



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Tuesday, February 1, 2016**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Chairperson John Osorio at 7:32 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:** Kevin McCormack; Carolyn Jacobs, John Osorio; Steven Sweeney; Sam Kates; Moly Hung; William Carter; Marlyn Kalitan; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; and Jacob Richman, PP, AICP Planner.

Chairperson Osorio made an announcement that the previously scheduled application for Sierra International, LLC has been postponed to February 16, 2016 and that application will be re-noticed. Additionally, the previously scheduled application for Caffe Lamberti has been postponed to a date that has yet to be determined and new notice will be required.

**Comments from the Public Not Related to Items on Tonight's Agenda:** None.

**ADMINISTRATIVE ITEMS**

Solicitor Burns administered the Oath to Steven Sweeney (Class I).

*Adoption Meeting Minutes from January 19, 2016.* Hugh Dougherty made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from January 16, 2016. Affirmative votes by Osorio, McCormack, Jacobs, Carter, Kates, Hung, Kalitan, and Griffith. Minutes are approved.

**Agenda Item 1:**

**Recommendations for the Adoption of a Redevelopment Plan for the Park Boulevard Gateway Redevelopment Area**

2389 Route 70 West; 202 Park Boulevard; Hoffman & Donahue Avenues  
Cherry Hill, NJ  
Block(s) 1.01; 3.01 Lot(s) 3 & 4; 1  
Zone: Regional Business (B4); Institutional (IN); & Residential (R2) Zones

Mr. Stridick detailed the history of the designation of the subject site as an Area in Need of Redevelopment and that the process has been a collaborative effort, including the creation of the proposed Redevelopment Plan.

Mr. Melvin began his presentation of the proposed Redevelopment Plan by reiterating the redevelopment designation process under the Local Redevelopment and Housing Law (LRHL) and that the proposed plan is only a framework that a future developer would have to abide by if they want to develop in the this redevelopment area. Mr. Melvin gave an overview of the 7.2 acre site and it's relation with the surrounding area/uses. It was explained that the redevelopment plan is prescriptive in order to have control have setbacks and building/site design, among other things. The proposal permits upwards of 192 new residential units. A one, three, and four-story residential apartment structure would house 176 of those units and a separate two and three-story townhome development would account for the remaining 16 units. Mr. Stridick interjected in order to explain what the existing uses on the subject site are, including America's Best Value Inn and a former Jewish Synagogue and associated parking lot.

Mr. Melvin continued by noting that the orientation of the proposed residential buildings maximizes views to the Cooper River Park directly to the south across Park Boulevard. Many passive and active amenities are also proposed for the development including a pool, outdoor terrace, roof deck, and a fire pit. The site will have significant landscaping and

buffer and that the proposed development would not be visible from the Route 70 due to the design of the site and the grade changes. Each face of the residential buildings will have architecturally and aesthetically pleasing elements in order to maintain a modern design no matter where you view the buildings from. Mr. Melvin detailed how the proposed redevelopment plan is consistent with the Master Plan such as promoting economic redevelopment and environmental conservation. Furthermore, the proposal promotes indoor and outdoor community interactivity.

Mr. Stridick elaborated that this redevelopment plan would replace the current zoning and design standards for the subject site and any future developer is required to receive Planning Board approval prior to development. The review of such a proposal would be based upon the approved redevelopment plan. Lastly, Mr. Melvin went through a number of logistical items including the redevelopment entity, Planning Board review, acquisition of property, relocation provisions, affordable housing, and procedure for amending the redevelopment plan (if necessary).

**Public Discussion:** Judy Amarosa of 152 Sheridan Avenue in Cherry Hill commented on the potential traffic impacts and how such impacts could be mitigated. Ms. Amarosa pointed out that there appears to be a lot of proposed parking spaces and that millennials tend not to have a car. Ms. Amarosa asked if underground parking could be implemented in order to free up more greenspace and if shuttle services would be available. Lastly, Ms. Amarosa asked what impacts, if any, would there be on the school district.

Mr. Melvin explained that the parking calculation is based on RSIS standards but will look at other ways of reducing parking where feasible; however, it was noted that statistics show reduced parking needs in Transit Oriented Development (TOD) style development as opposed to suburban developments such as this proposal. Mr. Melvin pointed out that parking is under two (2) spaces per unit and you would typically see a higher ratio in typical residential developments. In regard to underground parking, Mr. Melvin explained that in addition to water table issues, the cost of underground parking is very prohibitive, especially on a site of this size. Mr. Melvin elaborated that you can't go on a parking diet until you know how else people will get around (alternative transportation options must exist first). Mr. Melvin highlighted the fact that the development is looking to attract empty nesters and people with disposable income as opposed to just millennials. Mr. Stridick projected about 35 to 40 public school age children but noted that there are school age children living at the existing motel so the net impact will not be as great. Lastly, Mr. Stridick explained that future development on this site will require a traffic control plan.

