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PLANNING BOARD
Tuesday, January 17, 2023
APPROVED MINUTES

OPENING: The meeting was called to order by Community Development Director Cosmas Diamantis, Esq. at 7:47 PM.

PLEDGE OF ALLEGIANCE: Led by Community Development Director Cosmas Diamantis, Esq.

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, 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, posted on the entrance to Town Hall, and posted on Department of Community Development's webpage (<https://www.chnj.gov/113/Planning-Board>) 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 Planning Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

ROLL CALL

- **Members in attendance:** Tina Truitt-O'Neal; John Osorio; Sheila Griffith; Ann Madden Tufano; Marlyn Kalitan; Sam Kates; and Richard Rivera.
- **Professionals in attendance:** Cosmas Diamantis, Esq. Secretary; Jacob Richman, PP, AICP, Alternate Secretary; Geoffrey Gray-Cornelius, PP, AICP – Professional Planner; Samuel Opal, Planning & Zoning Assistant; James W. Burns, Esq., Planning Board Solicitor; and Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer.

ADMINISTRATIVE ITEMS - Reorganization

Appointment of Chair. Sam Kates nominated John Osorio for Chairperson. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

Mr. Osorio is now presiding over the meeting in lieu of Secretary Diamantis.

Appointment of Vice-Chair. Marlyn Kalitan nominated Sheila Griffith for Vice-Chair. The motion was seconded by Richard Rivera. The motion passes unanimously.

Adoption of Agenda Procedures. John Osorio made a motion to approve the standardized Agenda Procedures of the Planning Board for 2023, which was seconded Ann Madden Tufano. The motion passes unanimously.

Establishment of Meeting Dates and Adoption of Official Newspaper. John Osorio nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2023. The motion was seconded by Sheila Griffith. The motion passes unanimously.

Adoption of Planning Board Bylaws. It was noted that the 2022 Planning Board Bylaws are still in effect and that any updates to the Bylaws in 2023 will be considered at a future meeting where a vote will be taken.

Appointment of Secretary. John Osorio nominated Cosmas Diamantis, Esq. for Secretary for the year 2023. The motion was seconded by Sheila Griffith. The motion passes unanimously.

Appointment of Alternate Secretary #1 and Alternate Secretary #2. John Osorio nominated Jacob Richman, PP, AICP for Alternate Secretary #1 and Samuel Opal for Alternate Secretary #2 for the year 2023. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

Appointment of Solicitor. John Osorio nominated Dembo, Brown, and Burns, LLP, for Planning Board Solicitor for the year 2023. The motion was seconded by Ann Madden Tufano. The motion passes unanimously.

Appointment of Engineer. John Osorio nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2023. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

Appointment of Traffic Consultant. Sheila Griffith nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2023. The motion was seconded by Sam Kates. The motion passes unanimously.

Appointment of Housing Consultant. John Osorio nominated Burgis Associates, Inc. as the Planning Board Housing Consultant for 2023. The motion was seconded by Sam Kates. The motion passes unanimously.

Appointment of Professional Planner. John Osorio nominated Pennoni Associates, Inc. as the Planning Board Professional Planner Consultant for 2023. The motion was seconded by Tina Truitt-O'Neal. The motion passes unanimously.

Appointment of Redevelopment Planner. Sheila Griffith nominated LRK, Inc. as the Planning Board Professional Planner Consultant for 2023. The motion was seconded by Sam Kates. The motion passes unanimously.

Adoption Meeting Minutes from December 19, 2022. John Osorio made a motion, which was seconded by Ann Madden Tufano, to adopt the Meeting Minutes from December 19, 2022. Affirmative votes by Truitt-O'Neal, Osorio, Tufano, Kalitan, Kates, and Rivera. Minutes are approved.

Agenda Items:

17-P-0041

Block(s) 433.20 Lot(s) 15.01 & 16.01
Zone: Multi-Residential (R10)

Devel, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 79 additional condominiums (inclusive of 12 affordable units) along with various site improvements at Phases 1 & 2 of the Centura Condominiums development.

