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

OPENING: The meeting was called to order by Vice-Chairperson Hugh Dougherty at 7:53 PM.

PLEDGE OF ALLEGIANCE: Led by Mr. Dougherty.

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

ROLL CALL

- **Members in attendance:** Hugh Dougherty; Kevin McCormack; Carolyn Jacobs; Steven Sweeney; Bill Carter; Sam Kates; Marlyn Kalitan; Betty Adler; and Sheila Griffith.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Lorissa Luciani, PP, AICP, Deputy Director; James Burns, Esq., Solicitor; 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 July 5, 2016. Sam Kates made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from July 5, 2016. Affirmative votes by Sweeney, Kates, Kalitan, and Griffith. 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 429.F.1.a and 429.F.1.b, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition of continued eligibility in the National Flood Insurance Program (NFIP).*

Discussion: Ms. Luciani explained that in response to Hurricane Sandy, the New Jersey Department of Environmental Protection (NJDEP) and the Federal Emergency Management Agency (FEMA) have required municipalities to update their Zoning Ordinances to reflect changes in the Flood Insurance Rate Map (FIRM) based upon their Flood Insurance Study (FIS). Part of the FEMA requirements is to reflect that the new effective FIRM date is August 17, 2016. Additionally, NJDEP indicated that the Township had to update Section 429 of the Zoning Ordinance to reflect new definitions that are already defined by Federal and State statute and clarify consistency with the restrictive nature of the Uniform Construction Code (UCC) as it relates to new construction and substantial rehabilitation in the "A" and "E" flood zones. Ms. Luciani stressed that there are no changes to the flood zone boundaries or classifications in Cherry Hill per the updated FIRM. Ms. Luciani stated that these standards must be maintained or properties covered by the National Flood Insurance Program would no longer be covered. Ms. Luciani is recommending that these Zoning Ordinance amendments be recommended to Township Council for their 2nd reading approval. Ms. Luciani states that these ordinance amendments are substantially consistent with the municipal Master Plan and promotes public health, safety, and general welfare.

Solicitor Burns noted that while the Planning Board is not required by law to open up the discussion to public comment for the proposed changes to the Zoning Ordinance (as comment can be provided at Township Council), the chairperson may open up the matter at their discretion. Mr. Dougherty stated that in keeping consistency with their positions in the past, he would open the matter for public comment only.

Public Discussion: Rena Margulis of 28 School Lane asked whether these changes affect the Cherry Hill mobile Home Park. Specifically, Ms. Margulis asked if residents would now have to anchor their mobile homes. Ms. Margulis stated that this aspect was not clear. Ms. Luciani stated the UCC has always required Mobile Homes to be anchored and that this proposed Zoning Ordinance amendment does not change or alter this requirement.

Steve Ravitz of 210 W. Rittenhouse Square, Apartment 1804, in Philadelphia, PA, clarified that "Sandy" was never classified as a "Hurricane" but was instead classified as a "Superstorm".

Motion: Carolyn Jacobs made a motion, which was seconded by Sam Kates, to recommend to Township Council the proposed amendments to Section 429 of the Zoning Ordinance and that the proposed amendments are consistent with the Master Plan. Affirmative votes by Dougherty, McCormack, Jacobs, Sweeney, Carter, Kates, Kalitan, Adler, and Griffith. The recommendation is approved unanimously.

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: Mr. Stridick gave an overview of the proposed amendments to the Regional Business (B4) zone located in Article IV, Section 417 of the Zoning Ordinance. Mr. Stridick stated that the proposed amendments would recommend to Township Council to permit retail fuel sales as a conditional accessory use in the B4 zone. Based upon a review by the Department of Community Development reasonable consideration has been drawn to character of each district and its suitability for particular uses and to encourage the most appropriate use of land. Mr. Stridick stated that the proposed amendment is substantially consistent with the municipal Master Plan and that the future development is compatible with the Township's planning goals to address development in the business and retail areas along the community's highways and access areas. The amendments would also promote new ratables, economic development, redevelopment, and employment growth. The amendments would also encourage the development of existing vacant commercial centers and encourages the development and reuse of abandoned vacant properties.

