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**PLANNING BOARD
Monday, April 18, 2016
APPROVED MINUTES**

OPENING: The meeting was called to order by Chairperson John Osorio at 7:36 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; Hugh Dougherty, Kevin McCormack, Carolyn Jacobs, Steven Sweeney, Bill Carter, Sam Kates; Moly Hung; Marlyn Kalitan; and Betty Adler.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Lorissa Luciani, PP, AICP, Deputy Director; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

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

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from April 4, 2016. Hugh Dougherty made a motion, which was seconded by Betty Adler, to adopt the Meeting Minutes from April 4, 2016. Affirmative votes Jacobs, Hung, Kates, Dougherty, Kalitan, and Adler. Minutes are approved.

RESOLUTIONS

15-P-0002

Block(s) 140.01 Lot(s) 12-14
Zone: Highway Business (B2) Zone

Zawa Cherry Hill, LLC

900-912 Haddonfield Road
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances, with lot consolidation, for a 5,585 SF Super Wawa Food Market (convenience store) with associated site amenities and a fueling station with six (6) multi-product gasoline dispensers (MPDs) and a canopy, as well as a 6,000 SF retail store with associated site improvements.

Motion to Ratify: John Osorio made a motion which was seconded by Sam Kates, to memorialize the resolution for Zawa Cherry Hill LLC. Affirmative votes by Osorio, Jacobs, Carter, McCormack, Sweeney, Kates, Hung, and Adler. The resolution is memorialized.

15-P-0028

Block(s) 42.01 Lot(s) 7, 13 & 15
Zone: Highway Business (B2) Zone

Caffe Lamberti, LLC

900-912 Haddonfield Road
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a minor subdivision and bulk (C) variances to permanently enclose an existing bar area, convert an outdoor patio area to indoor dining seating, construct a 180 SF "Cold Box Addition", install a canopy over a drop-off/valet service drive aisle, install twenty-seven (27) additional parking spaces (for employees and valeted cars only), make ADA upgrades, and various other site improvements to the Caffe Aldo Lamberti restaurant. The proposal also proposes a lot line adjustment (minor subdivision) and consolidate three (3) lots into two (2) lots.

Motion to Ratify: Moly Hung made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for Caffe Lamberti, LLC. Affirmative votes by Jacobs, Hung, Dougherty, Kates Kalitan, and Adler. The resolution is memorialized.

Following the memorialization of the Resolutions, Mr. Dougherty announced that he would be recusing himself from the remainder of the meeting.

Agenda Items:

15-P-0026

Block(s) 176.01 Lot(s) 1 & 3

Republic First Bank

457 Haddonfield Road

Zone: Regional Business (B4) & Highway Business (B2) Zone

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to develop a 3,316 SF bank with drive-thru facilities, which include various site improvements and signage.

Exhibits Submitted:

A-1: Aerial Photo

A-2: Color Rendering of Site Plan

A-3: Republic Bank Rendering

A-4: Data Collection & Proposed Parking Occupancy Chart

Discussion: Applicant Republic First Bank, applied for a preliminary and final major site plan with bulk (C) variances to develop a 3,316 SF bank with drive-thru facilities, which include various site improvements and signage; located at 457 Haddonfield Road, Cherry Hill, New Jersey (Block 176.01 Lots 1 & 3). The property is owned by Baruch Cherry Hill, LLC.

Application was represented by:

- Keith Davis, Esq. – Attorney for the Applicant
- Richard Kenderian, PE – Engineer for the Applicant
- Nicholas Aiello, PE – Traffic Engineer for the Applicant

Mr. Davis introduced the application and the proposal for the new Republic Bank, lot consolidation, signage, and site improvements.

