in the previous email, a municipal summons was issued which means the Township is taking action. Unfortunately the Township cannot trim trees, bushes etc. on private property and it is a longer process. Zoning is dealing with this concern directly as well as the Municipal Court now. Our office has tried to escalate this issue as best as possible.

Best,

Allison

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<AUlrich@chnj.gov>
Cc: Erin Knoedler <EKnoedler@chnj.gov>; Susan Shin
Angulo <SShinAngulo@chnj.gov>
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Allison,

I have already spoken to the zoning office well before I contacted the Mayor's office. I called again and spoke to Agnes to express yet another complaint. It is growing increasingly frustrating that almost 8 weeks later, after numerous complaints from residents, nothing has been done. I literally watched two cars almost hit each other yesterday at this intersection because YOU CANNOT SEE oncoming traffic. Are we all really waiting for an accident or fatality to take action? The lack of action from the township is appalling.

Sincerely,

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Good Morning,

I apologize for the delay with the update.

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Department.

Any additional questions please contact the Zoning officer at 856-488-7870 or the Municipal Court at 856-488-7850

Thanks.

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To: Jodi Gilbert <JGilbert@chnj.gov>
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Subject: Re: Obstructed Views

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All:

I am disappointed that I never heard back after my email from last weekend.

Please provide me a follow up.

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I wanted to provide an update. It appears as though the homeowner trimmed only one of the shrubs (on street

sign). The others still obstruct the view. I have attached two new photos, both stopped at the stop signs on each side of Valley Run.

As you can see, there is NO visibility to on coming traffic!

I am asking again: is the Township really going to wait for someone to get hit, be critically injured, or even die before appropriate action is taken?

Vincent Myers

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On Tuesday, September 12, 2023, 11:27 AM,
Jodi Gilbert <JGilbert@chnj.gov> wrote:

Hi Vincent,

Thank you for reaching out to the
Mayor's Office.

We have been in contact with the
Community Development
Department as both offices have
received the complaints.

The township is aware of the infraction and has taken actions to alleviate this issue.

We are doing our best to escalate the situation. If you have any additional questions, please contact our Zoning Officer at 856-488-7870.

Thank you.

From: Vincent Myers
<vjm1977@verizon.net>
Sent: Tuesday,
September 12, 2023
8:17 AM
To: Susan Shin
Angulo
<SShinAngulo@chnj.gov>;
Jodi Gilbert
<JGilbert@chnj.gov>
Subject: Obstructed
Views

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Good Morning:

I am writing as a concerned resident in the Windsor

Park neighborhood. I reside at 402 Valley Run Drive. The photos I have attached are from the end of the 200 block of Valley Run looking at the 100 block with the cross section of Ormond/Maine. I have contacted the township offices numerous times, speaking with Agnus. Although the office has tried to intervene, nothing has changed. I am aware that the resident at 162 Valley Run was given a letter to remedy this obstruction. This took place about a 4-6 weeks ago. As you can see, nothing has been done.

You can see in the one picture a stop sign well below the crosswalk (a poor design, by the way). Any person at the stop sign is unable to see any traffic coming due to the overgrown trees/shrubs, and bushes. Coming from the 200 block, I cannot see the stop sign, or any vehicle approaching the intersection. You can barely see the crosswalk.

I ask you this: What will it take to get this fixed? Is the township really going to wait to a vehicular accident or a kid riding a bike to get hit in order to take action?

Please help fix this as the homeowners seem to not care.

Sincerely,

Vincent Myers

[402 Valley Run Drive.](#)

<IMG_5150.jpeg>

<IMG_5149.jpeg>

[Sent from the all new AOL
app for iOS](#)

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From: [Vincent Myers](#)
To: [kmahan@chnj.gov](#); [Allison Ulrich](#); [Jodi Gilbert](#); [dfleisher@chnj.gov](#); [connect@chnj.gov](#); [Erin Knoedler](#)
Cc: [marissatoci@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [shelby5275@verizon.net](#); [Kelly Serrano](#); [Rebecca Myers](#)
Subject: Obstructed Views
Date: Thursday, May 2, 2024 1:31:35 PM

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.

All,

Although the CHPD came to my house to speak to me (via my Ring camera), I still have not received anything back in writing. I am off from work tomorrow and am willing to meet and discuss the concerns at the location. The CHPD mentioned them working with DPW about the stop sign and painting of the lines (which is not an issue) but that does not rectify the clear blocking of oncoming traffic.

Please let me know what time will work for the township office to meet me.

Sincerely,

Vincent Myers

On Tuesday, April 30, 2024 at 08:15:14 AM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Hello:

Can you explain what this email means? There was no message. What took place for the Zoning to be completed? What was the outcome and resolution?

Thanks,

Vincent Myers

On Tuesday, April 30, 2024 at 08:10:29 AM EDT, kmahan@chnj.gov <kmahan@chnj.gov> wrote:

From: [Tracie Kniaz](#)
To: [Ryan Del Campo](#)
Subject: FW: Obstructed Views
Date: Thursday, May 2, 2024 3:41:28 PM

Hi Ryan,

Would someone from Traffic be able to meet Mr. Myers to discuss his concerns?
Also it would be a good idea for someone to speak with the neighbor whose property is next to the Stop sign so that they know what is going on.

Thank you!

(I also have a separate issue to discuss with you over the phone.)

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 2, 2024 1:31 PM
To: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; David Fleisher <DFleisher@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>
Cc: marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; shelby5275@verizon.net; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>
Subject: Obstructed Views

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All,

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Please let me know what time will work for the township office to meet me.

Sincerely,

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Thanks,

Vincent Myers

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From: [Tracie Kniaz](#)
To: vjm1977@verizon.net
Subject: Valley Run & W Ormond
Date: Thursday, May 2, 2024 3:50:43 PM

Dear Mr. Myers,

I have asked someone from the Traffic unit to reach out to you about meeting on-site to discuss your concerns about visibility at the intersection.

Thank you,
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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From: [Vincent Myers](#)
To: [Tracie Kniaz](#)
Subject: Re: Valley Run & W Ormond
Date: Thursday, May 2, 2024 4:12:15 PM

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Thanks. I am available any time tomorrow before 10 am and then again after 2.

[Sent from the all new AOL app for iOS](#)

On Thursday, May 2, 2024, 3:50 PM, Tracie Kniaz <TKniaz@chnj.gov> wrote:

Dear Mr. Myers,

I have asked someone from the Traffic unit to reach out to you about meeting on-site to discuss your concerns about visibility at the intersection.

Thank you,
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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From: [Ryan Del Campo](#)
To: [Tracie Kniaz](#)
Subject: Re: Obstructed Views
Date: Thursday, May 2, 2024 4:22:14 PM

Sure. Im not back in until Tuesday but I'll make sure I touch base.

Ryan

Sent from my iPhone

On May 2, 2024, at 15:41, Tracie Kniaz <TKniaz@chnj.gov> wrote:

Hi Ryan,

Would someone from Traffic be able to meet Mr. Myers to discuss his concerns?
Also it would be a good idea for someone to speak with the neighbor whose property is next to the Stop sign so that they know what is going on.

Thank you!

(I also have a separate issue to discuss with you over the phone.)

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Cc: marissatoci@gmail.com; juan.serrano1978@gmail.com; rkipple99@gmail.com; shelby5275@verizon.net; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>
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From: [Tracie Kniaz](#)
To: [Ryan Del Campo](#)
Subject: FW: Valley Run & W Ormond
Date: Thursday, May 2, 2024 4:26:08 PM

I got your email that you are out until Tuesday. Can someone email him just to let him know? Looks like he is pushing for tomorrow. Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 2, 2024 4:12 PM
To: Tracie Kniaz <TKniaz@chnj.gov>
Subject: Re: Valley Run & W Ormond

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Thanks. I am available any time tomorrow before 10 am and then again after 2.

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Thank you,

Tracie Kniaz

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From: [Ryan Del Campo](#)
To: vim1977@verizon.net
Subject: Visibility
Date: Thursday, May 2, 2024 4:30:45 PM

Mr. Myers.

Im unavailable tomorrow and won't be available until Tuesday morning to discuss this matter unfortunately.

Ryan

Sent from my iPhone

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From: [Ryan Del Campo](#)
To: [Tracie Kniaz](#)
Subject: Re: Valley Run & W Ormond
Date: Thursday, May 2, 2024 4:33:03 PM

I sent an email indicating I was not available in person until Tuesday.

Sent from my iPhone

On May 2, 2024, at 16:26, Tracie Kniaz <TKniaz@chnj.gov> wrote:

I got your email that you are out until Tuesday. Can someone email him just to let him know? Looks like he is pushing for tomorrow. Thanks.

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 2, 2024 4:12 PM
To: Tracie Kniaz <TKniaz@chnj.gov>
Subject: Re: Valley Run & W Ormond

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Thanks. I am available any time tomorrow before 10 am and then again after 2.

[Sent from the all new AOL app for iOS](#)

On Thursday, May 2, 2024, 3:50 PM, Tracie Kniaz <TKniaz@chnj.gov> wrote:

Dear Mr. Myers,

I have asked someone from the Traffic unit to reach out to you about meeting on-site to discuss your concerns about visibility at the intersection.

Thank you,

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

Please consider the environment before printing this email.

<image001.jpg>

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: [Tracie Kniaz](#)
To: [Ryan Del Campo](#)
Subject: RE: Valley Run & W Ormond
Date: Thursday, May 2, 2024 4:37:50 PM

Great, thanks. When you get back in on Tuesday, let's touch base on my other issue.
Enjoy your weekend!

