



PLANNING BOARD
Monday, February 6, 2017
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Acting Chairman Sam Kates at 7:40 PM.

PLEDGE OF ALLEGIANCE: Led by Sam Kates.

OPMA STATEMENT: Read by Sam Kates in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Steven Sweeney, Kevin McCormack, Carolyn Jacobs, Sam Kates; Moly Hung; William Carter; Marlyn Kalitan; and Betty Adler.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Acting Director; Allen Zeller, Esq., Alternate Solicitor; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Solicitor Zeller administered the oath to Kevin McCormack (Class II) and Carolyn Jacobs (Class III).

Adoption Meeting Minutes from January 17, 2017. Sam Kates made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from January 17, 2017. Affirmative votes by Sweeney, Hung, Carter, Kates, Kalitan, and Adler. Minutes are approved.

Agenda Item 1:

Recommendations for the Adoption of a Redevelopment Plan for Cuthbert Boulevard Gateway: Baker Lanes Redevelopment Area

Block(s) 66.01 Lot(s) 1
Zone: Regional Business (B4)

761 Cuthbert Blvd
Cherry Hill, NJ

Exhibits Submitted:

- P-1: Aerial Photo of Existing Site Conditions
- P-2: Concept Plan 1
- P-3: Concept Plan 2
- P-4: Expression of Architecture
- P-5: Draft Redevelopment Plan

Mr. Melvin submitted exhibit P-1 and began his presentation by giving an overview of the "Baker Lanes" site and its location. Mr. Melvin explained that the site was subject to a preliminary investigation and was ultimately designated as an Area in Need of Redevelopment as well as a Condemnation Area. After giving a brief overview of the Local Redevelopment and Housing Law (LRHL), Mr. Melvin explained that the next step in the process is to prepare and present a Redevelopment Plan for the subject site. Mr. Melvin prepared a report (exhibit P-5) which proposes a 90-bed inpatient residential healthcare treatment facility along with standards for landscaping, lighting, architecture, and other site improvements. Mr. Melvin submitted exhibits P-2 and P-3 in order to showcase the two (2) different concept plans for the proposed use. Mr. Melvin described the proposed concept plans in terms of the amount of buildings and their setbacks (proposed at 50'), massing, berming/landscaping, and site access. In regard to architecture, Mr. Melvin noted that all four (4) sides of the proposed buildings will be required to receive equal architectural treatments in order to enhance the product.

Mr. Melvin detailed the proposed screening and buffering methods which will be accomplished through a 3' to 4' high berm along Cuthbert Boulevard as well as dense landscaping and solid decorative fencing. Buffers will be required in between the subject site and DuBell Lumber to the north and Executive Campus to the east and south. Parking will be primarily located at the rear of the site except for visitor parking which will be along the northern access drive. The bedroom size for the proposed 90-bed facility will be determined during site plan review. Mr. Melvin explained that differences between

Concept 1 (exhibit P-2) and Concept 2 (exhibit P-3) in that Concept Plan 1 calls for two (2) buildings while Concept 2 calls for three (3) buildings. With each concept plan, the total number of beds do not change, only the distribution of the living quarters and recreational facilities. In Concept 2, the outdoor recreational facilities (pool and volleyball court) are located in a rear courtyard type area. The overall building footprint will be approximately 33,000 SF.

Mr. Melvin presented exhibit P-4 in order to showcase the type of look and feel of the architecture for the facility in terms of architectural features, materials, and colors. Ms. Luciani discussed the architectural treatments that will be required to screen any and all mechanical equipment (rooftop or ground mounted). Mr. Melvin testified in regard to building height in that the future developer would be limited to 3-story or 4-story buildings. Mr. Melvin clarified that a story is approximately equal to 12' to 14' which would make a 3-story building near 45' when you include the parapet. Mr. Melvin that the plan only calls for a story limitation so as to not preclude the future developer from implementing an elevator penthouse if one is needed. Ms. Luciani added that should a developer propose a building height of more than 10' or 10% of what is permitted, then a use variance would be required. Mr. Melvin added that the site slopes down slightly from Cuthbert Boulevard and then levels off. Lastly, Mr. Melvin stated that the site is almost entirely impervious coverage and the plan would require a minimum of 25% greenspace.

Ms. Luciani gave a brief overview of the settlement agreement with Advanced Recovery Systems that relocated the proposed facility to the subject site and that the Township and its consultants have been working with Advanced Recovery System on putting together concepts for the Redevelopment Plan. Ms. Luciani stated that Advanced Recovery Systems has provided a few comments and Ms. Luciani added them to the record. These comments included clarifying the definition of residential substance use disorder treatment facility (which will continue to be defined by the applicable Statute), adding language so that the plan permits "building and buildings," and that the Redevelopment Plan accommodates for the ghosting of 10% additional parking spaces.

Mr. Zeller discussed the procedures that the future applicant would have to go through if they were to deviate from the approved Redevelopment Plan with regard to waivers, variances (bulk and use), and plan amendments.

Mr. Melvin closed his testimony stating that the proposed Redevelopment Plan (exhibit P-5) is consistent with the Cherry Hill Township Master Plan and a more specific explanation can be found in the Redevelopment Plan.

Public Discussion: None.

Motion: Following the testimony from Mr. Melvin and Ms. Luciani and an overview of the procedure by Solicitor Zeller, Carolyn Jacobs made a motion, which was seconded by Marlyn Kalitan, to recommend the endorsement of the Cuthbert Boulevard Gateway: Baker Lanes Redevelopment Plan to the Governing Body and that it is consistent with the Master Plan. Affirmative votes by McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Adler. The Redevelopment Plan endorsement is approved.

Resolution:

07-P-0001

Block(s) 285.25 Lot(s) 2 & 3
Zone: General Office (O2) Zone

Cherry Hill Commerce Center Associates, LP

1800, 1810 & 1820 Chapel Avenue West
Cherry Hill, NJ

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).

Motion to Ratify: Following the review of the resolution, Marlyn Kalitan made a motion which was seconded by William Carter, to memorialize the resolution for Cherry Hill Commerce Center Associates, LP. Affirmative votes by Sweeney, Hung, Carter, Kates, Kalitan, and Adler. The resolution is memorialized.

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.

Motion to Ratify: Following the review of the resolution, William Carter made a motion which was seconded by Steven Sweeney, to memorialize the resolution for Kennedy Property Corporation. Affirmative votes by Sweeney, Hung, Carter, Kates, Kalitan, and Adler. The resolution is memorialized.

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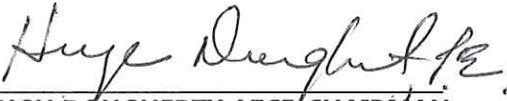
Block(s) 66.01 Lot(s) 1
Zone: Regional Business (B4)

761 Cuthbert Blvd
Cherry Hill, NJ

Motion to Ratify: Following a review of the resolution, Sam Kates made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution to recommend the adoption of the Cuthbert Boulevard Gateway: Baker Lanes Redevelopment Plan to the Governing Body. Affirmative votes by McCormack, Sweeney, Jacobs, Kates, Carter, Hung, Kalitan, and Adler. The resolution is memorialized.

Meeting Adjourned: at 8:20 PM.

ADOPTED: 2/21/17


HUGH DOUGHERTY, VICE-CHAIRMAN

ATTEST:


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