Sara Joslin of 1234 Forge Road in Cherry Hill wanted to know where the existing bus stops are located to which Mr. Melvin explained that busses are already entering the existing site to pick up children; however, he could not yet determine where future stops will be as it will be part of the site plan review process. Ms. Joslin asked about ingress/egress for vehicular, pedestrian, and fire services. Mr. Stridick noted that those aspects of the plan will be reviewed during the site plan review process but that all code requirements must be met. Mr. Melvin added that the plans are not engineered but are shown in such a way that would allow a fire truck to maneuver through the site safely. Ms. Joslin asked if sidewalks exist on Park Boulevard to which Mr. Stridick noted there are none but that a crosswalk from the proposed development to Cooper River Park is proposed on the redevelopment plan. When asked about stormwater issues, Mr. Stridick stated those potential impacts will be assessed as part of the site plan review process. Ms. Joslin asked if there are any bus shelters on Route 70 to which Mr. Stridick noted that there is a bus route along Route 70 but couldn't verify if there was a nearby shelter. Lastly, Ms. Joslin asked about bike storage in garages as well as trash receptacles and ADA compliancy. Mr. Stridick noted that many of these aspects will be addressed during site plan review but explained that the garages are designed to be a little larger than typical garages in order to accommodate recreation equipment.

**Motion:** Following the testimony from Mr. Stridick and Mr. Melvin, John Osorio made a motion, which was seconded by Moly Hung, to recommend the endorsement of the Park Boulevard Gateway Redevelopment Plan to the Governing Body and that it is consistent with the Master Plan. Affirmative votes by Osorio, McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Griffith. The endorsement is approved.

#### **Resolution 1:**

#### **Resolution Authorizing Planning Board to Enter Executive Closed Session to Discuss Pending Litigation**

Cherry Hill Land Associates (CHLA) v. Cherry Hill Township, et al, Superior Court of New Jersey, Chancery Division, General Equity Part, Camden County, Docket No: L-04889-01.

**Motion to Ratify:** Following Solicitor Burn's explanation that the Planning Board may enter a closed executive session to discuss pending litigation, John Osorio made a motion which was seconded by Sam Kates, to memorialize the resolution in order to enter into a closed executive session. Affirmative votes by Osorio, McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Griffith. The resolution is memorialized and the Board entered closed executive session at 8:35 PM.

#### **EXECUTIVE SESSION (CLOSED) TO DISCUSS THE PENDING LITIGATION AND TO CONSIDER AN AMENDMENT TO THE CHLA SETTLEMENT AGREEMENT OF SAID LITIGATION (NO FORMAL ACTION WILL BE TAKEN)**

Cherry Hill Land Associates (CHLA) v. Cherry Hill Township, et al., Superior Court of New Jersey, Chancery Division, General Equity Part, Camden County, Docket No: L-04889-01 to consider an amendment to the CHLA Settlement Agreement.

The Board re-entered the open public session at 8:48 PM.

**Resolution 2:**

**Resolutions Considering the Endorsement of the Amended CHLA Settlement Agreement**

Cherry Hill Land Associates (CHLA) v. Cherry Hill Township, et al, Superior Court of New Jersey, Chancery Division, General Equity Part, Camden County, Docket No: L-04889-01, to take action regarding an amendment to the CHLA Settlement Agreement and authorize John Osorio, Esq., Planning Board Chairman to sign and/or take appropriate action on behalf of the Cherry Hill Township Planning Board regarding said Settlement Agreement.

**Motion to Ratify:** John Osorio made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for the endorsement of the Amended CHLA Settlement Agreement. Affirmative votes by Osorio, McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Griffith. The resolution is memorialized.

**Resolution 3:**

**Resolution for Recommendations for the Adoption of a Redevelopment Plan for the Park Boulevard Gateway Redevelopment Area**

2389 Route 70 West; 202 Park Boulevard; Hoffman & Donahue Avenues

Cherry Hill, NJ

Block(s) 1.01; 3.01 Lot(s) 3 & 4; 1

Zone: Regional Business (B4); Institutional (IN); & Residential (R2) Zones

**Motion to Ratify:** Following a review of the resolution, John Osorio made a motion which was seconded by Sam Kates, to memorialize the resolution to recommend the adoption of the Park Boulevard Gateway Redevelopment Plan to the Governing Body. Affirmative votes by Osorio, McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Griffith. The resolution is memorialized.

**Meeting Adjourned:** at 8:50 PM.

**ADOPTED:**

  
MOLY HUNG, ACTING CHAIRMAN

**ATTEST:**

  
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PAUL G. STRIDICK, AIA  
PLANNING BOARD SECRETARY