From: Ryan Del Campo <RDDelcampo@cherryhillpolice.com>
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From: [Ryan Del Campo](#)
To: [Tracie Kniaz](#)
Subject: Re: Valley Run & W Ormond
Date: Thursday, May 2, 2024 6:44:44 PM

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From: [Vincent Myers](#)
To: [kmahan@chnj.gov](#); [Allison Ulrich](#); [Jodi Gilbert](#); [dfleisher@chnj.gov](#); [connect@chnj.gov](#); [Erin Knoedler](#); [tkniaz@chnj.gov](#)
Cc: [marissatoci@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [shelby5275@verizon.net](#); [Kelly Serrano](#); [Rebecca Myers](#); [VINCENT MYERS](#)
Subject: Re: Obstructed Views
Date: Monday, May 27, 2024 12:22:51 PM

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Hello,

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What are the next steps to keep our neighborhood safe?

Sincerely,

Vincent Myers

On Thursday, May 2, 2024 at 01:31:24 PM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

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From: [Shelby Reynolds](#)
To: [Vincent Myers](#)
Cc: [kmahan@chnj.gov](#); [Allison Ulrich](#); [Jodi Gilbert](#); [dfelsher@chnj.gov](#); [connect@chnj.gov](#); [Erin Knoedler](#); [tknlaz@chnj.gov](#); [marissatodi@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [Kelly Serrano](#); [Rebecca Myers](#); [VINCENT MYERS](#)
Subject: Re: Obstructed Views
Date: Tuesday, May 28, 2024 9:15:57 AM

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Good morning,

As a community we appreciate the CHPD and engineers coming out to assess the situation. Unfortunately, we are missing the mark on the ongoing issue of the overgrown trees, bushes and weeds on this property. This is the third year that I have personally complained with no resolution. Ornamental grass is planted around the street sign which grows so high it almost reaches to where the street name is listed. Bushes and weeds are growing onto the sidewalk. Now the giant tree in the front yard hangs so low you can't see oncoming traffic down the street. It doesn't matter where you move the stop sign because you will still need to edge out to see traffic.

To date, I've almost been hit a few times walking and driving because of the obstructive view. Mr. Myers has almost been hit as well as others who have had issues at this corner. I have lived in Cherry Hill for over 45 years. Since when do the trees trump the safety of our residents? It is summer and more people are out and about. We are trying to prevent a traffic tragedy at this corner.

Please let us know what the next steps we need to take to get this ongoing issue resolved.

Thank you,
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Sent from my iPhone

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From: [Keath Mahan](#)
To: [Kathleen Cullen](#)
Subject: FW: Obstructed Views
Date: Tuesday, May 28, 2024 9:41:59 AM

From: Shelby Reynolds <shelby5275@verizon.net>
Sent: Tuesday, May 28, 2024 9:16 AM
To: Vincent Myers <vjm1977@verizon.net>
Cc: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; David Fleisher <DFleisher@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; VINCENT MYERS <vmyers@woodburysch.com>
Subject: Re: Obstructed Views

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To: [Vincent Myers](#); [Shelby Reynolds](#)
Cc: [Keath Mahan](#); [Allison Ulrich](#); [Jodi Grzybowski](#); [Town Hall - Connect](#); [Erin Knoedler](#); [Tracie Kniaz](#); [marissatoci@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [Kelly Serrano](#); [Rebecca Myers](#); [VINCENT MYERS](#); [Brian Bauerle](#)
Subject: Re: Obstructed Views
Date: Thursday, May 30, 2024 4:30:29 PM

Mr. Meyers,

I've received your emails and apologize for the delay. I've asked the appropriate departments to revisit the location. You are correct that the police are looking for a longer-term solution for the intersection, but I've instructed the team to appropriately address shorter term issues. My office will circle back with you soon.

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Dave Fleisher

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Cc: Keath Mahan; Allison Ulrich; Jodi Grzybowski; David Fleisher; Town Hall - Connect; Erin Knoedler; Tracie Kniaz; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano; Rebecca Myers; VINCENT MYERS
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Subject: Re: Obstructed Views
Date: Thursday, May 30, 2024 4:34:40 PM

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Thank you for the reply! Much appreciated. We look forward to a safe resolution.

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On Tuesday, April 30, 2024 at 08:10:29 AM EDT,
kmahan@chnj.gov <kmahan@chnj.gov> wrote:

From: [David Fleisher](#)
To: [Vincent Myers](#); [Shelby Reynolds](#)
Cc: [Keath Mahan](#); [Allison Ulrich](#); [Jodi Grzybowski](#); [Town Hall - Connect](#); [Erin Knoedler](#); [Tracie Kniaz](#); [marissatoci@gmail.com](#); [juan.serrano1978@gmail.com](#); [rkiple99@gmail.com](#); [Kelly Serrano](#); [Rebecca Myers](#); [VINCENT MYERS](#); [Brian Bauerle](#)
Subject: Re: Obstructed Views
Date: Thursday, May 30, 2024 5:01:35 PM

Thanks again for reaching out. I take these issues seriously. DF

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Mayor
Cherry Hill, New Jersey

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 30, 2024 4:34:34 PM
To: David Fleisher; Shelby Reynolds
Cc: Keath Mahan; Allison Ulrich; Jodi Grzybowski; Town Hall - Connect; Erin Knoedler; Tracie Kniaz; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano; Rebecca Myers; VINCENT MYERS; Brian Bauerle
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From: [Keath Mahan](#)
To: [Kathleen Cullen](#)
Subject: FW: Obstructed Views
Date: Friday, May 31, 2024 10:42:48 AM

FYI for 162 Valley Run.

Keath

From: David Fleisher <DFleisher@chnj.gov>
Sent: Thursday, May 30, 2024 5:02 PM
To: Vincent Myers <vjm1977@verizon.net>; Shelby Reynolds <shelby5275@verizon.net>
Cc: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AULrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; VINCENT MYERS <vmyers@woodburysch.com>; Brian Bauerle <BBauerle@chnj.gov>
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From: [Kathleen Cullen](#)
To: [Keath Mahan](#)
Subject: RE: Obstructed Views
Date: Friday, May 31, 2024 10:43:40 AM

Thank you, I will try and resolve today.

From: Keath Mahan <KMahan@chnj.gov>
Sent: Friday, May 31, 2024 10:43 AM
To: Kathleen Cullen <KCullen@chnj.gov>
Subject: FW: Obstructed Views

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From: [Celeste Booda](#)
To: [Brian Bauerle](#); [Tracie Kniaz](#)
Subject: FW: Obstructed Views
Date: Thursday, June 6, 2024 3:14:14 PM

Good afternoon,

Has our office addressed this yet? I know Mayor responded initially but just wanted to see if has been discussed.

Thank you,

Celeste

From: David Fleisher <DFleisher@chnj.gov>
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From: [Tracie Kniaz](#)
To: [Kathleen Cullen](#)
Subject: FW: Obstructed Views
Date: Wednesday, June 19, 2024 1:31:08 PM

Hi Kathy –

Following up to get a status on this. Thanks.

From: David Fleisher <DFleisher@chnj.gov>
Sent: Thursday, May 30, 2024 5:02 PM
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As a community we appreciate the CHPD and engineers coming out to assess the situation. Unfortunately, we are missing the mark on the ongoing issue of the overgrown trees, bushes and weeds on this property. This is the third year that I have personally complained with no resolution. Ornamental grass is planted around the street sign which grows so high it almost reaches to where the street name is listed. Bushes and weeds are growing onto the sidewalk. Now the giant tree in the front yard hangs so low you can't see oncoming traffic down the street. It doesn't matter where you move the stop sign because you will still need to edge out to see traffic.

To date, I've almost been hit a few times walking and driving because of

the obstructive view. Mr. Myers has almost been hit as well as others who have had issues at this corner. I have lived in Cherry Hill for over 45 years. Since when do the trees trump the safety of our residents? It is summer and more people are out and about. We are trying to prevent a traffic tragedy at this corner.

Please let us know what the next steps we need to take to get this ongoing issue resolved.

Thank you,
Shelby Reynolds

Sent from my iPhone

On May 27, 2024, at 12:22 PM, Vincent Myers
<yjm1977@verizon.net> wrote:

Hello,

I am writing to follow up on this situation...again. Although the CHPD came out to look at the corner with the engineering department, I was left confused as this is not a police matter at all. I was told that the road will be altered and this will take time to get done. Fair enough.

What has yet to be addressed is the continued obstruction of sight lines from corner to corner. This is from overgrown shrubs/weeds along the street along with a low lying overgrown tree on the property. Last week I was almost T-boned as I proceeded towards Kings Highway as the person approaching the ridiculous crosswalk/stop sign location proceeded into the middle of the road so they can see. Can you imagine the lawsuit if I or someone else gets hit after all of these attempts to address this issue but the township continues to do nothing?

What are the next steps to keep our neighborhood safe?

Sincerely,

Vincent Myers

On Thursday, May 2, 2024 at 01:31:24 PM EDT, Vincent Myers
<vjm1977@verizon.net> wrote:

All,

Although the CHPD came to my house to speak to me (via my Ring camera), I still have not received anything back in writing. I am off from work tomorrow and am willing to meet and discuss the concerns at the location. The CHPD mentioned them working with DPW about the stop sign and painting of the lines (which is not an issue) but that does not rectify the clear blocking of oncoming traffic.

Please let me know what time will work for the township office to meet me.

Sincerely,

Vincent Myers

On Tuesday, April 30, 2024 at 08:15:14 AM EDT, Vincent Myers <vjm1977@verizon.net> wrote:

Hello:

Can you explain what this email means?
There was no message. What took place for the Zoning to be completed? What was the outcome and resolution?