Heard Concurrently with Application #18-P-0002.

Continued from November 21, 2022 & Postponed to February 21, 2023.

18-P-0002

Block(s) 433.20 Lot(s) 15.01 & 16.01
Zone: Multi-Residential (R10)

Devel, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 37 additional condominiums (inclusive of 8 affordable units) as well as 21 infill units (inclusive of 12 affordable units in future Phase 4) along with various site improvements at Phase 3 of the Centura Condominiums development.

Heard Concurrently with Application #17-P-0041.

Continued from November 21, 2022 & Postponed to February 21, 2023.

18-P-0028

Block(s) 431.18 Lot(s) 8
Zone: Victory Refrigeration Redevelopment Area

FMP Mount Laurel, LLC

110 Woodcrest Road
Cherry Hill, NJ

Relief Requested: Amended Site Plan with Bulk (C) Variances to permit a two (2) story clubhouse building (where only a one-story clubhouse was previously approved) and a pickleball court with fencing along with other minor site improvements and

modifications pertaining to the previously approved 370 apartment unit development known as the Enclave at Woodcrest Station (aka Victory West).

Applicant's Representatives: John Cranmer, PP, Esq. – Applicant & Attorney; Jesse Dougherty, PE – Applicant's Engineer; Richard Haydinger – Applicant/Owner; Thomas Brennan, RA – Architect; and Rick Ricciardi, PP, AICP – Professional Planner.

Exhibits Submitted: E-1 through E-37.

Mr. Cranmer introduced the application and gave an overview of First Montgomery's development portfolio in the Township and noted that the applicant is before the Board to request Amended Site Plan approval and Bulk Variance relief from the Redevelopment Plan that governs the development currently under construction via approvals under #18-P-0028. Mr. Cranmer stated that the applicant agrees to the comments in the professional review letters and started to detail the history of approval concerning the subject site consisting of a 370 apartment unit development with various site improvements and amenities inclusive of a clubhouse.

Mr. Dougherty submitted Exhibits E-1 through A-37 which includes a number of site photographs of the existing development, prior site plan drawings, proposed site plan drawings, architectural drawings, and side-by-side site plan comparisons. Mr. Cranmer detail the existing site conditions and gave an overview of the approved layout and individual apartment buildings. Mr. Cranmer stated that the applicant is proposing to increase the size of the previously approved clubhouse from a one-story 3,850 SF clubhouse to a 9,500 SF two-story clubhouse with a flat roof and new architectural design features. Mr. Haydinger testified as to why the applicant wanted to modify the design of the clubhouse and compared the prior architecture and amenity offerings to the new architecture and amenities. Mr. Cranmer noted they will have to remove the existing foundation and slab of the prior approved clubhouse to make way for the new clubhouse.

Mr. Cranmer noted that variances are needed to deviate from the redevelopment plan and include permitting a two (2) story clubhouse that is 9,500 SF in size (Section 5.1.b.4.b), to permit a resort-like feel in lieu of a quasi-urban like feel (Section 4.4.1.a.c&d), and to permit a flat roof in lieu of gabled roofs (Section 5.1.b.8). Mr. Brennan detailed the materials and colors of the proposed clubhouse. The applicant stated they would hope to complete the clubhouse within 6 to 8 months of starting work and that they would try to expedite as quickly as possible as an operational clubhouse helps with leasing of apartment units. Mr. Cranmer and Mr. Haydinger noted the increase in the in-ground pool size and the additional amenities that will be made available to residents along the central green as well as enhanced landscaping.

Mr. Cranmer explained that the previously approved 11,000 SF dog park will be pared down to 4,000 SF and the remaining space will be converted to two (2) pickleball courts with associated lighting, landscaping, and fencing. Concerning the fencing, the applicant is requesting relief from the redevelopment plan to permit chain link fencing (Sections 5.3.2 and 5.2.4) and to permit the fencing height to be 12' where fencing height is limited to 6' (Section 5.3.5); however, it is noted that the Zoning Ordinance does allow exceptions of 12' in fencing height for tennis and basketball courts.

