



PLANNING BOARD
Monday, December 21, 2015
APPROVED MINUTES

You couldn't pick a better place.

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; Carolyn Jacobs; Sam Kates; 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

Chairperson Osorio announced that application for 15-P-0030 for Michael Young located at 26 Crooked Lane has been carried to the January 19, 2016 meeting of the Planning Board and that no new notice is required.

Adoption of Meeting Minutes from December 7, 2015. Carole Roskoph made a motion, which was seconded by Hugh Dougherty, to adopt the Meeting Minutes from December 7, 2015. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, and Hung. Minutes are approved.

Agenda Items:

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 417.E, to permit gas service stations as a conditional accessory use in the Regional Highway Business (B4) Zoning District.*

Discussion: Presentation of the proposed revisions to Article IV – Zoning Regulations, specifically Section 417.E, in regard to permitting gas service stations as a conditional accessory use in the Regional Business (B4) zoning district.

Application was represented by:

- Paul Stridick, AIA, Director of Community Development

Action regarding the Amendment to the Ordinance to permit Retail fuel sales:

The Cherry Hill Planning Board has reviewed and has considered proposed amendments as proposed by Council to Article IV, Section 417 of the Zoning Ordinance as presented by the Department Community Development for Township of Cherry Hill.

Based on the review by the Department of Community Development:

- Reasonable consideration has been drawn to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land.
- The amended Ordinance includes the revisions recommended to permit gas retail sales stations as a conditional accessory use in the Regional Highway Business (B4) Zoning District.
- The proposed amendment is substantially consistent with the municipal master plan.
 - Is consistent with bringing balance to the business and commercial centers throughout the Township

- Is consistent that future development is compatible with the Township's planning Goals to address development in the business and retail areas along the community's highways.
 - Is consistent that it builds upon already existing development characteristics.
 - Maintains a balance of land uses that encourages a variety of uses for living, working and recreation.
 - Balances new development and ratables with the needs of the community.
 - Encourages economic and employment growth in the Township
 - Manages and guides growth in a manner that promotes economic development and redevelopment
 - Encourages the development of existing vacant commercial centers
- And that other business zones have such gas uses as a Conditional Principal use, such as in the Highway Business (B2) Zone and the Shopping Center Business (B3) Zone; and that this proposed amendment permits the expansion of development opportunities to B4-zoned properties.
 - The proposed amendment does not jeopardize the character of the Regional Business (B4) zone, and that it continues and strengthens the broad mix of retail uses (amongst other uses, as well) that serve the regional market area; and that by providing gas retail sales it further supports the auto-related nature of retail/commercial developments along the Township major highways.

Finally, it is consistent with the overall commercial development aspects that have occurred in the B4 zones, and presents development opportunities to those sites in the B4 zone that have yet to be redeveloped.

Board Discussion: Ms. Jacobs inquired about the limitation of 200 SF for gas station attendant booths and whether that means per booth or a total of 200 SF if there are multiple booths. Mr. Stridick clarified that the intent is to limit the total square footage of all attendant booths to 200 SF. Mr. Dougherty inquired about reasoning for lowering of the size of the principle use from 100,000 SF to 10,000 SF. Mr. Stridick stated that by lowering the size requirement of the principle use, more B4 zoned properties would be eligible to look at a gas station as an accessory use so long as they meet the other conditions.

Public Discussion: Mr. Stuart Platt, Esq. representing his client, Racetrack Supermarkets, LLC noted that a similar B4 ordinance modification went before Council last year and that reducing the size of the principle use and the lot size allows for more properties to have accessory gas stations. Mr. Platt also noted a removal of previous setback requirements and height restrictions. Mr. Platt asked Mr. Stridick to clarify his comments regarding where he believes these development opportunities exist in the B4 zoning district. Mr. Stridick noted that a number of sites could benefit from these ordinance amendments such as the Lee Stone and Baker Lanes sites but stressed that he is not predicting that such a conditional use would happen there nor are there any active applications for such a use. Mr. Stridick added that the Garden State Park/Racetrack is also in the B4 zone as are some properties along Frontage Road and Liberty View. Mr. Platt further inquired if any other properties are located in the B4 zone to which Mr. Stridick said that he does not have the entire inventory of B4 zoned properties but that the properties he has noted is a broad brush overview of what is out there. Mr. Platt asked if there are any specific areas in the Racetrack that would benefit from development opportunities and Mr. Stridick noted that the entire Racetrack is in the B4 zone and several parcels in that area are greater than two (2) acres in size that are undeveloped.

Mr. Steven Ravitz, managing member if Racetrack Supermarkets, LLC noted that various properties that he owns throughout the township and the amount of taxes that he pays in order to operates these businesses, including Shop Rite. Mr. Ravitz stated he would save the remainder of his comments for Township Council.

Motion: Following the reiteration of proposed changes to the Zoning Ordinance and its consistency with the Cherry Hill Township Master Plan by Solicitor Burns, John Osorio made a motion, which was seconded by Hugh Dougherty, to recommend the approval of the proposed Zoning Amendments to Township Council. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, Kates, Hung, and Kalitan. The recommendation of approval is passed.

RESOLUTIONS:

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 417.E, to permit gas service stations as a conditional accessory use in the Regional Highway Business (B4) Zoning District.*

Motion to Ratify: Following the review of the resolution, John Osorio made a motion which was seconded by Hugh Dougherty, to memorialize the Resolution recommending the approval of the proposed Zoning Amendments to Township Council. Affirmative votes by Osorio, Roskoph, Dougherty, Jacobs, Kates, Hung, and Kalitan. The resolution is memorialized.

Meeting Adjourned: 8:00 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