Thanks,

Vincent Myers

On Tuesday, April 30, 2024 at 08:10:29 AM EDT,
kmahan@chnj.gov <kmahan@chnj.gov> wrote:

From: [Kathleen Cullen](#)
To: [Tracie Kniaz](#)
Cc: [Brian Bauerle](#)
Subject: FW: Obstructed Views
Date: Wednesday, June 19, 2024 2:15:39 PM
Attachments: [RE Valley RunOrmond Ave. Intersection.msg](#)

Hi Tracie,

Please see attached analysis from Steve Musilli, along with next steps. We have been meeting almost weekly to try and resolve this. I hope we can address the action items within the next few weeks.

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: Tracie Kniaz <TKniaz@chnj.gov>
Sent: Wednesday, June 19, 2024 1:31 PM
To: Kathleen Cullen <KCullen@chnj.gov>
Subject: FW: Obstructed Views

Hi Kathy –

Following up to get a status on this. Thanks.

From: David Fleisher <DFleisher@chnj.gov>
Sent: Thursday, May 30, 2024 5:02 PM
To: Vincent Myers <vjm1977@verizon.net>; Shelby Reynolds <shelby5275@verizon.net>
Cc: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; VINCENT MYERS <vmyers@woodburysch.com>; Brian Bauerle <BBauerle@chnj.gov>
Subject: Re: Obstructed Views

Thanks again for reaching out. I take these issues seriously. DF

David Fleisher
Mayor
Cherry Hill, New Jersey

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 30, 2024 4:34:34 PM
To: David Fleisher; Shelby Reynolds
Cc: Keath Mahan; Allison Ulrich; Jodi Grzybowski; Town Hall - Connect; Erin Knoedler; Tracie Kniaz; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano; Rebecca Myers; VINCENT MYERS; Brian Bauerle
Subject: Re: Obstructed Views

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.

Thank you for the reply! Much appreciated. We look forward to a safe resolution.

[Sent from the all new AOL app for iOS](#)

On Thursday, May 30, 2024, 4:30 PM, David Fleisher <DFleisher@chnj.gov> wrote:

Mr. Meyers,
I've received your emails and apologize for the delay. I've asked the appropriate departments to revisit the location. You are correct that the police are looking for a longer-term solution for the intersection, but I've instructed the team to appropriately address shorter term issues. My office will circle back with you soon.
Thank you.
Dave Fleisher

From: Vincent Myers <vjm1977@verizon.net>
Sent: Thursday, May 30, 2024 4:16:50 PM
To: Shelby Reynolds
Cc: Keath Mahan; Allison Ulrich; Jodi Grzybowski; David Fleisher; Town Hall - Connect; Erin Knoedler; Tracie Kniaz; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano; Rebecca Myers; VINCENT MYERS
Subject: Re: Obstructed Views

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.

Hello,

So...two concerned residents on this email have written this week and NO ONE has

responded. Your silence speaks volumes. A new Mayor and same result. Mr. Mayor, what are your thoughts on this safety issue. I know Kings Highway was a priority. What about the neighborhoods?

Vincent Myers

[Sent from the all new AOL app for iOS](#)

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Good morning,

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Thanks,

Vincent Myers

On Tuesday, April 30, 2024 at 08:10:29 AM EDT, kmahan@chnj.gov <kmahan@chnj.gov> wrote:

Guidance:

- 04 The **YIELD** signs should be installed on opposing minor-street approaches (for a four-leg intersection) or on the minor-street approach (for a three-leg intersection). When two intersecting roadways have relatively equal volumes, speeds, and other characteristics, yield control should be installed on the approach that conflicts the most with established pedestrian crossing activity, school walking routes, or bicycle crossing activity.

Standard:

- 05 A **YIELD** sign shall be used to require road users to yield the right-of-way to other traffic at the entrance to a roundabout. **YIELD** signs at roundabouts shall be used to control the approach roadways and shall not be used to control the circulatory roadway.
- 06 **YIELD** signs shall not be placed on all of the approaches to an intersection, except at roundabouts.

Section 2B.11 Minor Road Stop Control**Guidance:**

- 01 Stop control on the minor-road approach or approaches to an intersection should be considered when engineering judgment indicates that one or more of the following conditions exist:
- A. A restricted view exists that requires road users to stop in order to adequately observe conflicting traffic on the through street or highway.
 - B. Crash records indicate that:
 - 1. For a four-leg intersection, there are three or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period. The crashes should be susceptible to correction by installation of minor-road stop control.
 - 2. For a three-leg intersection, there are three or more reported crashes in a 12-month period or five or more reported crashes in a 36-month period. The crashes should be susceptible to correction by installation of minor-road stop control.
 - C. The intersection is of a lower functional classification road with a higher functional classification road.
 - D. Conditions that previously supported the installation of all-way stop control no longer exist.
- 02 On low-volume rural roads, a **STOP** sign should be considered at an intersection where engineering judgment indicates that Item C in Paragraph 1 of this Section is applicable or where the intersection has inadequate sight distance for the operating vehicle speeds.

Section 2B.12 All-Way Stop Control**Support:**

- 01 The provisions in the following sections describe warrants for the recommended engineering study to determine all-way stop control. Warrants are not a substitute for engineering judgment. The fact that a warrant for a particular traffic control device is met is not conclusive justification to install or not install all-way stop control. Because each intersection will have unique characteristics that affect its operational performance or safety, it is the engineering study for a given intersection that is ultimately the basis for a decision to install or not install all-way stop control.
- 02 All-way stop controls at intersections with substantially differing approach volumes can reduce the effectiveness of these devices for all roadway users.

Guidance:

- 03 The decision to establish all-way stop control at an unsignalized intersection should be based on an engineering study. The engineering study for all-way stop control should include an analysis of factors related to the existing operation and safety at the intersection, the potential to improve these conditions, and the applicable factors contained in the following all-way stop control warrants:
- A. All-Way Stop Control Warrant A: Crash Experience (see Section 2B.13)
 - B. All-Way Stop Control Warrant B: Sight Distance (see Section 2B.14)
 - C. All-Way Stop Control Warrant C: Transition to Signal Control or Transition to Yield Control at a Circular Intersection (see Section 2B.15)
 - D. All-Way Stop Control Warrant D: 8-Hour Volume (Vehicles, Pedestrians, Bicycles) (see Section 2B.16)
 - E. All-Way Stop Control Warrant E: Other Factors (see Section 2B.17)

Option:

- 04 The decision to install all-way stop control on site roadways open to public travel may be based on engineering judgment.

Standard:

- 05 The satisfaction of an all-way stop control warrant or warrants shall not in itself require the installation of all-way stop control at an unsignalized intersection.

Section 2B.13 All-Way Stop Control Warrant A: Crash Experience**Option:**

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that:
- A. For a four-leg intersection, there are five or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.
 - B. For a three-leg intersection, there are four or more reported crashes in a 12-month period or five or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.

Section 2B.14 All-Way Stop Control Warrant B: Sight Distance**Option:**

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that sight distance on the minor-road approaches controlled by a STOP sign is not adequate for a vehicle to turn onto or cross the major (uncontrolled) road.

Support:

- 02 At such a location, a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop.

Section 2B.15 All-Way Stop Control Warrant C: Transition to Signal Control or Transition to Yield Control at a Circular Intersection**Option:**

- 01 All-way stop control may be installed at locations where all-way stop control is an interim measure that can be installed to control traffic while arrangements are being made for the installation of a traffic control signal (see Chapter 4C) at the intersection or for the installation of yield control at a circular intersection.

Section 2B.16 All-Way Stop Control Warrant D: 8-Hour Volume (Vehicles, Pedestrians, Bicycles)**Option:**

- 01 All-way stop control may be installed at an intersection where an engineering study indicates:
- A. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the major-street approaches is at least 300 units per hour for each of any 8 hours of a typical day; and
 - B. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the minor-street approaches is at least 200 units per hour for each of any of the same 8 hours.
- 02 If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants may be reduced to 70 percent of the values given in Items A and B in Paragraph 1 of this Section.

Section 2B.17 All-Way Stop Control Warrant E: Other Factors**Option:**

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that all-way stop control is needed due to other factors not addressed in the other all-way stop control warrants. Such other factors may include, but are not limited to, the following:
- A. The need to control left-turn conflicts.
 - B. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where all-way stop control would improve traffic operational characteristics of the intersection, or
 - C. Where pedestrian and/or bicyclist movements support the installation of all-way stop control.

Section 2B.18 STOP Sign or YIELD Sign Placement**Standard:**

- 01 The STOP or YIELD sign shall be installed on the near side of the intersection on the right-hand side of the approach to which it applies. When the STOP or YIELD sign is installed at this required location and the sign visibility is restricted, a Stop Ahead sign (see Section 2C.35) shall be installed in advance of the STOP sign or a Yield Ahead sign (see Section 2C.35) shall be installed in advance of the YIELD sign.
- 02 The STOP or YIELD sign shall be located as close as practicable to the intersection it regulates, while optimizing its visibility to the road user it is intended to regulate.
- 03 STOP signs and YIELD signs shall not be mounted on the same post.

Support:

04 Section 2A.05 contains information about mounting signs back-to-back with a STOP or YIELD sign.

Guidance:

05 *STOP or YIELD signs should not be placed farther than 50 feet from the edge of the pavement of the intersected roadway (see Drawing F in Figure 2A-3).*

06 *Supplemental plaques used in conjunction with a STOP or YIELD sign should be limited to those specified for such use in this Manual.*

Option:

07 Where drivers proceeding straight ahead must yield to traffic approaching from the opposite direction, such as at a one-lane bridge, a TO ONCOMING TRAFFIC (R1-2aP) plaque (see Figure 2B-1) may be mounted below the YIELD sign.