Regarding the main boulevard, Mr. Dougherty noted that they are converting some curbing to depressed curbing with stamped asphalt to allow for moving vans to navigate the site without damaging raised curbs. Mr. Dougherty detailed the changes to the maintenance building which includes increased capacity for refuse and recycling. Mr. Dougherty also noted that an additional 6,000 SF of impervious areas are proposed (most of which is porous surfaces) and addressed the stormwater requirements. Mr. Dougherty testified as to the increase in landscaping materials and lighting plan consistency. Mr. Dougherty stated the applicant will provide additional lighting details and agrees to a night light function test to address the additional lighting.

Mr. Ricciardi went through the proposed variances (relief from the Redevelopment Plan) and detailed the positive and negative criteria with respect to granting the relief requests.

Public Comments: Martha Wright residing at 200 Munn Lane stated she has concerns regarding the noise that may emanate from the proposed pickleball courts.

Board Comments: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Ann Madden Tufano, to approve the application with the noted conditions. Affirmative votes by Truitt-O’Neal, Osorio, Griffith, Kalitan, Tufano, Kates, and Rivera. The application is approved unanimously.

A recess was taken at 9:06pm and the meeting resumed at 9:15pm.

22-P-0034

Block(s) 288.01 Lot(s) 2
Zone: Highway Business (B2)

PJ Land Development, LLC

840 Cooper Landing Road
Cherry Hill, NJ

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop the Cherry Hill Diner into a 3,620 SF automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.

Applicant’s Representatives: Richard Goldstein, Esq. – Applicant’s Attorney; Robert Streker, PE – Applicant’s Engineer; Paul Going, PE – Applicant’s Traffic Engineer; David Nicholson, RA – Applicant’s Architect; and Michael McGrath – Applicant.

Exhibits Submitted: A-1 Aerial Exhibit; A-2 Site Photos; A-3 Site Plan Rendering; A-4 Colorized Architectural Rendering; A-5: Colorized Auxiliary Buildings Rendering; and A-6: Signage Renderings.

Mr. Goldstein introduced the application for a proposed automated car wash to replace an existing diner and gave an overview of the existing property as it relates to zoning, neighboring uses, and existing site conditions. Mr. Goldstein noted that the car wash use is a permitted use in the B2 zoning district. Mr. Goldstein stated the applicant is requesting preliminary & final major site plan with bulk (C) variances to redevelop the site and remove a number of encroachments and impervious coverage to accommodate the aforementioned car wash to be called Tidal Wave Auto Spa. Mr. Goldstein explained that the existing diner is primarily located on Lot 2 adjacent to Cooper Landing Road but also encroaches into Lot 1 which is owned by NJDOT along Route 38. The proposed plan calls for the removal of encroaching pavement on Lot 1 and converting to curbing and grass. Mr. Goldstein affirmed that the entirety of the development will take place on Lot 2 notwithstanding the removal of encroachments and non-conforming driveways.

Mr. Goldstein detailed the extent of the site improvements consisting of landscaping, lighting, and on-site irrigation as well as a minimalist signage package which includes a freestanding sign and two (2) façade signs (above the entrance and exit to the car wash tunnel) and two (2) menu board signs (one at each stacking lane at the pay kiosk). Mr. Goldstein affirmed that no signage is proposed on the trash enclosure or on any of the canopies. Mr. Goldstein noted a logo of the business will be on the directional entry sign measuring 0.3 SF. Mr. Goldstein detailed the requested variances involving permitting freestanding canopies (pay kiosk and over the vacuum spaces), permitting 29 parking spaces where a maximum of 20 are permitted (24 of which are vacuum spaces), permitting a 5’ ROW parking setback as measured to an internal drive aisle (though it was noted is an improvement over the existing 0’), to permit a 19.01 SF façade on the southern elevation, and to permit two (2) menu board signs. Lastly, Mr. Goldstein noted that the queuing capacity is compliant with providing at least 15 such spaces where 12 are required.