Mr. Kenderian submitted Exhibit A-1 and gave a detailed overview of the site, its location, access points, and surrounding uses. The applicant is proposing a 3,316 SF Republic Bank with four (4) drive-through lanes with access points on Haddonfield Road, Chapel Avenue, and Third Avenue. Mr. Kenderian submitted Exhibit A-2 in order to more clearly show the proposed site improvements. Mr. Kenderian went over the proposed parking facilities and noted that the applicant is requesting a waiver from providing a trash enclosure as banks do not typically have the need for one. Mr. Kenderian stated that the applicant will submit certification showing that the application is meeting municipal and State regulations for stormwater management. Lighting was also discussed in that the applicant will be adding eighteen (18') foot high lights around the parking lot. Mr. Kenderian detailed the proposed landscaping plan and noted that the applicant will comply with the Zoning Ordinance but requested that the Department of Community Development work with the applicant administratively on acceptable plant varieties.

Mr. Kenderian submitted Exhibit A-3 and briefly described the architecture of the building which is predominantly glass (in order to provide a more open and inviting feel). Next, Mr. Kenderian gave a detailed presentation on proposed signage which will consist of freestanding, monument, and façade signage. Mr. Kenderian noted that while variances are being requested, the total amount of sign area is less than the maximum amounts the Zoning Ordinance would permit if it was calculate by total area instead of individual sign area. Mr. Kenderian continued discussing the site plan proposal and noted that the business will have seven (7) employees during peak hours, that there will be no loading area, and that all ADA facilities are designed to meet all applicable regulations.

Mr. Kenderian went through the requested design waivers and noted that a landscape island will be added and the two (2) contiguous parking spaces will be relocated in order to eliminate a couple design waivers. Mr. Kenderian affirmed that the applicant will comply with all conditions noted in ERI's review letter except as specifically noted on the official record. This includes comments regarding stormwater management, lighting, and landscaping (all of which are addressed in the Department of Community Development's and ERI's review letters). The applicant will work with the Department of Community Development to work through any signage issues that may arise but they plan on proceeding with the signage package presented to the Board. A discussion then ensued regarding the amount of signage the applicant is proposing as well as functional/directional signage. The applicant agreed to fix stop bars, 'Stop' signs, and 'Do Not Enter' signs to meet MUTCD requirements as well agreeing to Title 39 as long as they can obtain approval from the Landlord.

Mr. Aiello acknowledged that he analyzed the traffic conditions at the subject site. A brief overview was given regarding the surrounding roadways and access points. The applicant is proposing a full dedicated left turn lane for all left turns from Chapel Avenue into the site. Mr. Aiello noted that Camden County is currently reviewing this proposal. Mr. Aiello explained that this use will generate less traffic than similar uses that have four (4) drive-through lanes. Mr. Aiello predicts minimal impact at the adjacent intersection and the left turn lane has been designed to accommodate the queuing of three (3) cars where analytics show that only a design for one (1) car is needed during peak times. Mr. Aiello submitted Exhibit A-4 and discussed how the data shows that there will be no significant impact on the neighboring road network if this bank is constructed. Mr. Aiello noted that the existing parking areas on-site are vastly underutilized even when extrapolating for full occupancy of the existing office building next to the proposed bank. A discussion then ensued regarding signalized intersections.

Mr. Kenderian, in response to questions from the Board, went into greater detail regarding the proposed signage. In regard to freestanding signage, the pylon sign is proposed at 30.5 SF (where 34 SF is permitted) and the monument sign is proposed at 24.9 SF (where 32.6 F is permitted). Mr. Kenderian noted that while some variances have been eliminated with this iteration of the sign package, variances still existing for laudatory language like 'Love Your Bank Again'. Mr. Kenderian stated that the applicant will submit revised sign plans with updated size calculations. A discussion then ensued regarding the changeable copy posters. Mr. Kenderian explained that the applicant is also requesting variances for minimum parking and lot coverage. Lastly, Mr. Kenderian went through the positive and negative criteria for the requested variances as well as providing reasoning for the design waiver requests.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, Carolyn Jacobs made a motion, which was seconded by Bill Carter, to approve the application with the conditions as stated. Affirmative votes by Osorio, Jacobs, McCormack, Sweeney, Carter, Kates, Hung, Kalitan, and Adler with Dougherty recusing himself. The application is approved unanimously.

Meeting Adjourned: at 9:13 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