Mr. Stridick noted that other zones, such as the Highway Business (B2) and Shopping Center Business (B3) zones, permit the retail sale of gas as a conditional principal use (as a Gasoline Service Station) as opposed to a conditional accessory use which is what is proposed in the B4 zone. Mr. Stridick explained that the proposed amendment would encourage development in the B4 zone, which are typically adjacent to B2 and/or B3 zones and are along or have access to major highways. Mr. Stridick stated that the proposed amendment is consistent with the overall commercial development aspects that have occurred in the B4 zones as well as presenting development opportunities for B4 zoned properties that have yet to be developed.

Mr. Stridick testified that the 2004 Master Plan, Cherry Hill encourages the management and guided growth of land elements in a manner that promotes development and redevelopment. Mr. Stridick provided testimony regarding the residents and people that come through Cherry Hill on a daily basis who come to Cherry Hill for health care, education, recreation, shopping, entertainment, and worship, among other reasons. Mr. Stridick outlined a number of B4 zoned properties that are underutilized and have not seen investment. Mr. Stridick cited the 2013 Zoning Board Annual report which recommended that the complicated nature of the B4 zoning district. Specifically, the report stated, "Based on the complexities of the Regional Business (B4) zone, it is suggested that this zoning district and the applicable density standards be amended to reflect existing conditions and provide for redevelopment opportunities that reflect the intent of a mixed-use zone." Mr. Stridick explained that permitting gas sales as a conditional accessory use could open up the possibility of future development in some of the vacant or dilapidated B4 zoned properties. In closing, Mr. Stridick stated this amendment to the ordinance is proposed for the purpose of promoting health, morals, safety, and general welfare as well as to promote the orderly and desirable development of the B4 zone.

Mr. Stridick clarified that any accessory retail gas sales style use would have to be associated with a two (2) acre site with a principal retail use that has a minimum floor area of 10,000 SF, among other conditions. Ms. Luciani noted that it is not clear currently in the B4 zoning regulations as to whether fuel service stations would be constituted as a retail use and whether this type of use would be permitted as a principal use without any conditions. Ms. Luciani added that fuel service stations are permitted as a conditional use in the Highway Business (B2) and Shopping Center Business (B3) zones.

Solicitor Burns noted that while the Planning Board is not required by law to open up the discussion to public comment for the proposed changes to the Zoning Ordinance (as comment can be provided at Township Council), the chairperson may open up the matter at their discretion. Mr. Dougherty stated that in keeping consistency with their positions in the past, he would open the matter for public comment only.

Public Discussion: Cheryl Lynn Walters, Esq. of the law firm Platt & Riso, P.C., representing Racetrack Supermarket, LLC and the primary member of the LLC, noted that the same ordinance presented tonight was the same ordinance presented in December of 2015. Ms. Walters noted that the ordinance lacks specific bulk requirements for this type of accessory use and that the proposed amendments do not promote or support the goals of the Master Plan. Ms. Walters questioned why a gas station is the only accessory use proposed when the ordinance is supposed to incentivize all kinds of development. Ms. Walters noted that there is a tabled Costco application under review, and that their business model is to have a gas

station associated with the use. Ms. Walters believes the amendment is specifically tailored for one specific application and not tailored for global development in the B4 zone. Ms. Walters believes the proposed amendments would not be consistent with the municipal Master Plan. Ms. Walters noted that most of the development at the Garden State Racetrack is guided by a General Development Plan (GDP) and asked if proper procedure has been followed in terms of the need to amend the GDP to permit conditional accessory retail gas sales should this ordinance be approved.

