



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Tuesday, January 20, 2026**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Deputy Director Jacob Richman, PP, AICP at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Deputy Director Jacob Richman, PP, AICP.

**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 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 Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

**ROLL CALL**

- **Members in attendance:** Ed Rentzelas; Earle Seneres; Jill Hulnick; Sam Kates; Sheila Griffith; John Osorio; Marlyn Kalitan; Alise Panitch, and Christopher Callan.
- **Professionals in attendance:** Jacob Richman, PP, AICP, Secretary; Samuel Opal, PP, Alternate Secretary; James W. Burns, Esq., Planning Board Solicitor; and Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer.

**ADMINISTRATIVE ITEMS - Reorganization**

**Oaths of Office.** Solicitor Burns administered the oath to Earle Seneres (Class II), Jill Hulnick (Class III) and Christopher Callan (Class IV).

**Appointment of Chair.** Marlyn Kalitan nominated Sam Kates for Chairperson. The motion was made first by Alise Panitch and was seconded by Sheila Griffith. The motion passes unanimously.

Mr. Kates is now presiding over the meeting in lieu of Mr. Richman.

**Appointment of Vice-Chair.** Marlyn Kalitan nominated Sheila Griffith for Vice-Chair. The motion was made first by Sam Kates and was seconded by Alise Panitch. The motion passes unanimously.

Solicitor Burns swore in Sam Kates (Chair) and Sheila Griffith (Vice-Chair).

**Adoption of Agenda Procedures.** Sam Kates made a motion to approve the standardized Agenda Procedures of the Planning Board for 2026, which was seconded Alise Panitch. 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 2026. The motion was seconded by Sam Kates. The motion passes unanimously.

**Appointment of Secretary.** Sam Kates nominated Jacob Richman, PP, AICP for Secretary for the year 2026. The motion was seconded by Marlyn Kalitan the motion passes unanimously.

**Appointment of Alternate Secretary #1.** Sheila Griffith nominated Kathleen Cullen for Alternate Secretary #1. The motion was seconded by Alise Panitch. The motion passes unanimously.

**Appointment of Board Planners.** Sam Kates nominated Jacob Richman, PP, AICP and Mara Wuebker, PP, AICP for Board Planners for the year 2026. The motion was seconded by Alise Panitch. The motion passes unanimously.

**Appointment of Solicitor.** Sam Kates nominated Dembo, Brown, and Burns, LLP, for Planning Board Solicitor for the year 2026. The motion was seconded by Shiela Griffith. The motion passes unanimously.

**Appointment of Engineer.** Sam Kates nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2026. The motion was seconded by John Osorio. The motion passes unanimously.

**Appointment of Planning Consultant for Land Use and Development Reviews.** Sam Kates nominated CME Associates, Inc. as the Planning Board Professional Planner Consultant for 2026. The motion was seconded John Osorio. The motion passes unanimously.

**Appointment of Conflict Solicitor.** Sam Kates nominated Zeller & Wieliczko, LLP, for Planning Board Conflict Solicitor for the year 2026. The motion was seconded by Shiela Griffith. The motion passes unanimously.

**Adoption of Planning Board Bylaws.** It was noted that the 2023 Planning Board Bylaws are still in effect and that any updates to the Bylaws in 2026 will be considered at a future meeting where a vote will be taken.

*Adoption Meeting Minutes from December 15, 2025.* Sam Kates made a motion, which was seconded by Ed Rentzelas to adopt the Meeting Minutes from December 15, 2025. Affirmative votes by Rentzelas, Seneres, Kates, Griffith and Osorio. Minutes are approved.

**Agenda Items:**

None.

**Resolutions:**

**25-P-0026**

Block(s) 463.11 Lot(s) 1

Zone: Highway Business (B2)

*Relief Requested: Minor Site Plan with Bulk (C) Variances to convert a former 2,300 SF drive-thru bank building into a 2,100 SF drive-thru Dunkin coffee shop along with various site & signage improvements. As part of the conversion, the applicant proposes to remove the existing bank's drive-thru canopy and turn the western driveway along Frontage Road from a full-access driveway to an enter only driveway while retaining full access movement on the northern driveway along Frontage Road.*

**South Jersey Management, LLC**

1460 Route 70 East

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Sam Kates made a motion which was seconded by Earle Seneres, to memorialize the resolution. Affirmative votes by Rentzelas, Seneres, Kates, Griffith and Osorio. The resolution is memorialized.

**Meeting Adjourned:** at 7:55 PM.

**ADOPTED:** 3/2/26

  
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**SAM KATES, CHAIRMAN**

**ATTEST:**

  
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**JACOB RICHMAN, PP, AICP**  
**PLANNING BOARD SECRETARY**