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PLANNING BOARD
Monday, March 6, 2023
APPROVED MINUTES

OPENING: The meeting was called to order by Vice-Chairwoman Sheila Griffith at 7:38 PM.

PLEDGE OF ALLEGIANCE: Led by Vice-Chairwoman Sheila Griffith.

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; Earle Seneres; William Carter; Sheila Griffith; Ann Madden; Marlyn Kalitan; Sam Kates; Richard Rivera and Rowena Ripa.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Jacob Richman, PP, AICP, Alternate Secretary; Samuel Opal, Planning & Zoning Assistant; Stacey Arcari, PE, CME, PTOE; Jim Burns, Esq. Planning Board Solicitor; and Matt Wannamaker PP, AICP, Professional Planning Consultant.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from February 21, 2023. Sam Kates made a motion, which was seconded by Rowena Ripa, to adopt the Meeting Minutes from February 21, 2023. Affirmative votes by Truitt, Seneres, Griffith, Kalitan, Kates, and Ripa. Minutes are approved.

Agenda Items:

22-P-0041

Block(s) 9.01 Lot(s) 5

Zone: Highway Business (B2)

Jack Israel

2325 Route 70 West

Cherry Hill, NJ

Relief Requested: Minor Subdivision with Bulk (C) Variances to subdivide the existing property into two (2) lots, with the first lot containing the existing Dunkin Donuts drive-through restaurant while the second lot will contain the previously used Bayard's Chocolate building which will be retrofitted for the Applicant's furniture business.

Applicant's Representatives: David DeClement, Esq. – Applicant's Attorney; Michael Avila, PE – Applicant's Engineer; Jack Israel - Applicant

Exhibits Submitted: A-1:

Mr. DeClement introduced himself and the applicant's professional engineer. Mr. Avila was sworn in and accepted in the field of engineering. Mr. Avila pulled up the applicant's subdivision plan. Mr. DeClement began to provide some background

on the application for the board. Mr. DeClement provide some operational testimony, saying that only delivery is made by a box truck once a week. Mr. Avila began to talk about the site in more detail to the board. Mr. Avila outlined the proposed subdivision line to the board, and discussed at length about how the two uses will be work hand and hand with each other. Mr. Avila talked about how the new proposed use is a very low traffic use which will work together well. Mr. Avila outlined the variances being requested, which are needed due to the subdivision line, which creates a variances for parking spaces and lot coverage. Mr. Avila then pulled up a vehicle access plan, which outlined how vehicles will enter the site, and also showed what kind of vehicles will enter the site. Mr. Avila clarified that for the most part, a box truck will be making the delivers, but as shown on the vehicle access plan, Mr. Avila showed that a tractor trailer could access the site.

Public Comments:

Martha Wright residing at 200 Munn Lane had a list of questions in regards to the trash enclosure, the signage of the site, and the structure of the building. Mr. DeClement, clarified that all signage of the will be compliant, the applicant will be sharing the dumpster with Dunkin Donuts, and the building will not change structurally Ms. Wright still wanted to know where the applicant was going to park their box truck.

The board began to ask questions about this box truck

It is a condition of approval that should the applicant need another trash enclosure, it will have to be compliant and require permits.

Board Comments:

None

Motion to Approve: Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by William Carter to approve the application. Affirmative votes by Truitt-O’Neal, Seneres, Carter, Griffith, Madden, Kalitan, Kates, Rivera, and Ripa. The application is approved unanimously.

22-P-0005

Block(s) 431.18 Lot(s) 7.01

Zone: Industrial Restricted (IR)

Relief Requested: Preliminary & Final Major Site Plan with a Bulk (C) Variance to construct a 25,000 square foot flex space building inclusive of a 2,500 SF office along with various site improvements.

VCC 100 Woodcrest Road LLC

100 Woodcrest Road

Cherry Hill, NJ

Applicant’s Representatives: Jeffrey Baron, Esq. – Applicant’s Attorney; Vlad Koldomasov, PE – Applicant’s Engineer; Karl Pehnke, PE, PTOE – Applicant’s Traffic Engineer; Ron Portadin, RA- Applicant’s Architect; Paul Phillips PP, AICP and Robert Powell – Applicant.

Exhibits Submitted: A-1: Aerial Exhibit; A-2: Site Plan Exhibit; A-3: Circulation Exhibit Plan; A-4: Proposed Floor Plan; A-5: Proposed Elevations; and A-6 thru A-9: Color Elevation Renderings.

Mr. Baron introduced himself, the applicant and their professionals and all are sworn in before the board. Mr. Baron began to outline the application before the board and called to attention that the only variance being requested is a parking variance. Mr. Baron said that applicant is seeking very little relief from the board. Mr. Baron re-iterated that this warehouse is a “Flex Space” not a warehouse.