08 Where drivers must yield to traffic in a multi-lane roundabout, a TO TRAFFIC IN CIRCLE (R1-2bP) or TO ALL LANES (R1-2cP) plaque (see Figure 2B-1) may be mounted below the YIELD sign.

Support:

09 Figure 2A-3 shows examples of some typical placements of STOP signs and YIELD signs.

10 Section 2A.13 contains additional information about separate and combined mounting of other signs with STOP or YIELD signs.

Guidance:

11 *Stop lines that are used to supplement a STOP sign should be located as described in Section 3B.19. Yield lines that are used to supplement a YIELD sign should be located as described in Section 3B.19.*

12 *Where there is a marked crosswalk at the intersection, the STOP sign should be installed in advance of the edge of the crosswalk that is nearest to the approaching traffic.*

13 *Except at roundabouts and channelized right-turn lanes, where there is a marked crosswalk at the intersection, the YIELD sign should be installed in advance of the edge of the crosswalk that is nearest to the approaching traffic.*

14 *Where two roads intersect at an acute angle, the STOP or YIELD sign should be positioned at an angle, or shielded, so that the legend is out of view of traffic to which it does not apply.*

15 *If a raised splitter island is available on the left-hand side of a multi-lane roundabout approach, an additional YIELD sign should be placed on the left-hand side of the approach.*

Option:

16 If a raised splitter island is available on the left-hand side of a single-lane roundabout approach, an additional YIELD sign may be placed on the left-hand side of the approach.

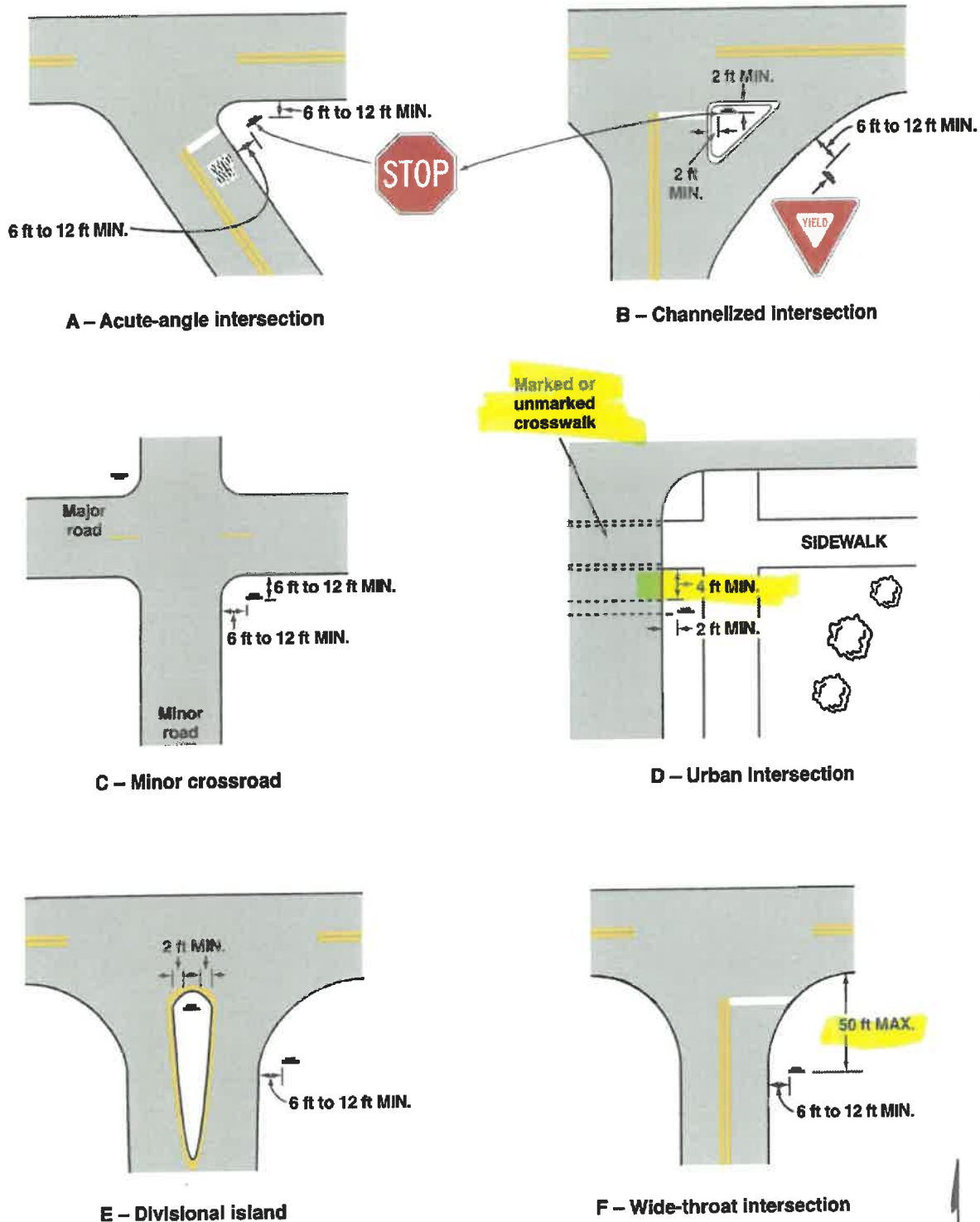
17 At wide-throat intersections or where two or more approach lanes of traffic exist on the signed approach, an additional STOP or YIELD sign may be installed on the left-hand side of the road and/or a stop or yield line may be used to improve observance of the right-of-way control. At channelized intersections or at divided roadways separated by a median or divisional island, the additional STOP or YIELD sign may be placed on a channelizing island, or in the median or on the divisional island. An additional STOP or YIELD sign may also be placed overhead facing the approach at the intersection to improve observance of the right-of-way control.

Standard:

18 **More than one STOP sign or more than one YIELD sign shall not be placed on the same support facing in the same direction.**

Option:

19 For a yield-controlled channelized right-turn movement onto a roadway without an acceleration lane and for an entrance ramp onto a freeway or expressway without an acceleration lane, a NO MERGE AREA (W4-5aP) supplemental plaque (see Section 2C.45) may be mounted below a Yield Ahead (W3-2) sign and/or below a YIELD (R1-2) sign when engineering judgment indicates that road users would expect an acceleration lane to be present.

Figure 2A-3. Examples of Locations for Some Typical Signs at Intersections

Note: Lateral offset is a minimum of 6 feet measured from the edge of the shoulder, or 12 feet measured from the edge of the traveled way. See Section 2A.16 for lower minimums that may be used in urban areas, or where lateral offset space is limited.



Section 3B.19 Stop and Yield Lines**Option:**

- 01 Stop lines may be used to indicate the point behind which vehicles are required to stop in compliance with a STOP (R1-1) sign, a Stop Here for Pedestrians (R1-5b) sign, a Stop Here for School Crossing (R1-5c) sign, a Stop Here for Trail Crossing (R1-5e) sign, or some other traffic control device that requires vehicles to stop, except YIELD signs that are not associated with passive grade crossings.

Standard:

- 02 Stop lines shall consist of solid white lines extending across approach lanes to indicate the point at which the stop is intended or required to be made.
- 03 Except as provided in Section 8C.03, stop lines shall not be used at locations where drivers are required to yield in compliance with a YIELD (R1-2) sign, a Yield Here to Pedestrians (R1-5) sign, a Yield Here to School Crossings (R1-5a) sign, a Yield Here to Trail Crossings (R1-5d) sign, or at locations on uncontrolled approaches where drivers or bicyclists are required by State law to yield to pedestrians.

Guidance:

- 04 Stop lines should be used to indicate the point behind which vehicles are required to stop in compliance with a traffic control signal (see Section 4D.08).
- 05 Stop lines should be 12 to 24 inches wide.

Option:

- 06 Stop lines may be omitted at ramp control signals.

Support:

- 07 Section 4J.02 contains information regarding the use and application of stop lines in conjunction with a pedestrian hybrid beacon.

Standard:

- 08 If used, a yield line pavement marking shall not be installed without a Yield (R1-2) sign, a Yield Here to Pedestrians (R1-5) sign, a Yield Here to School Crossings (R1-5a) sign, a Yield Here to Trail Crossings (R1-5d) sign, or some other traffic control device that requires vehicles to yield (see Figure 3B-16).
- 09 Yield lines shall not be used at locations where drivers are required to stop in compliance with a STOP (R1-1) sign, a Stop Here for Pedestrians (R1-5b) sign, a Stop Here for School Crossing (R1-5c) sign, a Stop Here for Trail Crossing (R1-5e) sign, a traffic control signal, or some other traffic control device.
- 10 Yield lines shall consist of a row of solid white isosceles triangles pointing toward approaching vehicles extending across approach lanes to indicate the point at which the yield is intended or required to be made.

Option:

- 11 If a yield line marking is used on a bicycle facility, a Bicycles Yield to Pedestrians (R9-6) sign (see Section 9B-12) may be used.

Guidance:

- 12 The individual triangles comprising the yield line should have a base of 12 to 24 inches wide and a height equal to 1.5 times the base. The space between the triangles should be 3 to 12 inches.
- 13 If used, stop and yield lines should be placed a minimum of 4 feet in advance of the nearest crosswalk line at controlled intersections, except for yield lines at roundabouts as provided for in Section 3D.04 and at midblock crosswalks. In the absence of a marked crosswalk, the stop line or yield line should be placed at the desired stopping or yielding point, but should not be placed more than 30 feet or less than 4 feet from the nearest edge of the intersecting traveled way.

Standard:

- 14 If yield (stop) lines are used at a crosswalk that crosses an uncontrolled multi-lane approach, Yield Here to (Stop Here for) Pedestrians (R1-5 series) signs (see Section 2B.19) shall be used.