Mr. McGrath detailed Tidal Wave Auto Spa’s business operations and noted they have a national market and are trying to bring the operation to New Jersey. Hours of operation are seven days a week from 8am to 8pm and evening hours may close earlier in the winter. Peak hours are late afternoon on weekdays and weekday mornings. There will be 3 to 4 employees (possibly 5) per work shift (8 to 10 in total). Trash will be stored at a trash enclosure at the southwest interior of the site and the trash enclosure materials will complement that of the building. There will also be trash bins along the vacuum spaces. Mr. McGrath stated that they will comply with trash pickup times of 7am to 10pm. Deliveries are once per week via a box truck in off-peak morning times to bring in chemicals used in the car wash and that said truck will stop around the utility building since no loading zone is proposed. Said deliveries will comply with the Ordinance limiting 8am to 8pm.

The applicant submitted Exhibit A-3 to show the proposed site design for the car wash. Mr. McGrath walked the Board through the circulation of the site as it relates to vehicles entering the stacking lanes and car wash as well as the vacuum area before leaving the site via the exit only driveway at the eastern portion of the site onto Cooper Landing Road. Vehicles access the site via an enter only driveway at the southeastern portion of the site. Mr. McGrath noted that an attendant will

be on hand at the pay kiosk to help customers through. Mr. McGrath noted that there is an escape lane after the pay kiosk, otherwise the vacuum spaces (which are under a freestanding canopy) can be accessed after going through the car wash tunnel. There will also be an attendant at the entrance to the car wash but there will be no attendants at the exit since there is no hand drying. Mr. McGrath noted the site is designed to discourage vacuum only usage but a small percentage may elect to do so. Mr. McGrath addressed the need for the additional vacuum spaces (as compared to their Route 70 site) and he noted that this is more in line with their usual model (having at least 24 such spaces) whereas their Route 70 site they were more aware of site size limitations. Mr. McGrath stated that they usually don't have that many spaces filled but it allows for people to spread out more and ensure that people don't have to wait for a space to open up which can jam up the circulation. Mr. McGrath noted that all sign lighting will comply with the Township's lighting ordinance and only security lighting will remain on at night. Mr. McGrath noted that there is a freestanding canopy above the pay kiosk to act as protection/shelter for the attendant and customers. Mr. McGrath confirmed that there is no outdoor speakers on the site or menu boards. Mr. McGrath further confirmed that the directional sign details will just include directional language except for the 'entry' sign which will also contain a small business logo. Mr. McGrath stated that any directional signage identifying member or non-member lanes would be located near the pay kiosk. The applicant agreed to work with the Board professionals on locating those directional signs and any other needed directional signage or striping.

Mr. Streker submitted Exhibit A-1 and gave an overview of the existing site conditions and surrounding properties/uses. Mr. Streker identified the existing points of ingress/egress and encroachments. Mr. Streker noted that the applicant is going to demolish the existing Cherry Hill Diner to construct the proposed car wash. Mr. Streker noted that in addition to the car wash tunnel, the proposed building has restrooms, an office, and storage areas. On the site there is also a freestanding vacuum/utility building adjacent to the south of the vacuum spaces. Mr. Streker stated that the proposed development will be compliant in terms of lot coverage, open space coverage, open space, and building setbacks. Mr. Streker added that the driveway encroachment out onto Route 38 will be closed off and that there will be ample distance between the proposed entry driveway and the adjacent Nissan driveway along Cooper Landing Road. Mr. Streker reiterated the variance requests with respect to the ROW parking setback (5' proposed) but noted it is an improvement over the existing condition and landscaping will be added along Cooper Landing Road where presently there is none and that the applicant will add a sidewalk. Mr. Streker confirmed that a bike rack and EV parking space would be added to the development (inclusive of the proposed 29 spaces). Trash will be picked up during off-peak hours and will maneuver through the egress driveway and circulate through and back out. The delivery truck will access the site similarly. A condition was discussed about deliveries and trash pickup being done within compliant hours but outside of business operation hours. Mr. Streker submitted A-6 to show the sign package inclusive of the freestanding and façade signs. The applicant also agreed to work with the Board Engineer on final landscaping and lighting designs including using LED flat-lens lights. All flood lighting will be removed from the plan. Mr. Streker believes the applicant can be compliant with the lighting requirements, however, they may not be able to comply with the lighting uniformity requirements. Ms. Tufano questioned the need for the façade sign on the exit (north) elevation and Mr. Goldstein noted the various sight line difficulties. Mr. Streker noted that connecting gutters/leaders to underground is not feasible on this site since there is no pipe to connect to; however, Mr. Streker affirmed stormwater runoff will be reduced.

