



You couldn't pick a better place.

PLANNING BOARD
Tuesday, January 17, 2017
ADOPTED MINUTES

OPENING: The meeting was called to order by John Osorio at 7:37 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

OPMA STATEMENT: Read by John Osorio in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Steven Sweeney, John Osorio; Hugh Dougherty; Sam Kates; Moly Hung; William Carter; Marlyn Kalitan; Betty Adler; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Acting Director; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS - Reorganization

Solicitor Burns administered the oath to Steven Sweeney (Class I), Sam Kates (Class IV), John Osorio (Chair), and Hugh Dougherty (Vice-Chair).

Appointment of Chair. Hugh Dougherty nominated John Osorio for Chairperson. The motion was seconded by Marlyn Kalitan. The motion passes unanimously with John Osorio abstaining.

Adoption of Agenda Procedures. John Osorio made a motion to approve the standardized Agenda Procedures of the Planning Board for 2017, which was seconded Hugh Dougherty. A unanimous all in favor was cast by the Board.

Adoption of Planning Board Bylaws. John Osorio made a motion to approve the 2017 Planning Board Bylaws, which was seconded by Steven Sweeney. A unanimous all in favor was cast by the Board.

Establishment of Meeting Dates and Adoption of Official Newspaper. John Osorio nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2017. The motion was seconded by Bill Carter. A unanimous all in favor was cast by the Board.

Appointment of Vice-Chair. John Osorio nominated Hugh Dougherty for Vice-Chair. The motion was seconded by Sam Kates. The motion passes unanimously with Hugh Dougherty abstaining.

Appointment of Secretary. John Osorio nominated Lorissa Luciani for Secretary for the year 2017. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

Appointment of Alternate Secretary. John Osorio nominated Jacob Richman for Alternate Secretary for the year 2017. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

Appointment of Solicitor. John Osorio nominated Dembo, Brown, and Burns, LLP, for Planning Board Solicitor for the year 2017. The motion was seconded by Moly Hung. A unanimous all in favor was cast by the Board.

Appointment of Engineer. John Osorio nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2017. The motion was seconded by Sam Kates. A unanimous all in favor was cast by the Board.

Appointment of Traffic Consultant. John Osorio nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2017. The motion was seconded by Bill Carter. A unanimous all in favor was cast by the Board.

Appointment of Housing Consultant. John Osorio nominated Art Bernard & Associates as the Planning Board Housing Consultant for 2017. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

Appointment of Professional Planner. John Osorio nominated Group Melvin Design as the Planning Board Professional Planner Consultant for 2017. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

Appointment of Redevelopment Planner. John Osorio nominated Group Melvin Design as the Planning Board Professional Planner Consultant for 2017. The motion was seconded by Sam Kates. A unanimous all in favor was cast by the Board.

Adoption Meeting Minutes from December 19, 2016. Hugh Dougherty made a motion, which was seconded by Sam Kates, to adopt the Meeting Minutes from December 19, 2016. Affirmative votes by Osorio, Dougherty, Sweeney, Hung, Kates, Kalitan, and Griffith. Minutes are approved.

Agenda Item 1:

8752.2B5

Block(s) 54.01; 54.02 Lot(s) 2, 3 & 5; 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).

8752.2B5

Block(s) 54.01; 54.02 Lot(s) 2, 3 & 5; 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 54.01, Lots 2, 3 and 5, and Block 54.02, Lot 5.

Exhibits Submitted:

A-1: GDP
A-2: Illustrative Plan
A-3: Revised Illustrative Plan

Discussion: Applicant Cherry Hill Partners at Park Place, LLC, applied for 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) and an amended preliminary and final major site plan with bulk (C) variances for the residential phase; located at Garden Park Boulevard, Cherry Hill, New Jersey (Block 54.01 and 54.02, Lots 2, 3 5 and 5. The property is owned by Cherry Hill Partners at Park Place, LLC.

Application was represented by:

- Ron Morgan, Esq. – Attorney for the Applicant
- John Taikina, PP – Applicant
- Christine Caffone, PP, AICP – Professional Planner for the Applicant

Mr. Morgan gave an overview of Garden State Park's affordable housing obligation as well as detailing a history of the recent development in the Garden State Park. Mr. Morgan stated that the applicant is before the Board with regard to Phase 2B west in order to request an amended General Development Plan and amended Preliminary and Final Major Site Plan with Bulk (C) Variances approval in order to reconfigure the plan approved in 2016. The reconfiguration involves adjustment the location of an apartment building and parking lot along Third Avenue. The auxiliary parking lot is proposed to be expanded to accommodate its residents and the relocation of the apartment building is to accommodate the neighbors along Third Avenue. Mr. Morgan stressed that the proposal does not change or increase the number of proposed units for Phase 2B.

