



PLANNING BOARD
Monday, June 20, 2016
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson John Osorio at 7:30 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, Carolyn Jacobs, Kevin McCormack; Sam Kates; Marlyn Kalitan; Moly Hung; and Betty Adler.
- **Professionals in attendance:** Paul Stridick, AIA, 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 June 6, 2016. Hugh Dougherty made a motion, which was seconded by Sam Kates, to adopt the Meeting Minutes from June 6, 2016. Affirmative votes by Osorio, Dougherty, Jacobs, Hung, Kates, and Adler. Minutes are approved.

Agenda Items:

16-P-0013

Block(s) 437.13 Lot(s) 2
Zone: Highway Business (B2)

AK Enterprises Cherry Hill, LLC

1875 Route 70 East
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a bulk (C) sign variance to construct a 12,069 SF child care center (Primrose School) with various site and signage improvements.

Exhibits Submitted:

- A-1: Entrance Exhibit
- A-2: Aerial Photograph
- A-3: Site Plan
- A-4: Trash Truck Turning Plan
- A-5: Fire Truck Turning Plan

Discussion: Applicant AK Enterprises Cherry Hill, LLC, applied for a preliminary and final major site plan with a bulk (C) sign variance to construct a 12,069 SF child care center (Primrose School) with various site and signage improvements; located at 1875 Route 70 East, Cherry Hill, New Jersey (Block 437.13, Lot 2). The property is owned by AK Enterprises Cherry Hill, LLC.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- Paul Going, PE – Traffic Engineer for the Applicant
- Rob Streker, PE – Professional Engineer for the Applicant
- Matt Taylor – Applicant (oversees development projects for Primrose)

Mr. Goldstein gave an overview of the site location, its characteristics, and the development history of the property. The site is currently vacant and was one a 16,000 SF office building that has since been demolished. The applicant is proposing a 12,069 SF one-story childcare center. No variances are being requested as part of this application though there are a few design waiver requests related to landscaping, lighting, irrigation, and loading areas. There will be a single entry/exit driveway to access the site pending NJDOT major access permit approval. The existing shared driveway between the

subject site and the neighboring Tires Plus to west will be closed off; however, a portion of the shared driveway will encroach upon the subject site and an easement is currently in the works to allow Tires Plus to utilize the driveway.

Mr. Taylor clarified that the proposal is for an early childhood education and care center. Primrose has been in the business for thirty-five (35) years. The proposed building will have a capacity of 193 students ranging from 6 months to 12 years old. The older students will really only be around for afterschool and summer programs. The hours of operation are from 6:30am to 6:30pm Monday through Friday. There will be one (1) director, one (1) to two (2) assistants, and one (1) teacher per classroom. The facility will be licensed by the State of New Jersey. Pickup and drop-off will be staggered during the hours of 6:30am to 9:30am and 4:30pm to 6:30pm. Parents will walk in their children and sign-them and vice versa in the evening. The whole process takes about eight (8) to twelve (12) minutes. The center itself will not have a full service kitchen as meals are delivered pre-prepared. Food deliveries come twice per week during off-peak hours by a box truck. There will also be occasional office supply deliveries while trash and recycling pickup will occur every other day. Mr. Taylor explained that no loading area is needed and deliveries will come through a side door. Mr. Taylor projects a six (6) month construction schedule for the facility and there will be no phasing of development.

Mr. Taylor stated that the applicant will comply with all ERI review letter comments and that the applicant will attain an LSRP to certify the site within the next sixty (60) days. Mr. Taylor confirmed that there are no variances being requested and that the applicant is prepared to enter into an easement agreement with Tires Plus to allow the driveway encroachment. Mr. Taylor briefly detailed the architecture of the proposed building in terms of materials and colors. Mr. Taylor confirmed that this facility is similar in design to their other New Jersey facilities. Mr. Taylor clarified that most kids at Primrose will be between the ages of 6 months to 6 years old, with a smaller amount of 6 to 12 year old kids. Tuition will be around or slightly above market rate due to the services they provide. Mr. Taylor stated that it is not uncommon for more than one (1) student to be dropped off at a time as families with multiple children tend to send them to the same school. Mr. Taylor noted that Primrose has five (5) family/fundraising events throughout the year and they reduce the impact of traffic by splitting up the events by age group. Mr. Taylor stated that sometimes Primrose will have field trips and that the buses utilized have a capacity for twelve (12) passengers. Mr. Taylor confirmed that the applicant is meeting the Township's parking requirements; however, it was noted that this is more parking than they have at their other similarly sized facilities.

