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**PLANNING BOARD
Monday, August 1, 2016
APPROVED MINUTES**

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; Kevin McCormack; Carolyn Jacobs; Steven Sweeney; Bill Carter; Moly Hung; Marlyn Kalitan; and Betty Adler.
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; Stacey Arcari, PE, 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 July 18, 2016. Carolyn Jacobs made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from July 18, 2016. Affirmative votes by Jacobs, Sweeney, McCormack, Carter, and Kalitan. Minutes are approved.

Agenda Items:

16-P-0004

Block(s) 9.01 Lot(s) 5
Zone: Highway Business (B2)

VP70 Realty, LLC

2325 Route 70 West
Cherry Hill, NJ

Relief Requested: A Preliminary and Final Major Site Plan with Bulk (C) Variances to construct a Dunkin Donuts drive through restaurant on the same lot as Bayard's Chocolates.

CARRIED TO THE MONDAY, AUGUST 15, 2016 PLANNING BOARD MEETING.

Chairman Osorio announced that the application for VP70 Realty, LLC is being carried to the August 1, 2016 Planning Board meeting and that no new notice is required.

13-P-0007

Block(s) 342.01 Lot(s) 1-4
Zone: Highway Business (B2)

BR70 East, LLC

Route 70 & Brace Road
Cherry Hill, NJ

Relief Requested: A minor subdivision to consolidate three (3) lots (Lots 1, 2 & 3) into one (1) lot and to swap portions of said land within those lots with Lot 4. No structures or uses are proposed as part of this application.

Exhibits Submitted:

- A-1: Aerial & Site Photographs
- A-2: Subdivision Plan
- A-3: Subdivision Plan (close-up)

Discussion: Applicant BR70 East, LLC, applied for a minor subdivision to consolidate three (3) lots (Lots 1, 2 & 3) into one (1) lot and to swap portions of said land within those lots with Lot 4. No structures or uses are proposed as part of this application; located at Route 70 & Brace Road, Cherry Hill, New Jersey (Block 342.01, Lots 1-4). The property is owned by HSRE-Lourdes MOB, LLC.

Application was represented by:

- Barbara Casey, Esq. – Attorney for the Applicant
- Chad Gaulrapp – Professional Engineer for the Applicant
- Joseph Luste – Professional Planner

- Diran Alexanian - Applicant

Ms. Casey explained that Lots 1-3 were leftover lots from the original taking by NJDOT when the Ellisburg Circle intersection was modified. Lot 4 is currently occupied by LourdesCare of Cherry Hill. Ms. Casey gave a detailed site history of the prior approvals on the site including a subdivision and development application; approvals for which have expired. Ms. Casey noted that the application before the Board tonight is for a minor subdivision/lot consolidation/lot line adjustment with no proposed development. The reason for the request is to address Title issues and to clean up the lot configurations. Ms. Casey explained that Lots 1-3 will be consolidation into one (1) lot and a land swap will occur between Lot 4 and the consolidated lots. Exhibit A-1 was submitted in order to provide site context.

Mr. Gaulrapp submitted Exhibit A-2 and gave an overview of the site and proposed minor subdivision. Mr. Gaulrapp detailed the proposal to consolidate Lots 1-3 and then perform a land swap with Lot 4 which will enable future development considerations on the consolidated lots. Essentially, a pad site is created that will conform to the Zoning Ordinance in terms of lot size and dimensions. Mr. Gaulrapp explained that the land swap has a net zero increase in the size of the two (2) lots but makes the pad site more uniform. Mr. Gaulrapp noted that the application requires a few variances for not meeting lot coverage and open space requirements. Mr. Gaulrapp stated that he will correct the calculation of the exact lot coverage and open space coverage but that he believes the corrected amounts will be 78.9% lot coverage and 21.1% open space coverage. Ms. Casey reiterated that this application will not change the on-site conditions and any future development application will address the lot coverage and open space coverage issues. Mr. Gaulrapp submitted Exhibit A-3 in order to provide a more detailed look at the proposed subdivision. Utilizing this exhibit, Mr. Gaulrapp noted that a third variance is required for the existing freestanding sign as the new lot line will cause 3' setback from the property line where 15' is required. Ms. Casey added that the easements on the site were finalized while the subdivision was not as they couldn't work through the conformance requirements in ample time. Ms. Casey stated that the applicant has no intention to put anything in the existing easements. A discussion then ensued between Ms. Arcari and the applicant regarding the access drive easement through Lot 4.

Mr. Luste went through the positive and negative criteria of the applicant. Mr. Luste sees no detriment to the public health, safety, and general welfare. Mr. Luste noted that the site is not changing with this application and any issues will be addressed with a future site plan development application.

Ms. Casey agreed with all comments in the review letters issued by the Department of Community Development and ERI. The applicant will address all conditions of approval and that the subdivision will be recorded by map. A discussion ensued regarding the existing freestanding sign for Lourdes and how future development may impact the new business' sign. Ms. Casey stated that any sign issues will be addressed in a future site plan development application.

Public Discussion: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, Marlyn Kalitan made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Osorio, McCormack, Jacobs, Sweeney, Carter, Hung, Adler, and Kalitan. The application is approved unanimously.

RESOLUTIONS

16-P-0021

Block(s) 30.01 Lot(s) 1 & 2
Zone: Highway Business (B2)

Patient First Corporation

2171 Route 70 West
Cherry Hill, NJ

Relief Requested: A site plan waiver with a bulk (C) sign variance to have "8 am to 10 pm Every Day" on the Patient First monument sign.

Motion to Ratify: Moly Hung made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution for Patient First Corporation. Affirmative votes by Sweeney, Hung, Osorio, and Kalitan. The resolution is memorialized.

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.

Motion to Ratify: Steven Sweeney made a motion which was seconded by Bill Carter, to memorialize the resolution for Penn Medicine. Affirmative votes by Sweeney, McCormack, Jacobs, Carter, and Kalitan. The resolution is memorialized.

Meeting Adjourned: at 8:08 PM.

ADOPTED:



JOHN OSORIO, CHAIRMAN

ATTEST:



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