Mr. Taikina submitted exhibits A-1, A-2, and A-3 and reiterated the applicant's prior approvals and to showcase the proposed changes in the location of the apartment building and parking lot expansion. To accommodate the expansion of the parking lot and revised location of the apartment building, the applicant is redistributing its unit count. Originally proposed to be a 22-unit building (with two other 10-unit buildings), the applicant proposed three 14-unit buildings. The

applicant is also requesting a lot coverage variance as the increase parking lot creates 73% lot coverage where a maximum of 70% is permitted. Mr. Taikina agreed to comply with all comments in Community Development's and ERI's respective review letters. Mr. Taikina confirmed that the proposed trash enclosures will comply with minimum residential buffer setbacks.

Ms. Caffone provided testimony regarding the positive and negative criteria of the application. Ms. Caffone stated that the proposed amended plan is a better zoning alternative in order justify the requested lot coverage variance. Ms. Caffone stated that she saw no detriment to the public good or zone plan if the applicant's request is granted.

Ms. Luciani noted that Community Development is asking for a full residential buffer along Third Avenue with limited tree removal within the property lines of the two (2) homes to be demolished on Third Avenue. The applicant will also be required to execute a landscaping buffer easement in order to protect the 25' residential buffer. Mr. Morgan agreed to these conditions and also agreed to work with Community Development to find acceptable planting species. Ms. Arcari affirmed that she is working with the applicant's Engineer to make sure the stormwater basin can accommodate the increase in stormwater runoff generated by the increase in lot coverage for the parking lot.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, John Osorio made a motion, which was seconded by Hugh Dougherty, to approve the Amended General Development Plan portion of the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Sweeney, Kates, Carter, Hung, Kalitan, Adler, and Griffith. Hugh Dougherty made a motion, which was seconded by Sam Kates, to approve the Amended Preliminary and Final Major Site Plan and Bulk (C) Variances portion of the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Sweeney, Kates, Carter, Hung, Kalitan, Adler, and Griffith. The application is approved.

Agenda Item 2:

07-P-0001

Block(s) 285.25 Lot(s) 2 & 3

Zone: General Office (O2) Zone

Relief Requested: A final major site plan and minor subdivision to construct a two-story 44,021 SF office building with understory parking (on proposed Lot 2.01) along with a subdivision of two (2) lots into four (4) lots (one lot for each existing and proposed office building).

Cherry Hill Commerce Center Associates, LP

1800, 1810 & 1820 Chapel Avenue West

Cherry Hill, NJ

Exhibits Submitted:

A-1: Landscaping Exhibit

A-2: Lighting Exhibit

Discussion: Applicant Chery Hill Commerce Center Associates, LP applied for a final major site plan and minor subdivision to construct a two-story 44,021 SF office building with understory parking (on proposed Lot 2.01) along with a subdivision of two (2) lots into four (4) lots (one lot for each existing and proposed office building); located at 1800, 1810, and 1820 Chapel Avenue West, Cherry Hill, New Jersey (Block 285.25 Lots 2 & 3. The property is owned by Chery Hill Commerce Center Associates, LP.

Application was represented by:

- Frank Wisniewski, Esq. – Attorney for the Applicant

Mr. Wisniewski gave a history of the prior site approvals (the office complex was built in 1983 and the preliminary approval for a 4th office building was granted in 2007-2008). The proposed 4th office building is 44,021 SF. The applicant is before the Board to request Final Site Plan approval and is also asking for a new minor subdivision approval as the prior approval expired. The proposed subdivision would create four (4) lots with one (1) lot for each of the three (3) existing buildings and one (1) lot for the newly proposed office building. Mr. Wisniewski presented the site plan in order to give the site context and to show how the proposed office building would be positioned as it relates to the rest of the site.

Mr. Wisniewski stated that the applicant will be creating a new entranceway from Chapel Avenue and close off the existing entrance drive. Mr. Wisniewski added that the applicant will be providing for additional landscaping and submitted exhibit A-1 to show the location of the landscaping. Mr. Wisniewski explained that the applicant will install a 2' to 3' tall berm along Chapel Avenue which will provide additional buffering from residents across the street on Chapel Avenue. Mr. Wisniewski added that the current office buildings have a 91.8% occupancy rate and filling in tenants for the new building depends on how soon they can line up new tenants. Exhibit A-2 was submitted to show the applicant's surmised lighting plan. Mr. Wisniewski stated that the applicant will fulfill all conditions of their preliminary approval and that they will execute cross easements once the final plan is approved. These easements will allow for free flowing access between all four (4) proposed lots. Mr. Wisniewski discussed the proposed trash and recycling operations (trash will be hand delivered

to dumpsters) as well as deliveries and drainage patterns. The applicant also proposed to plant Cherry Blossom trees along Chapel Avenue and install sidewalks where necessary. Mr. Wisniewski affirmed that there will be no light spillage onto neighboring properties and that the building will close at 8pm with cleaning staff leaving at 10pm. Mr. Wisniewski added that the applicant has received all necessary NJDEP approvals.

Ms. Luciani reiterated that all variances were received in the applicant's 2007 approval and that they carry through to the final site plan application. As such, no variances need to be re-hashed.