Robert Powell was introduced and began to outline to the board who the potential tenants for the site could be. Mr. Powell said that this site is looking to attract contractors and other potential uses that are permitted in the IR zone. Mr. Powell discussed the issue of tractor trails, Mr. Powell explained that the site is not set to accommodate a tractor trailer, and that the site may receive a tractor trailer very rarely. Mr. Koldomasov pulled up an aerial photo of the site, which Mr. Powell used to outline where the proposed building will go. Mr. Baron also explained that there will be cross access easements through the site to be provided as a condition of approval. Mr. Powell said that he felt that the site does add any detriment to its surroundings. Mr. Powell was unable to answer most questions in regards to operations due to the fact that no tenants have been identified.

Vlad Koldomasov was introduced and accepted as an expert in the field of engineering. Mr. Koldomasov pulled up exhibit A-1 and provide a brief overview of the site and its surroundings. Mr. Koldomasov provided clarity that 35 trees will be removed, with 37 being replaced. Mr. Koldomasov pulled up exhibit A-2 and began to go into more detail for the proposed site plan. Mr. Koldomasov started to discuss the storm water management for the site, showing an infiltration basin for the site which will address the storm water management for the site. Mr. Koldomasov talked about the potential circulation for the site and pulled up exhibit A-3 to show the board the circulation plan. Mr. Koldomasov showed that firetrucks could access the site along with other various sized trucks. Mr. Koldomasov began to discuss more about the parking of the site explaining why the applicant is needing a variance. The applicant agreed to have a complaint lighting plan. Mr. Baron clarified that the applicant is only seeking two additions waivers along with their parking variances. Mr. Kates had a question in regards to the proposed tree removal. Mr. Koldomasov clarified that all trees being removed will be replaced in-kind. Mr. Koldomasov pulled up the landscaping plan and went into detail for the landscaping of the site. Ms. Arcari requested a more detailed landscaping plan, a tree compliance plan and that a representative from the applicant be present when marking trees for removal as a condition of approval. The applicant also agreed as a condition of approval to provide supplemental buffering if required.

Mr. Portadin was introduced and accepted as an expert in the field of architecture. Mr. Portadin pulled up exhibit A-4 and began to discuss the proposed floor plan of the site. Mr. Portadin proceeded to pull up exhibit A-5 and showed the board the proposed elevations for the proposed project, showing a mixed brick façade, which was confirmed by the applicant. Mr. Richman asked Mr. Portadin if it were possible to add some more aesthetic features on the side of the building with frontage on Woodcrest Rd. The applicant agreed as a condition of approval to work with the township and its professionals to improve the elevation on the Woodcrest Rd side of the application. The applicant agreed to comply with the Cherry Hill Signage ordinance.

Mr. Pehnke is introduced and accepted as an expert in the field of traffic engineering. Mr. Pehnke proceeded to outline the submitted traffic study before the board. Mr. Pehnke said that the applicant is not proposing to add any more access points from Woodcrest or Burnt Mill road. Mr. Pehnke reiterated that this flex space is not an intense use, and will not overload the current traffic pattern of the site. Mr. Pehnke also believed that the site circulation will adequately fit the site. Mr. Carter, asked if the site traffic will defer depending on the amount of tenants. Mr. Pehnke said that the site will operate the same no matter the amount of tenants. Mr. Pehnke said that this use is less intense than the previously approved office use for the site. Ms. Truitt-O'Neil asked for some clarification for the potential tenant's hours of operations. Mr. Pehnke said that the traffic patterns will stay the same.

Paul Phillips is introduced and accepted in the field of planning. Mr. Phillips started to analyze the one variance being requested, which was for parking. Mr. Phillips explained that due to the proposed space, the applicant is looking over park the site, so the site does not get over crowded and will have plentiful parking.

The applicant agreed to comply with the ERI, Pennoni and department of community development review letters as a condition of approval.

Public Comments:

Martha Wright residing at 200 Munn lane had concerns over the application specifically of the landscape buffer to Burnt Mill road and the moving of NFI's dumpster.

Mr. Baron Clarified that the moving of the NFI dumpster will be in compliance and there will be landscaping provided around the trash enclosure. The applicant agreed to consult an arborist in regards to the tree removal on the site.

Board Comments:

None

Motion to Approve: Following the reiteration of the conditions by Solicitor Burns, William Carter made a motion, which was seconded by Ann Madden to approve the application. Affirmative votes by Truitt-O'Neal, Seneres, Carter, Griffith, Madden, Kalitan, Kates, Rivera, and Ripa. The application is approved unanimously.

Resolutions:

22-P-0020

Block(s) 500.01 Lot(s) 12

Zone: *Highway Business (B2)*

Relief Requested: Preliminary & Final Major Site Plan to construct an 8,847 SF addition consisting of nine (9) repair bays to the rear of the existing building along with various site improvements.

PSC Custom, LLC (Polar Service Centers)

1003 Astoria Boulevard

Cherry Hill, NJ

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

Meeting Adjourned: at 10:26 PM

ADOPTED: 3/20/23


SHEILA GRIFFITH, VICE-CHAIRWOMAN

ATTEST:

Cosmas Diamantis

COSMAS DIAMANTIS, ESQ.
PLANNING BOARD SECRETARY