Guidance:

- 15 If yield (stop) lines are used at a crosswalk that crosses an uncontrolled multi-lane approach, the yield (stop) line should be placed 20 to 50 feet in advance of the nearest crosswalk line (see Drawing B in Figure 3B-16).
- 16 If yield or stop lines are used in advance of a crosswalk that crosses an uncontrolled multi-lane approach, parking should be prohibited in the area between the yield or stop line and the crosswalk.

Section 2C.04 Placement of Warning Signs

Support:

- 01 Information on the placement of warning signs is contained in Sections 2A.13 through 2A.18.
- 02 The time needed for detection, recognition, decision, and reaction is called the Perception-Response Time (PRT). Table 2C-3 is provided as an aid for determining warning sign location. The distances shown in Table 2C-3 can be adjusted for roadway features, other signing, and to improve visibility.

Guidance:

- 03 Warning signs should be placed so that they provide an adequate PRT. The distances contained in Table 2C-3 should be applied with engineering judgment.
- 04 Minimum spacing between warning signs with different messages should be based on the estimated PRT for driver comprehension of and reaction to the second sign.
- 05 The effectiveness of the placement of warning signs should be periodically evaluated under both day and night conditions.

Table 2C-3. Guidelines for Advance Placement of Warning Signs

Posted or 85th-Percentile Speed	Advance Placement Distance ¹									
	Condition A: Speed reduction and lane changing in heavy traffic ²	Condition B: Deceleration to the listed advisory speed (mph) for the condition								
		0 ³	10 ⁴	20 ⁴	30 ⁴	40 ⁴	50 ⁴	60 ⁴	70 ⁴	80 ⁴
20 mph	225 ft	115 ft	N/A ⁵	—	—	—	—	—	—	—
25 mph	325 ft	155 ft	N/A ⁵	N/A ⁵	—	—	—	—	—	—
30 mph	460 ft	200 ft	N/A ⁵	N/A ⁵	—	—	—	—	—	—
35 mph	565 ft	250 ft	N/A ⁵	N/A ⁵	N/A ⁵	—	—	—	—	—
40 mph	670 ft	305 ft	100 ft ⁶	100 ft ⁶	N/A ⁵	—	—	—	—	—
45 mph	775 ft	360 ft	125 ft	100 ft ⁶	100 ft ⁶	N/A ⁵	—	—	—	—
50 mph	885 ft	425 ft	200 ft	175 ft	125 ft	100 ft ⁶	—	—	—	—
55 mph	990 ft	495 ft	275 ft	225 ft	200 ft	125 ft	N/A ⁵	—	—	—
60 mph	1,100 ft	570 ft	350 ft	325 ft	275 ft	200 ft	100 ft ⁶	—	—	—
65 mph	1,200 ft	645 ft	450 ft	400 ft	350 ft	275 ft	200 ft	100 ft ⁶	—	—
70 mph	1,250 ft	730 ft	525 ft	500 ft	450 ft	375 ft	275 ft	150 ft	—	—
75 mph	1,350 ft	820 ft	625 ft	600 ft	550 ft	475 ft	375 ft	250 ft	100 ft ⁶	—
80 mph	1,475 ft	910 ft	725 ft	700 ft	625 ft	550 ft	450 ft	350 ft	200 ft	—
85 mph	1,600 ft	1,010 ft	825 ft	800 ft	750 ft	675 ft	575 ft	450 ft	300 ft	150 ft

¹ The distances are adjusted for a sign legibility distance of 180 feet for Condition A. The distances for Condition B (with the exception of the potential stop condition) have been adjusted for a sign legibility distance of 250 feet, which is appropriate for an alignment warning symbol sign. For Conditions A and B, warning signs with less than 6-inch legend or more than four words, a minimum of 100 feet should be added to the advance placement distance to provide adequate legibility of the warning sign.

² Typical conditions are locations where the road user must use extra time to adjust speed and change lanes in heavy traffic because of a complex driving situation. Typical signs are Merge and Right Lane Ends. The distances are determined by providing the driver a PRT of 14.0 to 14.5 seconds for vehicle maneuvers (2018 AASHTO Policy, Table 3-3, Decision Sight Distance, Avoidance Maneuver E) and adjusted for a legibility distance of 180 feet for the appropriate sign.

³ Typical condition is the warning of a potential stop situation. Typical signs are Stop Ahead, Yield Ahead, Signal Ahead, and Intersection Warning signs. The distances are based on the 2018 AASHTO Policy, Table 3-1, Stopping Sight Distance, providing a PRT of 2.5 seconds, a deceleration rate of 11.2 feet/second².

⁴ Typical conditions are locations where the road user must decrease speed to maneuver through the warned condition. Typical signs are Turn, Curve, Reverse Turn, or Reverse Curve. The distance is determined by providing a 2.5 second PRT, a vehicle deceleration rate of 10 feet/second², and adjusted for a sign legibility distance of 250 feet.

⁵ No suggested distances are provided for these speeds, as the placement location is dependent on site conditions and other signing. An alignment warning sign may be placed anywhere from the point of curvature up to 100 feet in advance of the curve. However, the alignment warning sign should be installed in advance of the curve and at least 100 feet from any other signs.

⁶ The minimum advance placement distance is listed as 100 feet to provide adequate spacing between signs.

Note: Warning signs that advise road users about conditions that are not related to a specific location, such as Deer Crossing or SOFT SHOULDER, can be installed in an appropriate location, based on engineering judgment.



Measure distance
Click on the map to add to your path
Total distance: 127.56 ft (38.88 m)



155-199 Valley Run Dr
Cherry Hill NJ 08002
39.919495, -75.009462

Measure distance
Click on the map to add to your path

Total distance: 45.67 ft (13.92 m)



Search Google Maps



199 Valley Run Dr

Cherry Hill, New Jersey

Google Street View

Apr 2023 See more dates



Public Library



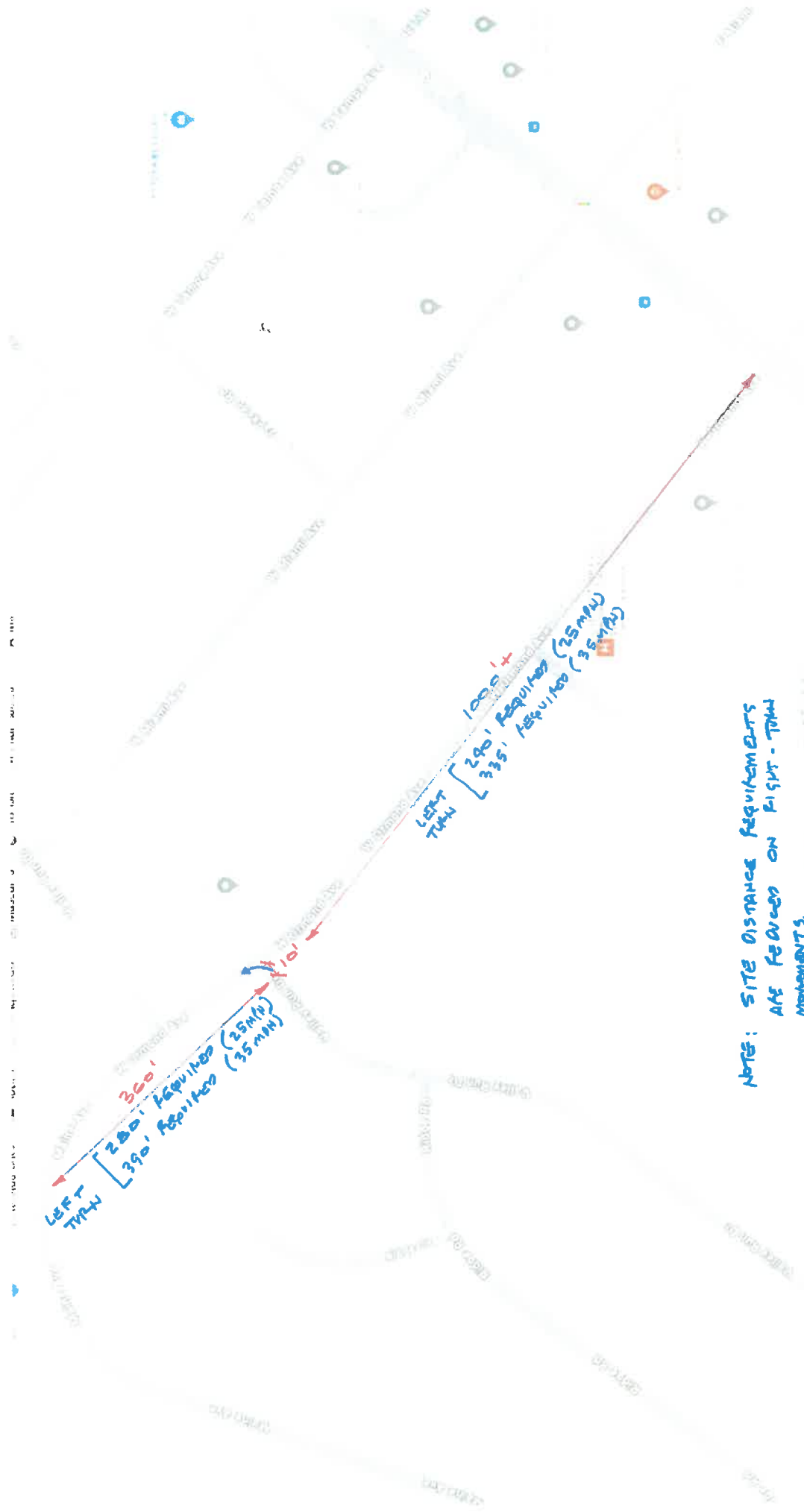
Dream Tips Nails & Spa



Google

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NOTE: SITE DISTANCE REQUIREMENTS
ARE BASED ON RIGHT-TURN
MOVEMENTS.
SEE FIGURE ~~GA~~ C A
N/DOT DESIGN MANUAL