Public Discussion: None.

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

Agenda Item 3:

16-P-0024

Block(s) 343.01 Lot(s) 8, 9 & 10

Zone: KH Redevelopment Overlay Zone

Kennedy Property Corporation

2201 Chapel Avenue

Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) sign variances to install identification and vehicular directional signage throughout the parking areas, as well as along Chapel Avenue and Cooper Landing Road and on the façade of the building.

Exhibits Submitted:

A-1: Overall Sign Location Plan

A-2: Sign Details

A-3: Front Elevation Identification Sign Rendering

A-4: Rendering of Main Façade Sign

Discussion: Applicant Kennedy Property Corporation applied for a site plan waiver with bulk (C) sign variances to install identification and vehicular directional signage throughout the parking areas, as well as along Chapel Avenue and Cooper Landing Road and on the façade of the building; located at 2201 Chapel Avenue, Cherry Hill, New Jersey (Block 343.01 Lots 8, 9, and 10. The property is owned by Kennedy University Hospital, Inc.

Application was represented by:

- Bob Mintz, Esq. – Attorney for the Applicant
- Lisa Dutterer – Applicant
- Henry Haley, PE – Engineer for the Applicant
- Tiffany Kubiello, PP, AICP – Planner for the Applicant

Mr. Mintz introduced the sign application for Kennedy Hospital which is currently under construction per the recently approved redevelopment plan.

Ms. Dutterer provided a brief overview of the transformation of the Kennedy Hospital campus and noted that Phase I is under construction and high level planning for Phase II has begun.

Mr. Haley noted that he prepared the sign package and then submitted exhibits A-1, A-2, and A-3. Mr. Haley discussed the proposed identification, directional, and parking lot signs. Mr. Haley noted that the main identification sign at the corner of Chapel Avenue and Cooper Landing Road required a sign area variance. The sign sits on one (1) acre of unused land on a 28-acre campus. The sign will be lit via uplighting. Mr. Haley noted went through the other variances that are requested which include freestanding sign setbacks from other freestanding signs and property lines (Emergency room signs), to permit a façade sign on a non-principal frontage, and for a directional monument sign to exceed ten (10') feet in height. Mr. Haley argued that the sign area and height variances that are proposed will make for signs proportional to the size of the hospital and size of the campus. Mr. Haley noted which of the existing signs will be removed and which signs will remain. Exhibit A-4 was than submitted in order to showcase the look of the main façade sign. Mr. Haley believes the proposed signage will make for easier identification for its potential users. The applicant also agreed to remove the word "Please" from their "Do Not Enter" sign. A discussed ensued with regard to the height of the main identification sign. The applicant also agreed to all Community Development review letter comments.

Ms. Kubiello echoed Mr. Haley's comments regarding proportionality of the proposed signs to ensure the site is clearly identified for its potential customers (particularly those looking for the Emergency room). Ms. Kubiello noted all of the requested variances and went through the positive and negative criteria for each requested variance. Ms. Kubiello believes the proposed signs are contextual and adequately identify the site. Ms. Kubiello stated that she believes the benefits of the application outweigh the detriments and that there is no detriment to the public good, zone plan, or zoning ordinance.

Ms. Luciani stated that she believes some of the requested variances can be removed as signs 3 SF and under do not required variances. Ms. Luciani requested the application to see where directional signs could be revised so that they are no larger than 3 SF in sign area and also asked the applicant to correct some minor mathematical errors.

Public Discussion: None.

Motion: Following the reiteration of the conditions and variances needed by Solicitor Burns, Hugh Dougherty made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Sweeney, Kates, Carter, Hung, Adler, and Griffith with Kalitan voting against the approval. The application is approved with eight (8) votes in favor and one (1) against.

Resolution:

16-P-0009

Block(s) 510.01 Lot(s) 1, 2 & 3

Zone: Institutional (IN) with Senior & Supportive Housing (SSH) Overlay

Pennrose Properties, LLC

1721 Springdale Road

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances, a partial street vacation, and lot consolidation to construct 160 multi-family, 100% affordable senior and supportive needs housing units in two (2) phases. The buildings are two (2) 30,103 SF (footprint), 2-3 story buildings with medical and administrative offices and a separate community center building accompanied by various site improvements.

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Steven Sweeney, to memorialize the resolution for Pennrose Properties, LLC. Affirmative votes by Osorio, Dougherty, Sweeney, Hung, Kates, Kalitan, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 9:44 PM.

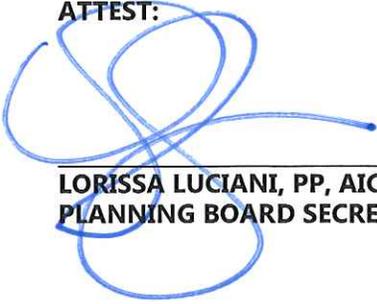
ADOPTED:

2/6/17



SAMUEL KATES, ACTING CHAIRMAN

ATTEST:



**LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY**

