



**PLANNING BOARD**  
**Monday, November 21, 2016**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairperson John Osorio at 7:33 PM.

**PLEDGE OF ALLEGIANCE:** Led by Mr. Osorio.

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

**ROLL CALL**

- **Members in attendance:** John Osorio; Kevin McCormack; Steven Sweeney; Sam Kates; Bill Carter; Moly Hung; Marlyn Kalitan; Betty Adler; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Jacob Richman, PP, AICP, Planner; Stacey Arcari, PE, Planning Board Engineer; and James Burns, Esq., Solicitor.

**Comments from the Public Not Related to Items on Tonight's Agenda:** Naomi Lubkin of 404 Longstone Drive stated that she is concerned about and is curious about what guides planning and development in Cherry Hill. Ms. Lubkin wanted to know if there is some kind of Master Plan that guides development in the Township. Solicitor Burns noted that there is a Master Plan for Cherry Hill Township and that it is available in-person or online on the Township's website.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from November 7, 2016.* Sam Kates made a motion, which was seconded Kevin McCormack, to adopt the Meeting Minutes from November 7, 2016. Affirmative votes by Osorio, McCormack, Sweeney, Hung, Kates, Kalitan, and Adler. Minutes are approved.

**Agenda Items:**

**15-P-0022**

Block(s) 178.01 Lot(s) 5  
Zone: Highway Business (B2)

**Leo Lui**

1502 Route 38  
Cherry Hill, NJ

*Relief Requested: A minor site plan with bulk (C) variances to renovate a vacant one-story office building into a security systems retailer/distributor store and make various site improvements.*

**Exhibits Submitted:** None

**Discussion:** Applicant Cherry Hill Center, LLC, applied for a minor site plan with bulk (C) variances to renovate a vacant one-story office building into a security systems retailer/distributor store and make various site improvements; located at 1502 Route 38, Cherry Hill, New Jersey (Block 178.01, Lots 5) The property is owned by M&S Property Investment, LLC.

Application was represented by:

- George Horiates, Esq. – Attorney for the Applicant
- Leo Lui – Applicant
- Judi Chen – Project Manager for the Applicant
- Paul Hu, PE – Engineer for the Applicant

Mr. Horiates introduced the applicant and the application and turned over testimony to his client, Leo Lui. Mr. Lui gave an overview of the proposed business which will specialize in selling security camera/surveillance systems. The business will be called New Skysonic Surveillance (NSI) which has been in business for ten (10) years, with their current location being in Pennsauken. Their products are primarily sold to contractors who then go out to their client's sites to install the equipment. The proposed business will consist of four (4) employees including the owner. Multiple times per day shipments will come in via UPS and FedEx delivery trucks which the employees then unload, pack, and distribute. The hours of operation will be from Monday to Friday 9am to 6pm. Mr. Lui estimates approximately 2 to 4 people coming into the store per day but that most of the business is done online. The front portion of the business will consist of a demo/showroom where potential customers could come in to look at their products, but primarily these customers are