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PLANNING BOARD **Monday, March 2, 2026** **AGENDA**

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, *et seq.*, notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on the Township's Planning Board and Public Notices webpages (<https://www.chnj.gov/113/Planning-Board> and <https://www.chnj.gov/1560/Public-Notices>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

ROLL CALL

- Roll Call of Planning Board Members, Professionals, and Staff
- Swearing in of Professionals

BOARD POLICY

- It is Board Policy that no application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- Please TURN OFF or SILENCE all electronic devices that are not being used in conjunction with the virtual meeting.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from January 20, 2026.

AGENDA ITEMS

- 1. Amendments to the Round 4 '2025 Housing Element & Fair Share Plan' adopted on June 16, 2025 ("2025 HE&FSP")**
Review and consideration for adoption by the Planning Board of the Amendments to the 2025 HE&FSP to make said 2025 HE&FSP consistent with the terms of the Round 4 Program Mediation Agreement between the Township of Cherry Hill and Fair Share Housing Center executed on December 23, 2025.
- 2. Consistency Review and Recommendation by the Planning Board of the Proposed Amendment to the Cherry Hill Zoning Ordinance to Establish a New Three Executive Campus (TECO) Overlay Zone**
Township Council referral to the Planning Board Ordinance No. 2026-05, amending the Cherry Hill Zoning Ordinances to include a new Three Executive Campus (TECO) Overlay Zone, Block 68.01, Lot 1 and to determine whether said proposed TECO Overlay Zone is consistent with the Master Plan and creates a further opportunity to provide incentives for development of additional low and moderate income housing in a suitable location consistent with the Mediation Agreement executed on December 23, 2025
- 3. Consistency Review and Recommendation by the Planning Board for the Proposed Amendments to the Cherry Hill Zoning Ordinance related to Affordable Housing Administration and Controls, Development Fees and Set-Aside Requirements**
Township Council referral to the Planning Board Ordinance No. 2026-06, amending the Cherry Hill Zoning Ordinances as it relates to Affordable Housing Administration and Controls, Development Fees and Affordable Housing Set-Aside Requirements and to determine whether said proposed Ordinance is consistent with the Master Plan and in compliance with the New Jersey Fair Housing Act, state regulations and the Mediation Agreement executed on December 23, 2025.

RESOLUTIONS

1. **Resolution adopting Amendments to the Round 4 '2025 Housing Element & Fair Share Plan' Previously adopted on June 16, 2025**
The purpose of this amendment to the 2025 HEFSP is to make said HEFSP consistent with the terms of the Round 4 Mediation Agreement entered into by the Township and FSHC on December 23, 2025.
2. **Resolution to Township Council recommending adoption of the Proposed Amendments to the Cherry Hill Zoning Ordinance to establish a new Three Executive Campus (TECO) Overlay Zone**
After conducting the required consistency review, the Planning Board will consider the memorialization of a Resolution recommending to Township Council the new Three Executive Campus (TECO) Overlay Zone, Block 68.01, Lot 1. The purpose of this amendment is to create further opportunities for the construction of low and moderate income housing in the Township and thereby address the Township's Round 4 housing obligations under the Fair Housing Act.
3. **Resolution to Township Council recommending the Proposed Amendments to the Cherry Hill Ordinances related to Affordable Housing**
After conducting the required consistency review, the Planning Board will consider the memorialization of a Resolution recommending to Township Council the Combined Ordinance Amendments regarding Affordable Housing Administration and Controls, Development Fees and Affordable Housing Set-Aside Requirements to make the Ordinances compliant with the new regulations of the Department of Community Affairs, N.J.A.C. 5:99, et seq. and the Housing and Mortgage Finance Agency, N.J.A.C. 5:80-26.1, et seq.

MEETING ADJOURN