Steve Ravitz, of 210 W. Rittenhouse Square, Apartment 1804, in Philadelphia, PA, stated that he believes the ordinance amendment is not about fuel sales. Mr. Ravitz continued by outlining his business ventures and charity work. Mr. Ravitz discussed the history of this particular ordinance amendment recommendation and how the original amendment was invalidated by the Courts following his attorney's filing a motion in court against the aforementioned ordinance amendment. Mr. Ravitz concluded by stating he believes the proposed amendment is spot zoning. Solicitor Burns noted on the record that the reason that the prior amendment was invalidated was due to a public noticing issue and that issue has been corrected.

Anthony Cappuccio of 241 Breeders Cup Drive stated that he is worried about the increasing density as it relates to commercial and housing development. Mr. Cappuccio expressed concern with property values and the effect that the proposed ordinance amendment would have on the community. Mr. Cappuccio noted that potential health concerns associated with fuel sales related uses.

Rena Margulis of 28 School Lane noted that while she is not a neighbor of a B4 zoned property, she believes that the proposed ordinance amendment violates the intent of the B4 zone and is unfair to those who bought inside the B4 as well as neighbors to the B4 zone. Ms. Margulis believes that the proposed amendment does not promote public health, safety, morals, and general welfare. Ms. Margulis cited an article from "Scientific American" regarding whether it is safe to live near a gas station and that the article claimed that it is not safe. Ms. Margulis noted the B4 zone calls for thirty (30') foot setbacks and was concerned for residents who may be as close as thirty (30') feet from a potential gas station. Ms. Margulis cited an article by "Occupation and Environmental Medicine" that detailed a case study in France of children who lived near a gas station and that those children had a 90% increase in childhood leukemia. Ms. Margulis also cited an abstract from an article from the "American Journal of Epidemiology" which found exposure to benzene increased the likelihood of childhood leukemia. Ms. Margulis noted that daycare centers are a permitted use in the B4 zone and worried about the potential for gas stations to be located near a daycare center. Ms. Margulis stated she is very worried about the health impacts and property value impacts that a gas station could have on the community. In closing, Ms. Margulis stated she does not believe the proposed amendments promote the safety and welfare of the community.

Phil Guerrieri of 1230 Park Boulevard expressed his displeasure and concern with the proposed amendments to the B4 zone. Mr. Guerrieri noted that the Master Plan is old and is not reflective of the current needs of the community as it was originally developed back when development was starting to increase. Mr. Guerrieri believes the original GDP for the Garden State Park is not working. Mr. Guerrieri questioned the growth of Cherry Hill and provided testimony that indicated the population has remained about the same that it was in 2000. Mr. Guerrieri stated that we shouldn't be concerned with commercial development and she instead focus on the residential components in the Township. Mr. Guerrieri stated that he doesn't believe the proposal helps the residents of Cherry Hill.

Motion: Following an explanation of the Planning Board's role in assessing proposed amendments to the Zoning Ordinance by Solicitor Burns and brief Board discussion, Steven Sweeney made a motion, which was seconded by Hugh Dougherty, to recommend to Township Council the proposed amendments to Section 417.E of the Zoning Ordinance and that the proposed amendments are consistent with the Master Plan. Affirmative votes by Dougherty, McCormack, Jacobs, Sweeney, Carter, Kates, Adler, and Griffith. Marlyn Kalitan voted "No" on the proposed Zoning Ordinance Amendment. The recommendation is approved 7-1.

Following the vote, Betty Adler recused herself from the remainder of the Planning Board Meeting. Mr. Dougherty stated that the Board would take a brief recess. Recess was taken at 8:49 PM and the meeting resumed at 8:55 PM.

16-P-0020

Block(s) 437.01 Lot(s) 3-9, 21
Zone: Highway Business (B2)

Penn Medicine

1865 Route 70 East
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances for signage for Penn Medicine.

Exhibits Submitted:

- A-1: Aerial Photograph
- A-2: Sign Location Plan
- A-3: Detail of Markkress Road Access Point

Discussion: Applicant Penn Medicine, applied for a site plan waiver with bulk (C) sign variances; located at 1865 Route 70 East, Cherry Hill, New Jersey (Block 437.01, Lots 3-9 & 21). The property is owned by FC Cherry Hill, LLC, and NM Cherry Hill, LLC.