Mr. Going gave an overview of the traffic projection and models used, such as the ITE Manual, to determine the properties effect on traffic patterns. There will be an estimated 163 morning and 126 evening trips generated, albeit only 53 "new" vehicles are expected with this development. The amount of new vehicles generated by this development is not considered to be a significant increase in traffic as defined under NJDOT and ITE Manual thresholds. The site is designed to meet the Township's ordinance requirements in providing 58 parking spaces; however, the projection indicates the need for only 45 parking spaces. Mr. Going described the access point/driveway into the site and explained that an NJDOT major access permit application is currently under review with an expected response date of July 19, 2016. Mr. Going submitted exhibit A-1 in order to show a proposed re-alignment of the drive-aisles from the entrance and how parking spaces would be relocated and how landscaping islands would be integrated. Mr. Going believes that an office use would generate more traffic than a daycare use.

Mr. Streker submitted exhibits A-2 through A-5 and gave a detailed overview of the site location. Mr. Streker noted that his company has been working on revising the driveway alignments to address Community Development and ERI concerns. Mr. Streker discussion the four (4) ghosted parking spaces and that they were designed for a potential cross-access easement that the applicant may engage in with the neighboring Camden County Community College. Mr. Goldstein clarified that if Camden County would want a cross-access easement through the subject site, the applicant would return to the Board to amend the site plan. The potential purpose of the easement would allow for easier access onto the opposite side of Route 70. Mr. Goldstein stressed that this potential cross-access easement is not being proposed as part of this application and is only being mentioned in good faith. It was clarified that the four (4) ghosted parking spaces would only be needed if such a cross-access easement was agreed upon as it would knock out another set of four (4) parking spaces and cause a variance. Mr. Streker reiterated that there are no variances being proposed or requested as part of the application. Mr. Streker went through the proposed improvements and design details, including but not limited to lighting, landscaping, parking, bollards, playgrounds, fencing/security, the modular block retaining wall, the trash enclosure, and stormwater management. Mr. Streker confirmed that the applicant agrees with all Community Development and ERI review letter comments. It was added that the applicant would be removing the bicycle parking facilities and respectfully requests a waiver as it would be dangerous for staff to bike along Route 70 to the subject site.

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 Hugh Dougherty, to approve the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Jacobs, McCormack, Kates, Kalitan, Hung, and Adler. The application is approved unanimously.

RESOLUTIONS

16-P-0002

Block(s) 463.01 Lot(s) 10 & 11

Zone: Industrial Restricted (IR) w/ Restricted Business (IR-RB) Overlay

Relief Requested: A preliminary and final major site plan with bulk (C) variances and a lot consolidation (two (2) lots into one (1) lot) to construct additional office and new warehousing space along with various site improvements to the existing business.

Joel Lunney (Storm Master)

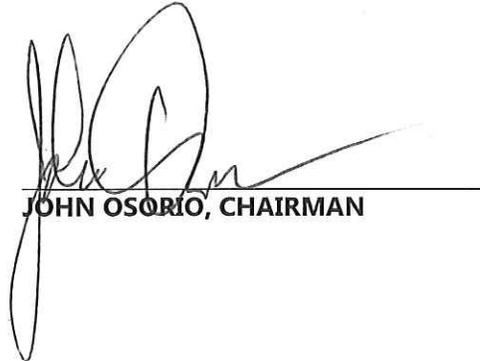
1860 & 1880 Old Cuthbert Road

Cherry Hill, NJ

Motion to Ratify: Hugh Dougherty made a motion which was seconded by John Osorio, to memorialize the resolution for Joel Lunney. Affirmative votes by Osorio, Dougherty, Jacobs, Hung, Kates, and Adler. The resolution is memorialized.

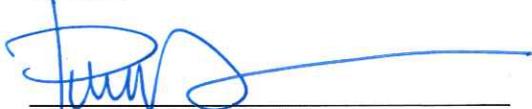
Meeting Adjourned: at 9:10 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

