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PLANNING BOARD
Monday, November 2, 2015
APPROVED MINUTES

OPENING: The meeting was called to order by Chairperson John Osorio at 7:30pm.

PLEDGE OF ALLEGIANCE: Led by Chairperson Osorio.

OPMA STATEMENT: Read by Chairperson Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carole Roskoph; John Osorio; Hugh Dougherty; Larry Terry, Sam Kates; Kevin McCormack; Moly Hung; and Marlyn Kalitan.
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Jacob Richman, PP, AICP, Planning Technician; and Jim Burns, Esq., Planning Board Solicitor.

Comments from the Public not related to tonight's agenda: None.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from October 19, 2015. Hugh Dougherty made a motion, which was seconded by John Osorio, to adopt the Meeting Minutes from October 19, 2015. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, and Terry. Minutes are approved.

Agenda Items:

15-P-0025

Block(s) 284.02 Lot(s) 10 & 11
Zone: Highway Business (B2) Zone

Cellco Partnership d/b/a Verizon Wireless

2501 Church Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances for the installation of a Small Network Node (Small Cell) facility at an existing Verizon Switching Office building, where per §432.D.1.a of the Zoning Ordinance, the minimum lot size that telecommunications antenna can be located on shall be two (2) acres.

Exhibits Submitted:

A-1: Photo Simulations

Discussion: Applicant Cellco Partnership d/b/a Verizon Wireless applied for a Site Plan Waiver with Bulk (C) Sign Variances for the installation of a Small Network Node (Small Cell) facility at an existing Verizon Switching Office building; located at 2501 Church Road, Cherry Hill, New Jersey (Block 284.02 Lots 10 & 11. The property is owned by NJ Bell Telephone.

Application was represented by:

- Warren Stillwell, Esq. – Attorney for the Applicant
- James Kyle – Professional Planner
- Andrew Petersohn – Radio Frequency Engineer
- Jeff NaGorny - Engineer

Mr. Stillwell introduced the application which is a proposal to install small network node antennas on an existing Verizon landline building (NJ Bell Telephone). The applicant is requesting variances for lot size, side yard setback from building, and side yard setback from the proposed antennas. Mr. Stillwell noted that the proposal is located on Lot 11 but that Lot 10 is owned by the same entity, therefore, the setback issues are with a commonly owned property. Mr. Stillwell stated that the applicant did not approach the landowner regarding possibly consolidating the lots. In addition to the proposed antennas, the applicant is also proposing protective bollards near the northwest corner of the building in order to shield the antennas.

Mr. Petersohn explained that a small network node is a capacity offload tool which helps to alleviate high data traffic areas in order to better serve cellular users. The antennas will be mounted to the existing building with the fixture measuring 2'

in height by 1' wide by 1' deep. The antennas need to be installed on the western face of the building as that is where the antennas will be most effective.

Mr. NaGorny reiterated that the building in which the antennas will be installed on is located on Lot 11. Specifically the antennas will be installed on the western facing elevation near the northwest corner of the building. Mr. NaGorny noted that there are a number of trees between Lots 10 and 11 that will screen the proposed antennas. Mr. NaGorny explained that the landowner had installed equipment on the portion of the building where the proposed antennas were going to be installed and that this happened without the applicant's knowledge; however, the applicant is requesting permission for that equipment along with the proposed antennas. Mr. NaGorny clarified that the equipment already installed is integral to the functionality of the proposed antennas but that its installation will not be the installation of the antennas. The antennas will be serviced every four (4) to six (6) weeks and that while the equipment cabinets are secured to the building, the bollards will provide additional protection. The applicant stated that they have no future plans to expand telecommunications infrastructure at this location as what is being installed will be sufficient.

Mr. Kyle provided testimony regarding the positive and negative criteria for the variances and submitted exhibit A-1. Mr. Kyle noted various reasons as to why the site is suitable for this proposal and the de minimus nature of the installation and the setbacks. It was clarified that the cell antennas does not extend above the roof line but the GPS antennas does by about eight (8") inches.

Mr. Stillwell requested the Board to grant a number of waivers related to monitoring reports, licensing, and bonds. The applicant will however provide their lease agreement with the landlord to the Township.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, John Osorio made a motion, which was seconded by Carole Roskoph, to approve the application with the conditions as stated. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, McCormack, Terry, and Kalitan. The application is approved.

RESOLUTIONS:

15-P-0024

Block(s) 285.03 Lot(s) 2 & 3

Zone: Shopping Center Business (B3) Zone

Relief Requested: A Site Plan Waiver with Bulk (C) Sign Variances to install additional façade signage for Aldi's Food Market.

Aldi, Inc. (Pennsylvania)

2110 Route 38

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Sam Kates, to memorialize the resolution for Aldi, Inc. (Pennsylvania). Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, and Terry. The resolution is memorialized.

15-P-0021

Block(s) 562.01 Lot(s) 1

Zone: Institutional (IN) Zone

Relief Requested: A Preliminary and Final Major Site Plan with Bulk (C) Variances to construct a two-story 3,635.75 SF addition and various site improvements to the existing SMVS Hindu Temple. The proposal does not expand the prayer hall; however, the proposed addition provides additional toilet rooms, office space, storage space, shoe rooms, a chair lift, and a new lobby accessory to the prayer hall.

SMVS Cherry Hill, LLC

35 Burnt Mill Road

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by John Osorio, to memorialize the resolution for SMVS Cherry Hill, LLC. Affirmative votes by Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, and Terry. The resolution is memorialized.

EXECUTIVE SESSION (CLOSED) (NO FORMAL ACTION WILL BE TAKEN)

Per the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. for specific matters set forth in N.J.S.A. 10:4-12b, in order to discuss any pending or anticipated litigation or contract negotiations in which the Planning Board is or may become a party and any matters falling within the attorney/client privilege to the extent that confidentiality is required for the attorney to exercise his/her ethical duties as a lawyer.

Motion to Enter into a Closed Executive Session: Hugh Dougherty made a motion, which was seconded by Moly Hung, to move into a closed executive session. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, McCormack, Terry, and Kalitan. Motion passes.

Resolution to Enter into a Closed Executive Session: Carole Roskoph made a motion, which was seconded by John Osorio, to move into a closed executive session. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, McCormack, Terry, and Kalitan. The resolution is memorialized and the Planning Board entered closed executive session at 8:10pm.

Motion to Re-open the Public Session: John Osorio made a motion, which was seconded by Sam Kates, to re-open the public session. Affirmative votes by Osorio, Roskoph, Dougherty, Hung, Kates, McCormack, Terry, and Kalitan. Motion passes and the Planning Board re-opened the public session at 8:50pm.

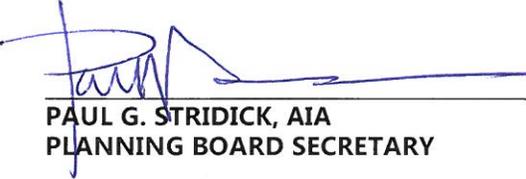
Meeting Adjourned: 8:50 PM.

ADOPTED:

ATTEST:



JOHN OSORIO, CHAIRMAN



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