Application was represented by:

- Niall O'Brien, Esq. – Attorney for the Applicant
- Clifton Quay, PP, PE – Professional Planner/Engineer for the Applicant
- Tracy Commack, Associate Director of Penn Medicine Cherry Hill
- Josh Jacobson – AGS Signs
- Son Bui – AGS Signs

Mr. O'Brien gave an overview of the site and the prior approvals for the Penn Medicine medical facility. Ms. Commack testified that the existing Penn Medicine medical practices in the area are being combined in the new facility (which is currently under construction). Ms. Commack detailed the forthcoming site operations and estimated that the first Phase of the Penn Medicine facility would open in September of 2016.

Mr. Quay submitted exhibits A-1 through A-3 and continued by providing details on the site's access points (Route 70 & Marlkrass Road). Mr. Quay noted that the parking garage on the site is kind of unique in the Township in that not only are there only a few parking structures in the Township, the one on the subject site is the only one that is not for multiple users. Mr. Quay continued by detailing the locations of the proposed freestanding and façade signs and elaborated on their visibility from the adjacent roadways of Route 70 and Marlkrass Road. Mr. Quay outlined the requested variances associated with the proposed sign package which are enumerated in the Department of Community Development review letter dated July 8, 2016. In regard to the adjacent dance studio, Mr. Quay explained that the dance studio sign is being moved (as agreed upon during the site plan application) so that the sign is out of the site triangle.

Mr. Quay provided testimony that they applicant would rather have a façade sign on the rear of the medical facility as opposed to on the rear of parking structure. The applicant agreed that if approval is granted for this rear façade sign, that they would not be allowed an additional façade sign on the rear of the parking structure. Mr. Quay outlined the proposed functional/directional signs (which are scattered throughout the site) and explained that some of the signs require variances for the sign text being larger than the permitted 3 SF. In regard to the design of the functional signs, Mr. Quay testified that having the logo on the signs keeps the branding of the site consistent and is an aesthetically pleasing element. Mr. Quay added that the information contained on the functional signs is important as they provide vital wayfinding information. In regard to the Penn Medicine logos on the parking structure, Mr. Quay did not believe they are offensive and that they actually enhance the aesthetic and architecture on an otherwise plain parking garage. Mr. Quay provided details on the proposed mural/scrim banners on the parking garage so that the parking garage does not look like an eyesore. Mr. Quay confirmed that the proposed mural in the sign package would be what is erected on the parking garage if the Board approves the application. Ms. Commack added that the proposed logos on the scrim banners affirm that the parking garage is part of the Penn Medicine "campus". Lastly, Mr. Quay detailed the positive and negative criteria associated with the application and variances. Mr. Quay stated that he believes the requested variances can be granted without undue harm and that the signs promote public safety.

Mr. Jacobson and Mr. Bui provided additional details regarding the proposed signs such as the signs that are proposed to be illuminated, including the scrim banner signs. Mr. Jacobson affirmed that the pictures on the scrim banners will be fixed and acknowledged that new permits would be required should the application choose to re-face the sign. The applicant agreed to come back to the Board should the applicant wish to change the images displayed on the scrim banners. It was noted that the scrim banners typically last 5 to 7 years before they need to be re-faced. Mr. O'Brien concluded the applicant's testimony by confirming that they concur with all comments in the Department of Community Development review letter.

Public Discussion: Dahlia Hay of 921 Francine Drive asked for clarification on the dimensions of the proposed Cardone Avenue/Marlkrass Road freestanding sign and how close it would be to the dance studio sign. Ms. Commack noted that the proposed sign is purposefully shorter so that it doesn't visibly obstruct the dance studio sign.