W. OTHMAN/V. ALUCCI FOR
SITE DISTANCE INSPECTION
6.14.24

SIGHT DISTANCE AT INTERSECTIONS FOR LEFT, OR RIGHT TURNING & CROSSING VEHICLES WITH STOP CONTROL

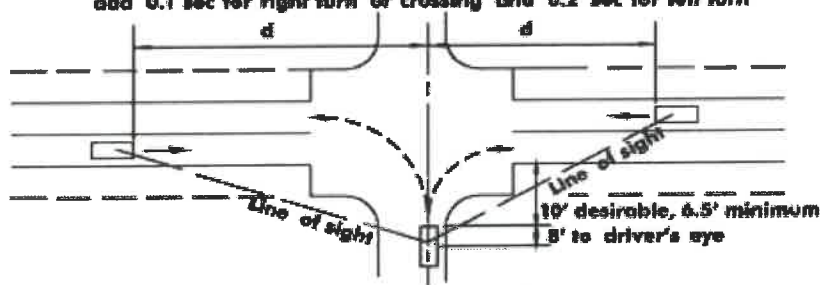
FIGURE: 6-A
BDC07MR-05

Intersection Sight Distance(d) Stop Control on Minor Road Two Lane Highway						
Design Speed	Left-Turn			Right-Turn or Cross		
	P	SU	WB	P	SU	WB
25	280	350	425	240	315	385
30	335	420	510	290	375	465
35	390	490	595	335	440	540
40	445	560	680	385	500	620
45	500	630	760	430	565	695
50	555	700	845	480	625	775
55	610	770	930	530	690	850
60	665	840	1015	575	750	920
65	720	910	1100	625	815	1005
70	775	980	1185	670	875	1085

For highways with more than 2 lanes or when approach grade on minor road exceeds 3%, the distance (d) must be calculated using the formula: $d = 1.47Vt_1$

Design Vehicle	Time Gap, t_1 Left-Turn	Time Gap, t_1 Right-Turn & Cross
P	7.5 (See Notes)	6.5 (See Notes)
SU	9.5 (See Notes)	8.5 (See Notes)
WB	11.5 (See Notes)	10.5 (See Notes)

- Notes: 1. For left turn or crossing add 0.5 sec. for P and 0.7 sec. for SU & WB for each additional lane crossed.
2. For each percent the upgrade on minor road exceeds 3%, add 0.1 sec for right turn or crossing and 0.2 sec for left turn



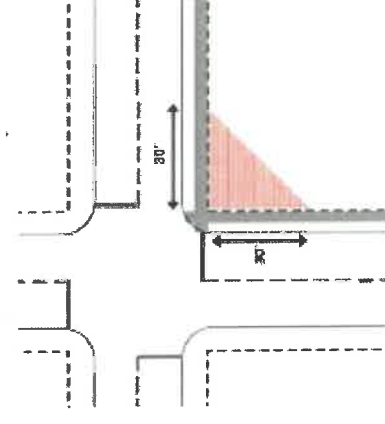
Source: A Policy on Geometric Design of Highways and Streets.

infrastructure that is located on rooftops shall be screened from view.

- L. Vibration. There shall be no vibration which is discernible to the human senses or which is at low or high frequencies capable of causing discomfort or damage to life or property.

M. Visibility. On the 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 (3') feet and below eight (8') feet, measured from the intersection of the right-of-way lines thirty (30') feet along the lot lines.

- N. Exterior Displays. Business establishments shall not display goods for sale purposes or coin-operated vending machines of any type beyond three (3') feet of the structure in which such business activity is carried on except for a temporary period not to exceed thirty (30) days in any one year with proper approval. Any such display shall not be



From: [Tracie Kniaz](#)
To: [Kathleen Cullen](#)
Subject: RE: Obstructed Views
Date: Thursday, June 20, 2024 11:48:16 AM

Thanks, Kathy. I wasn't sure whether anyone had been in touch with Mr. Meyers. (We hadn't heard from him)

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Wednesday, June 19, 2024 2:16 PM
To: Tracie Kniaz <TKniaz@chnj.gov>
Cc: Brian Bauerle <BBauerle@chnj.gov>
Subject: FW: Obstructed Views

Hi Tracie,

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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



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Following up to get a status on this. Thanks.

From: David Fleisher <DFleisher@chnj.gov>
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Cc: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AUlrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; VINCENT MYERS <vmyers@woodburysch.com>; Brian Bauerle <BBauerle@chnj.gov>
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From: [Kathleen Cullen](#)
To: [Tracie Kniaz](#)
Subject: RE: Obstructed Views
Date: Thursday, June 20, 2024 2:37:26 PM

We have not reached out to him yet, and will probably hold off until Steve's steps are implemented and we can follow up letting him know everything is in compliance.

Thanks, Tracie!

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Subject: Re: Obstructed Views
Date: Monday, July 8, 2024 8:42:04 AM

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Mr. Mayor,

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From: [Keath Mahan](#)
To: [Kathleen Cullen](#)
Subject: FW: Obstructed Views
Date: Monday, July 8, 2024 8:43:08 AM

From: Vincent Myers <vjm1977@verizon.net>
Sent: Monday, July 8, 2024 8:42 AM
To: Shelby Reynolds <shelby5275@verizon.net>; David Fleisher <DFleisher@chnj.gov>
Cc: Keath Mahan <KMahan@chnj.gov>; Allison Ulrich <AULrich@chnj.gov>; Jodi Grzybowski <JGrzybowski@chnj.gov>; Town Hall - Connect <connect@chnj.gov>; Erin Knoedler <EKnoedler@chnj.gov>; Tracie Kniaz <TKniaz@chnj.gov>; marissatoci@gmail.com; juan.serrano1978@gmail.com; rkiple99@gmail.com; Kelly Serrano <kellyserrano4878@gmail.com>; Rebecca Myers <rls92982@yahoo.com>; VINCENT MYERS <vmyers@woodburysch.com>; Brian Bauerle <BBauerle@chnj.gov>
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Subject: Valley Run Drive
Date: Tuesday, July 9, 2024 11:15:20 AM

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

Please consider the environment before printing this email.



Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: [Vincent Myers](#)
To: [Tracie Kniaz](#)
Cc: [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Kathleen Cullen](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Celeste Bogda](#); [Kelly Serrano](#); [marissatoci@gmail.com](#); [Shelby Reynolds](#); [juan.serrano1978@gmail.com](#); [Rebecca Myers](#); [rkiple99@gmail.com](#)
Subject: Re: Valley Run Drive
Date: Wednesday, July 10, 2024 9:26:33 AM

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.

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

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From: [Kathleen Cullen](#)
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
Date: Thursday, July 18, 2024 1:22:12 PM
Attachments: [2024.07.18 Valley Run Drive Residents.pdf](#)

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



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Sent: Wednesday, July 10, 2024 9:26 AM
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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>; rkiple99@gmail.com
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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 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.

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Sincerely,

Kathleen Cullen

Kathy Cullen
Director

From: [Tracie Kniaz](#)
To: [Kathleen Cullen](#)
Subject: RE: Valley Run Drive
Date: Thursday, July 18, 2024 1:42:22 PM

Thanks, Kathy

From: Kathleen Cullen <KCullen@chnj.gov>
Sent: Thursday, July 18, 2024 1:22 PM
To: Vincent Myers <vj1977@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>
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820 Mercer Street | Cherry Hill, NJ 08002 | Mobile: (609) 280-6516 | kcullen@chnj.gov



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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>; rkiple99@gmail.com
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From: [Ryan Del Campo](#)
To: [James Weist](#)
Subject: Fwd: Valley Run Drive
Date: Thursday, July 18, 2024 2:07:29 PM
Attachments: [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 <vjml1977@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>
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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

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From: [Vincent Myers](#)
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Cc: [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Celeste Bogda](#); [Tracie Kniaz](#)
Subject: Re: Valley Run Drive
Date: Friday, July 19, 2024 1:30:45 PM

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Kathleen,

Thank you for the follow up and the information provided. I am assuming that the letter is referring to not only the tree in the front but also the overgrown shrubs along the curb that are well above 3 feet and blocking sight lines.

Is there a specific timeframe when this should be complete?

Thanks.

[Sent from the all new AOL app for iOS](#)

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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>;

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Cc: [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Celeste Bogda](#); [Tracie Kniaz](#)
Subject: Valley Run Drive
Date: Friday, July 19, 2024 1:53:50 PM

Mr. Myers,

Please note that a clear line of sight of 360' (to the left) was visible, exceeding the 280' requirement. A reinspection will occur on or about August 15.

Thank you again,

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: Friday, July 19, 2024 1:31 PM

To: Kathleen Cullen <KCullen@chnj.gov>; 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

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From: [Vincent Myers](#)
To: [Rachel Redmond](#)
Subject: Re: a request has been modified
Date: Friday, August 9, 2024 2:52:05 PM

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.

Rachel,

What is the modification to this request? I am unable to see it.

Vincent Myers

On Friday, August 9, 2024 at 02:12:09 PM EDT, Rachel Redmond <rredmond@chnj.gov> wrote:

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Recent Activity for Your Request

Comment added by *Rachel Redmond* on August 7, 2024 9:40 AM

PWSR-24-03873 A WORK ORDER HAS BEEN CREATED TO INSPECT AND SERVICE THE BINS. DPW WILL CONTACT YOU TO SCHEDULE WHEN A TECHNICIAN IS AVAILABLE. THANK YOU.