Mr. Nicholson submitted Exhibit A-4 and gave an overview of the architecture for the proposed car wash building, canopies, and utility buildings. Mr. Nicholson noted that all mechanical equipment is located within the building.

Mr. Going detailed the surrounding roadways, traffic patterns, and driveways and explained how the existing conditions are unsafe and that the proposed conditions will improve safety by relocating their ingress and egress driveways farther down Cooper Landing Road. Mr. Going reiterated that they are adding sidewalks to fill a gap in that network. Mr. Going discussed the proposed traffic conditions and trip generations for the car wash use. Mr. Going stated the trip generation is not considered significant per ITE and as compared to the existing diner use. The difference between the two uses is 22 additional trips during the weekday peak times and 28 less during the weekend peak resulting in a minimal difference. Mr. Going stated that other uses permitted in the zone would generate more traffic than the proposed car wash use. Mr. Going also addressed stacking of vehicles and stated that he believed there is sufficient queueing capacity. Mr. Going addressed parking availability and believes there is an abundance of parking. Regarding directional signage, Mr. Going felt that signage instead of striping is a better alternative to directing member and non-member lanes.

A motion was made by John Osorio and seconded by Richard Rivera to extend comments past 11pm with a note that public comment is not to exceed 5 minutes per comment.

Public Comments: Laura Anne Einhorn residing at 1217 Edgemoor Road stated she is concerned by the traffic generated from the use and believes the County needs to weigh in first as does the Cherry Hill Police. It was noted by Ms. Arcari and Mr. Richman that any approval is subject to County approval and that Police had no comment on the application.

Isaac Segal residing at 1103 Harvest Road speaking on behalf of the Cherry Valley Civic Association stated that there are no curb or turn lanes on Cooper Landing Road and stated he was concerned about the stacking lanes backing out onto the roadway. Mr. Segal stated he is concerned about noise generated from the proposed use as it was noted the Colonial Apartments are located in the vicinity of the use. Mr. Segal believes the use is not compliant with the Master Plan. Mr. Osorio noted that the use is permitted so the Board can't weight in on that matter and that the owner of the diner chose to sell the property to the applicant. Mr. Goldstein addressed the noise inquiry and that it was analyzed by the Board Engineer and that they agree to comply with all applicable regulations. Mr. Streker noted it is 210' from the Colonials to the subject property and 270' to the vacuums.

Mark Lo Iacono residing in West Deptford, NJ stated he is concerned about traffic and traffic safety. Mr. Iacono asked what was going to happen to the diner's employees and Mr. Burns stated it was not relevant to the application before the Board. Ms. Arcari stated that she believes the proposed driveway configuration is an improvement with regard to traffic and traffic safety as compared to the existing configuration.

Phillip Brett residing at 32 James Run stated he is worried about lefts into the site from Cooper Landing Road and whether there will be any turning conflicts or backups caused by the development or people trying to access the development. Mr. Brett reiterated concerns about noise that may emanate from the facility.

Daniel Flamini residing in Haddon Heights stated he is speaking on behalf of the owner of the Colonial Apartments and reiterated concerns regarding noise that may emanate from the facility and would like to see more dense landscaping (like evergreens) along the southern property line. Mr. Flamini reiterated concerns about traffic on Cooper Landing Road and how it may impact access into and out of the Colonial Apartments. Mr. Flamini stated that he doesn't believe the member/non-member lanes will operate efficiently.