Rena Margulis of 28 School Lane expressed concern over the brightness of LED lights, particularly that blue wavelength supposedly disrupt sleep and melatonin production according to a "Harvard Health" letter. Mr. Bui noted that the lights positioned behind the scrim banners will be turned off between 10pm and 7am and that the lights are focused on the scrim banners via up-lighting. Ms. Margulis added that she does not support any additional LED street lighting in the Township. Mr. Quay testified that none of the LED lights face a residential zone or residentially utilized property. Mr. Dougherty closed the public comment session.

Mr. O'Brien added that the parking lot will be lit all night and would also like to keep the scrim banners lit all night or it will cause a "striped lighting effect". Ms. Luciani noted that per this request, the applicant will require two (2) design waivers. The first design waiver is to permit up-lighting and the other is to permit lighting on past 10pm. Ms. Commack

noted that the site will not operating 24-hours per day. Ms. Commack added that the parking garage has to have a 40% security lighting requirement and since this light would have to be on all night, it would create a striped lighting effect if the scrim banner lights don't remain on. Ms. Kalitan expressed concern over the lights remaining on all night and the applicant stated that the lighting levels can be lowered at night. The applicant agreed, as a condition of approval, to lower the lighting levels of the scrim banner lights so as to meet ordinance requirements for lighting (which will be verified by Night Light Function Test). Mr. Bui stated that the lighting levels of the scrim banner lights can be lowered at about 40% of the maximum output.

The public session was re-opened by Mr. Dougherty and Ms. Margulis of 28 School Lane stated that the LED lights could be filtered so that the lights won't be damaging to melatonin production and for the people driving by the site. Mr. Dougherty closed the public comment session. Board discussion ensued regarding the scrim banner lights and comments were provided stating that they believe the up-lighting will be a softer light.

Motion: Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Bill Carter, to approve the application with the conditions as stated. Affirmative votes by Dougherty, McCormack, Jacobs, Sweeney, Carter, Kates, and Griffith. A vote in the negative was cast by Marlyn Kalitan. The application is approved 7-1.

Mr. Dougherty stated that the Board would take a brief recess. Recess was taken at 10:05 PM and the meeting resumed at 10:10 PM.

RESOLUTIONS

06-P-0029

Block(s) 55.01 Lot(s) 1
Zone: Regional Business (B4)

GS Park Racing, LP
2200 Route 70 West
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals for the OTB site on the former Garden State Racetrack site.

Motion to Ratify: Carolyn Jacobs made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution for GS Park Racing, LP. Affirmative votes by Dougherty, McCormack, Jacobs, Sweeney, Kates, Carter, Kalitan, and Griffith. The resolution is memorialized.

13-P-0024

Block(s) 42.01 Lot(s) 18
Zone: Highway Business (B2)

PNP Realty, LLC (Rainbow Academy)
10 Grove Street
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals for a daycare known as Rainbow Academy.

Motion to Ratify: Sam Kates made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution for PNP Realty, LLC. Affirmative votes by Dougherty, McCormack, Jacobs, Sweeney, Kates, Carter, Kalitan, and Griffith. The resolution is memorialized.

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 429, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition of continued eligibility in the National Flood Insurance Program (NFIP). In addition, the Flood Plain (FP) Overlay ordinance incorporates updated language to meet the recent changes to Federal and State requirements.*

Motion to Ratify: Bill Carter made a motion which was seconded by Sam Kates, to memorialize the recommendation resolution for Amendments to Section 429 of the Zoning Ordinance. Affirmative votes by Dougherty, Jacobs, McCormack, Sweeney, Carter, Kates, Kalitan and Griffith. The resolution is memorialized.

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: Sam Kates made a motion which was seconded by Bill Carter, to memorialize the recommendation resolution for Amendments to Section 417.E of the Zoning Ordinance. Affirmative votes by Dougherty, Jacobs, McCormack, Sweeney, Carter, Kates, and Griffith. Marlyn Kalitan voted "No" on the Resolution for the proposed Zoning Ordinance Amendment. The resolution is memorialized 7-1.