Report a Concern

402 Valley Run Drive
Cherry Hill, NJ

Hello: Based off of the township post about totes. With my cans sitting out the last two weeks (due to the lack of Republic's timeliness), my cans are now infested with maggots. How can I get my cans replaced due to their lack of staying on schedule?

#25464

[Add Comment](#)



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From: [Rachel Redmond](#)
To: [Vincent Myers](#)
Subject: RE: a request has been modified
Date: Friday, August 9, 2024 2:58:57 PM

Good afternoon! On 8/7 PWSR-24-03873 was been created to inspect and either repair or replace the tote depending upon the damage, our office will contact you to schedule that evaluation when our technician is available. Typically we try to schedule this within 10-13 business days of the creation of the request so please keep an eye on your email. Thank you!

Rachel Redmond | Administrative Assistant | Cherry Hill Department of Public Works

1 Perina Blvd | Cherry Hill, NJ 08003 | rredmond@chnj.gov | (856) 424-4422 | Ext. 2223

From: Vincent Myers <vjm1977@verizon.net>
Sent: Friday, August 9, 2024 2:52 PM
To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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On Friday, August 9, 2024 at 02:12:09 PM EDT, Rachel Redmond <rredmond@chnj.gov> wrote:

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Recent Activity for Your Request

Comment added by *Rachel Redmond* on August 7, 2024 9:40 AM

PWSR-24-03873 A WORK ORDER HAS BEEN CREATED TO INSPECT AND SERVICE THE BINS. DPW WILL CONTACT YOU TO SCHEDULE WHEN A TECHNICIAN IS AVAILABLE. THANK YOU.

Report a Concern

402 Valley Run Drive
Cherry Hill, NJ

#25464



Hello: Based off of the township post about totes.
With my cans sitting out the last two weeks (due to

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From: [Vincent Myers](#)
To: [Rachel Redmond](#)
Subject: Re: a request has been modified
Date: Friday, August 9, 2024 3:02:17 PM

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[Sent from the all new AOL app for iOS](#)

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Rachel Redmond | Administrative Assistant | Cherry Hill Department of Public Works

1 Perina Blvd | Cherry Hill, NJ 08003 | rredmond@chnj.gov | (856) 424-4422 | Ext. 2223

From: Vincent Myers <vjm1977@verizon.net>
Sent: Friday, August 9, 2024 2:52 PM
To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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From: [Rachel Redmond](#)
To: [Connie Salvatore](#)
Subject: FW: a request has been modified
Date: Friday, August 9, 2024 3:07:38 PM

From: Vincent Myers <vjm1977@verizon.net>
Sent: Friday, August 9, 2024 3:02 PM
To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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From: [Rachel Redmond](#)
To: [Vincent Myers](#)
Cc: [Connie Salvatore](#)
Subject: RE: a request has been modified
Date: Tuesday, August 13, 2024 11:23:54 AM
Attachments: [SW LIDS & RESIDENT RESPONSIBILITY.docx](#)

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Sent: Friday, August 9, 2024 3:02 PM
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Subject: Re: a request has been modified

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To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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Chapter 19. Solid Waste and Recycling Management

§ 19-2.8. Preparation of Residential Solid Waste.

[Ord. #2010-11, 5-10-10; Ord. #2015-24, 12-30-15]

A.

Preparation of residential solid waste, except bulk items, shall be placed into Township issued green ninety-six (96) or sixty-four (64) Gallon Township issued green solid waste containers, are property of the Township and are the responsibility of the homeowner to maintain in a safe and sanitary manner. When placed curbside, the container lid should be closed shut and nothing protruding from the top opening of the container. It is the responsibility of the homeowner to report any damage to the container which would threaten to hinder its use effectively for the purpose of solid waste collection. In all instances, it is the responsibility of the resident to ensure that all possible precautions are being taken to protect their solid waste containers and any contents from vermin, insect, and other animal intrusions.

B.

Residential structures that lie in areas deemed unsuitable for automated collection, must provide their own solid waste containers which have a capacity of not more than fifty (50) gallons and not less than fifteen (15) gallons. These containers should not be of such size that they cannot be handled adequately by one solid waste contractor employee and must be constructed to prevent the leaking and spilling of their contents.

From: [Celeste Bogda](#)
To: [Janet Hung](#); [Tracie Kniaz](#)
Subject: FW: a request has been modified
Date: Tuesday, August 13, 2024 11:26:57 AM
Attachments: [SW LIDS & RESIDENT RESPONSIBILITY.docx](#)

From: Rachel Redmond <RRedmond@chnj.gov>
Sent: Tuesday, August 13, 2024 11:24 AM
To: Vincent Myers <vjm1977@verizon.net>
Cc: Connie Salvatore <CSalvatore@chnj.gov>
Subject: RE: a request has been modified

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#25464



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From: [Vincent Myers](#)
To: [Rachel Redmond](#)
Cc: [Connie Salvatore](#)
Subject: Re: a request has been modified
Date: Tuesday, August 13, 2024 11:27:40 AM

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From: [Celeste Bogda](#)
To: [Brian Bauerle](#)
Subject: FW: a request has been modified
Date: Tuesday, August 13, 2024 11:27:47 AM
Attachments: [SW LIDS & RESIDENT RESPONSIBILITY.docx](#)

From: Rachel Redmond <RRedmond@chnj.gov>
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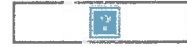
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From: Vincent Myers <vjm1977@verizon.net>
Sent: Tuesday, August 13, 2024 11:28 AM
To: Rachel Redmond <RRedmond@chnj.gov>
Cc: Connie Salvatore <CSalvatore@chnj.gov>
Subject: Re: a request has been modified

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From: [Celeste Bogda](#)
To: [Tracie Kniaz](#)
Subject: FW: a request has been modified
Date: Tuesday, August 13, 2024 11:43:18 AM

From: Rachel Redmond <RRedmond@chnj.gov>
Sent: Tuesday, August 13, 2024 11:32 AM
To: Vincent Myers <vjm1977@verizon.net>
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To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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.

There is no damage. When cans sit out longer due to the lack of response from Republic, they become infested with ants and maggots. We are going on three weeks in a row of late pick up. My entire street had maggots last week. I'd like my cans replaced.

[Sent from the all new AOL app for iOS](#)

On Friday, August 9, 2024, 2:59 PM, Rachel Redmond <RRedmond@chnj.gov> wrote:

Good afternoon! On 8/7 PWSR-24-03873 was been created to inspect and either repair or replace the tote depending upon the damage, our office will contact you to schedule that evaluation when our technician is available. Typically we try to schedule this within 10-13 business days of the creation of the request so please keep an eye on your email. Thank you!

Rachel Redmond | Administrative Assistant | Cherry Hill Department of Public Works

1 Perina Blvd | Cherry Hill, NJ 08003 | redmond@chnj.gov | (856) 424-4422 | Ext. 2223

From: Vincent Myers <vjm1977@verizon.net>
Sent: Friday, August 9, 2024 2:52 PM
To: Rachel Redmond <RRedmond@chnj.gov>
Subject: Re: a request has been modified

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.

Rachel,

What is the modification to this request? I am unable to see it.

Vincent Myers

On Friday, August 9, 2024 at 02:12:09 PM EDT, Rachel Redmond
<redmond@chnj.gov> wrote:

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.

Recent Activity for Your Request

Comment added by *Rachel Redmond* on August 7, 2024 9:40 AM

PWSR-24-03873 A WORK ORDER HAS BEEN CREATED TO INSPECT AND SERVICE THE BINS. DPW WILL CONTACT YOU TO SCHEDULE WHEN A TECHNICIAN IS AVAILABLE. THANK YOU.

Report a Concern

402 Valley Run Drive
Cherry Hill, NJ

#25464



Hello: Based off of the township post about totes. With my cans sitting out the last two weeks (due to the lack of Republic's timeliness), my cans are now infested with maggots. How can I get my cans replaced due to their lack of staying on schedule?

Cherry Hill Township provides a secure environment for all information concerning our residents and all other business concerns. The information contained in this email is intended only for the individual(s) addressed in the message and may contain privileged and/or confidential information that is exempt from disclosure under applicable law.

From: [Kathleen Cullen](#)
To: [Vincent Myers](#); [Shelby Reynolds](#); [Kelly Serrano](#); [juan.serrano1978@gmail.com](#); [marissatoci@gmail.com](#); [Rebecca Myers](#); [rkip99@gmail.com](#)
Cc: [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Celeste Bogda](#); [Tracie Kniaz](#)
Subject: Valley Run Drive
Date: Wednesday, August 14, 2024 2:49:29 PM
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' <vj1977@verizon.net>; Shelby Reynolds <shelby5275@verizon.net>; Kelly Serrano <kellyserrano4878@gmail.com>; juan.serrano1978@gmail.com; marissatoci@gmail.com; Rebecca Myers <rls92982@yahoo.com>; rkip99@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,

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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>; rkiple99@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

From: [Vincent Myers](#)
To: [Shelby Reynolds](#); [Kelly Serrano](#); [juan.serrano1978@gmail.com](#); [marissatoci@gmail.com](#); [Rebecca Myers](#); [rkiple99@gmail.com](#); [Kathleen Cullen](#); [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Tracie Kniaz](#); [Celeste Bogda](#)
Subject: Re: Valley Run Drive
Date: Wednesday, August 14, 2024 3:02:59 PM

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Hold up. On July 18th we all received an email stating that this would be addressed by August 15th. NOTHING has changed and yet, now there are no violations? Inquiring minds want to know how? When a kid, bicyclist, motorist, or pedestrian gets hit there due to no site lines, we will all know why.

What. A. Joke.