Martha Wright residing at 200 Munn Lane noted her concern regarding the ROW parking setback, the use of large trees below power lines, and the proposal to allow delivery and refuse vehicle to enter through the exit only driveway. Ms. Wright noted her concerns regarding the parking and traffic. Ms. Wright expressed her concerns with the design waiver requests.

Jeffrey Baron, Esq. representing Mod Wash car wash on Chapel Avenue stated that he is an objecting attorney for his client. Mr. Baron asked how long do customers use the vacuum spaces for but Mr. McGrath said it generally varies from 5 to 10 minutes and takes about 2 minutes to pass through the car wash tunnel. Mr. McGrath stated that drying is done by automation and not by hand dryers. Mr. Baron asked about the free vacuums and asked if that was an incentive and it was acknowledged as such; however, Mr. Goldstein noted that the facility could be use by people who just want to vacuum their cars but they would have to go through the pay kiosk and bypass the car wash. Mr. Baron questioned the trip generation for the car wash facility particularly following snow storms and whether that results in increased trip generation. It was noted, however, that the applicant is meeting the Ordinance's queuing requirements. Mr. Baron questioned the visibility of site signage when approaching northbound along Cooper Landing Road and a discussion ensued regarding the accommodation of vehicles into the queueing lanes.

Following the closure of Public Comment, the applicant noted they would provide a noise study, comply with a majority of the lighting ordinance, provide minimum planting heights for shrubs of 30", provide for Group C trees along Cooper Landing Road, and obtain all necessary outside agency approvals. The only remaining design waivers are lighting uniformity and footcandles at the property line (but will try to resolve issues via conformance), from providing a loading space, to permit a 9' striped and marked drive aisle where 10' is required (though will try to comply via conformance), to permit a driveway 5' from the property line, and to permit two (2) contiguous parking spaces where a minimum of three (3) is required. Mr. Goldstein testified as to why the proposed site plan and variances should be approved.

Board Comments: Comments in support and denial were made by the Board members during the vote.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Sam Kates, to approve the application with the noted conditions. Affirmative votes by Truitt-O'Neal, Osorio, Kalitan, Kates, and Rivera. Votes to deny were cast by Griffith and Tufano. The application is approved 5 to 2.

Resolutions:

22-P-0018

Block(s) 470.01 Lot(s) 25
Zone: *Residential (R2)*

Piyush Rambhia

1935 Greentree Road
Cherry Hill, NJ

Relief Requested: Minor Subdivision with a Bulk (C) Variance to subdivide a vacant residential lot into two (2) single-family residential lots. Specifically, the applicant proposes two (2) conforming lots except for the rear (flag) lot which is proposed to have 25' of frontage

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by Ann Madden Tufano, to memorialize the resolution. Affirmative votes by Truitt-O'Neal, Osorio, Griffith, Tufano, Kalitan, Kates, and Rivera. The resolution is memorialized.

22-P-0010

Block(s) 11.02 Lot(s) 1
Zone: Highway Business (B2)

PJ Land Development, LLC

2301-2311 Route 70 West
Cherry Hill, NJ

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop an existing commercial strip center into an automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.

Postponed to February 6, 2023

22-P-0033

Block(s) 594.01 Lot(s) 1
Zone: Industrial Restricted (IR) with a Langston Steel Redevelopment Area Overlay

Crown Woodcrest, LLC

101 Woodcrest Road
Cherry Hill, NJ

Relief Requested: A Site Plan Waiver with Bulk (C) Sign Variances to update the signage at the Woodcrest Corporate Center consisting of a new multi-tenant monument sign, two (2) multi-tenant directional signs, and a façade sign for a tenant.

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by Tina Truitt-O'Neal, to memorialize the resolution. Affirmative votes by Truitt-O'Neal, Osorio, Tufano, Kalitan, Kates, and Rivera. The resolution is memorialized.

Meeting Adjourned: at 12:27 AM.

ADOPTED: 2/6/23



JOHN OSORIO, CHAIRMAN

ATTEST:



COSMAS DIAMANTIS, ESQ.
PLANNING BOARD SECRETARY