8752.2B5

Block(s) 54.01 Lot(s) 2, 3 & 5
 Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
 Cherry Hill, NJ

Relief Requested: An amended General Development Plan (GDP) to provide an additional 64,906 SF of retail and 2,004 SF of restaurant along Haddonfield Road. The applicant continues to propose a total of 360 units in Phase 2B, where originally 240 townhouses were approved (now proposing 98 townhouses, where 87 are currently built and/or under construction) and, where originally 120 condominiums were approved (now proposing 262 townhouses, where 110 are currently built and/or under construction).

Motion to Ratify: Carolyn Jacobs made a motion which was seconded by Sam Kates, to memorialize the resolution for Cherry Hill Partners at Park Place (amended GDP). Affirmative votes by Jacobs, Carter, Kates, Kalitan and Griffith. The resolution is memorialized.

8752.2B5

Block(s) 54.01 & 54.02 Lot(s) 2, 3 & 5 and 4 & 5
 Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
 Cherry Hill, NJ

Relief Requested: A Lot Consolidation for Block 54.01, Lots 2, 3 and 5 and a Minor Subdivision for Block 54.02, Lots 4 and 5.

Motion to Ratify: Sam Kates made a motion which was seconded by Bill Carter, to memorialize the resolution for Cherry Hill Partners at Park Place (Lot Consolidation & Minor Subdivision)). Affirmative votes by Jacobs, Carter, Kates, Kalitan and Griffith. The resolution is memorialized.

8752.2B5

Block(s) 54.02 Lot(s) 5
 Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
 Cherry Hill, NJ

Relief Requested: An Amended Preliminary and Final Major Site Plan with Bulk (C) variances for the residential phase on Block 54.02, Lot 5.

Motion to Ratify: Carolyn Jacobs made a motion which was seconded by Sam Kates, to memorialize the resolution for Cherry Hill Partners at Park Place (Amended Preliminary & Final Major Site Plan with Bulk (C) Variances). Affirmative votes by Jacobs, Carter, Kates, Kalitan and Griffith. The resolution is memorialized.

8752.2B5

Block(s) 54.02 Lot(s) 5, 5.03 & 5.04
 Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
 Cherry Hill, NJ

Relief Requested: A Preliminary Major Site Plan with Bulk (C) Variances for the non-residential phase on Block 54.02, Lot 5, 5.03 and 5.04.

Motion to Ratify: Bill Carter made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for Cherry Hill Partners at Park Place (Preliminary Major Site Plan with Bulk (C) Variances). Affirmative votes by Jacobs, Carter, Kates, Kalitan and Griffith. The resolution is memorialized.

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.

Motion to Ratify: Sam Kates made a motion which was seconded by Kevin McCormack, to memorialize the resolution for AK Enterprises Cherry Hill, LLC. Affirmative votes by McCormack, Dougherty, Jacobs, Kates, and Kalitan. The resolution is memorialized.

06-P-0031

Block(s) 503.01 Lot(s) 1
 Zone: Highway Business (B2)

Wawa, Inc.

1824 Route 70 East
 Cherry Hill, NJ

Relief Requested: A relief of condition to permit the sale of diesel fuel and associated minor site improvements.

Motion to Ratify: Steven Sweeney made a motion which was seconded by Sam Kates, to memorialize the resolution for Wawa, Inc. Affirmative votes by Sweeney, Kates, Kalitan, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 10:23 PM.

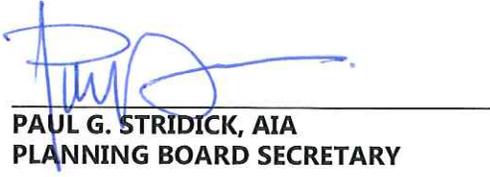
ADOPTED:



A handwritten signature in black ink, appearing to read 'John Osorio', written over a horizontal line.

JOHN OSORIO, CHAIRMAN

ATTEST:



A handwritten signature in blue ink, appearing to read 'Paul G. Stridick', written over a horizontal line.

**PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY**