Mr. Mayor, you told us that safety is a concern in the neighborhoods. Feel free to call me to discuss how when Windsor Park is not a priority, obviously. I can be reached at 215-431-8995.

Vincent Myers

On Wednesday, August 14, 2024 at 02:49:37 PM EDT, Kathleen Cullen <kcullen@chnj.gov> wrote:

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>; rkipple99@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:

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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 | Trkniaz@chnj.gov

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From: [Kathleen Cullen](#)
To: [Vincent Myers](#); [Shelby Reynolds](#); [Kelly Serrano](#); [juan.serrano1978@gmail.com](#); [marissatoci@gmail.com](#); [Rebecca Myers](#); [rkiple99@gmail.com](#); [David Fleisher](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Tracie Kniaz](#); [Celeste Bogda](#)
Subject: Valley Run Drive
Date: Thursday, August 15, 2024 5:17:48 PM
Attachments: [2024.08.15 Photo 1.jpg](#)
[2024.08.15 Photo 2.jpg](#)

Mr. Myers:

I conducted a site visit on August 12 and personally witnessed the property owner trim the low hanging branches on the tree to reduce any obstructing view. There is now more than 280' of visibility from the intersection of Valley Run and W. Ormond, as shown in the attached photos which were taken this morning.

Cherry Hill departments of Zoning Enforcement, Property Maintenance, Public Works, Engineering and Police have all reviewed the property and intersection and found it is in full compliance.

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: Vincent Myers <vjm1977@verizon.net>
Sent: Wednesday, August 14, 2024 3:03 PM
To: 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; Kathleen Cullen <KCullen@chnj.gov>; 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>; Tracie Kniaz <TKniaz@chnj.gov>; Celeste Bogda <CBogda@chnj.gov>
Subject: Re: Valley Run Drive

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Mr. Mayor, you told us that safety is a concern in the neighborhoods. Feel free to call me to discuss how when Windsor Park is not a priority, obviously. I can be reached at 215-431-8995.

Vincent Myers

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Thank you,

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



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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

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Regards,

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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>; rkiple99@gmail.com

Subject: Re: Valley Run Drive

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Tracie Kniaz

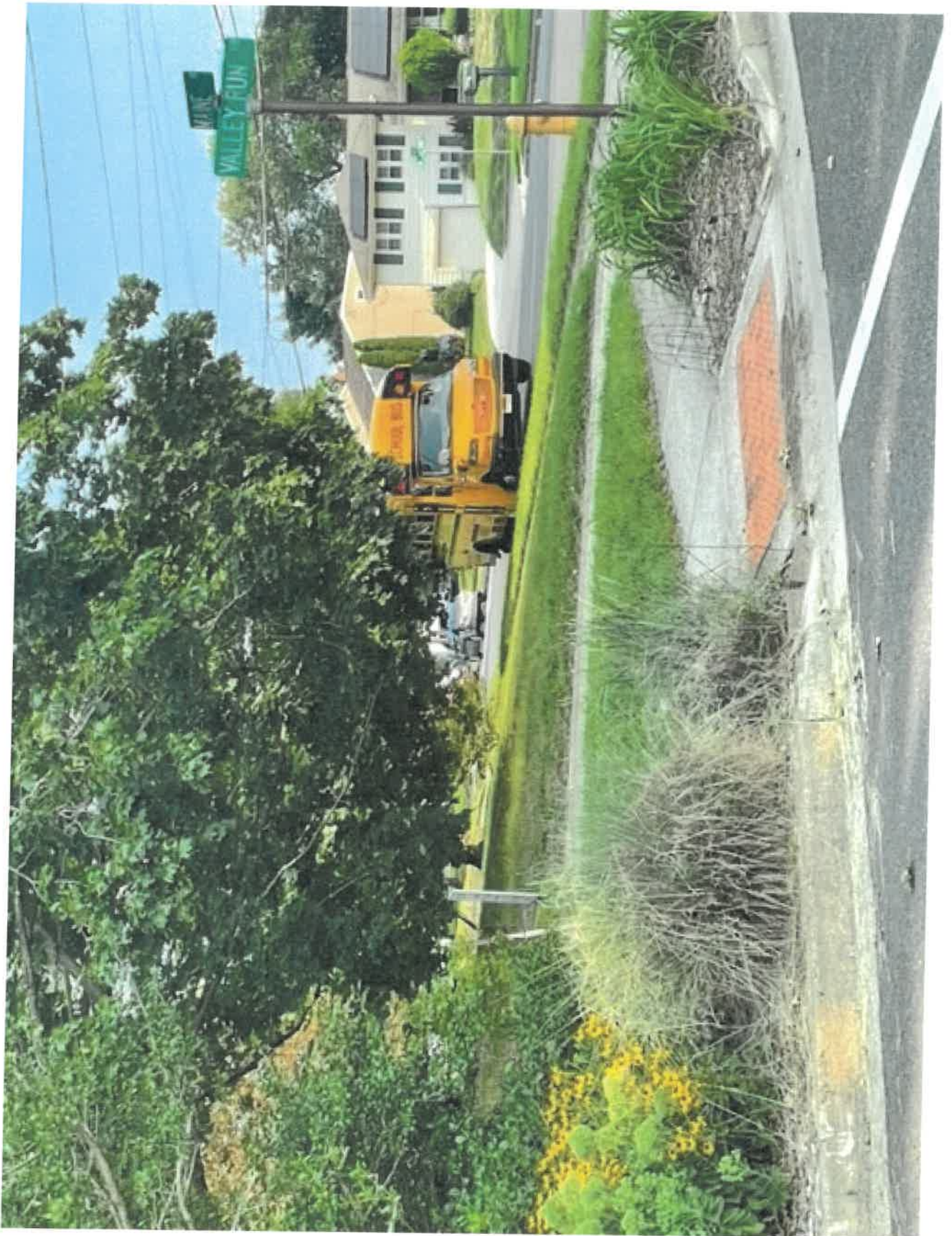
Tracie Kniaz (she/her/hers) | Director of Community Engagement & Constituent Relations | Cherry Hill Township

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

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Subject: Re: Valley Run Drive
Date: Thursday, August 15, 2024 7:08:10 PM

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Interestingly, you cannot see a thing from the other intersection as per my pictures attached to this email...

Mr. Mayor, I once again ask you how we can believe that you take safety in the neighborhood seriously when these homeowners stand outside in the early morning hours stalking some of us who they know have made complaints. They obviously laugh at safety at this corner by putting cute little signs, pretending that they're overgrown weeds are protected habitats...

I have provided my phone number in my email from yesterday and have not yet received a call. I welcome and encourage you to give me a call directly Mr. Mayor to discuss this firsthand.



[Sent from the all new AOL app for iOS](#)

On Thursday, August 15, 2024, 5:17 PM, Kathleen Cullen <KCullen@chnj.gov> wrote:

Mr. Myers:

I conducted a site visit on August 12 and personally witnessed the property owner trim the low hanging branches on the tree to reduce any obstructing view. There is now more than 280' of visibility from the intersection of Valley Run and W. Ormond, as shown in the attached photos which were taken this morning.

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Subject: Re: Valley Run Drive
Date: Wednesday, August 21, 2024 2:13:11 PM

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.

All:

Once week later, I still have not received a call, as requested. I know for a fact nothing was complete at this property as the family has neighbors getting mail while they have been away for a few weeks. I confirmed this by talking to a few of the neighbors. I drive by and run by this home multiple times a day and have not seen a car there in weeks.

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



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Sent: Wednesday, August 14, 2024 3:03 PM
To: Shelby Reynolds <shelby5275@verizon.net>; Kelly Serrano <kellyserrano4878@gmail.com>;
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Subject: Re: Valley Run Drive

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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 <rs92982@yahoo.com>; rkiple99@gmail.com
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Cherry Hill Township

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

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To: [Vincent Myers](#); [Shelby Reynolds](#); [Kelly Serrano](#); [juan.serrano1978@gmail.com](#); [marissatoci@gmail.com](#); [Rebecca Myers](#); [rkiple99@gmail.com](#); [Steve Musilli, C.P.W.M.](#); [Brian Bauerle](#); [Ryan Del Campo](#); [Tracie Kniaz](#); [Celeste Bogda](#); [Kathleen Cullen](#); [Robert Kempf](#)
Subject: RE: Valley Run Drive
Date: Wednesday, August 21, 2024 4:07:32 PM

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Thank you,
Mayor Dave Fleisher

David Fleisher | Mayor | Cherry Hill Township

820 Mercer Street | Cherry Hill, NJ 08002 | Work: (856) 488-7878 | Fax: (856) 661-4719 | DFleisher@chnj.gov

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Subject: Re: Valley Run Drive
Date: Wednesday, August 21, 2024 6:24:10 PM

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Mr. Mayor,

Thanks for the reply. I am puzzled why the Lt. you mentioned gave me a call today. While I appreciated the conversation, the issue at hand is not a police matter. As he and I spoke in the spring, his department and those departments he collaborated with fulfilled their promise. As we discussed as you proceed towards Kings Highway, you CANNOT see if a car is approaching the intersection. As you approach the intersection coming up the 100 block of Valley Run, the same thing occurs. Find me another corner in all of CH where the same thing occurs. You can't.

The lack of action from the township (not the police) is laughable at best. You are putting me, my family, and every other person passing through at risk. When something happens, that's on all of you. The fact that we were lied to that "action was taken" by the homeowner is amusing.

The message I am getting from the lack of action is that our safety doesn't matter and our health and wellbeing doesn't matter as we may be hit and we cannot even play pickleball in our own neighborhood to stay active. Instead, resources of the CHPD get wasted when people use the courts at Lions Den.

Take Care...

[Sent from the all new AOL app for iOS](#)

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