



**PLANNING BOARD**  
**Tuesday, February 21, 2017**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Vice-Chairman Hugh Dougherty at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Hugh Dougherty.

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

**ROLL CALL**

- **Members in attendance:** Steven Sweeney, Kevin McCormack, Carolyn Jacobs, Hugh Dougherty; 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**

*Adoption Meeting Minutes from February 6, 2017.* Marlyn Kalitan made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from February 6, 2017. Affirmative votes by Sweeney, McCormack, Jacobs, Hung, Carter, Kalitan, and Adler. Minutes are approved.

**Agenda Item 1:**

**13-P-0024**

Block(s) 42.01 Lot(s) 8 & 10

Zone: Highway Business (B2) Zone

**PNP Realty, LLC**

8 and 10 Grove Street

Cherry Hill, NJ

*Relief Requested: An Amended Preliminary and Final Major Site Plan with Bulk (C) Variances for a daycare facility, which will include a building footprint reduction, an outdoor play area, accessory parking, and various site and circulation improvements.*

**Exhibits Submitted:**

A-1: Color Site Rendering

A-2: Elevation Rendering

**Discussion:** Applicant PNP Realty, LLC, applied for an amended preliminary and final major site plan with bulk (C) variances for a daycare facility (Lightbridge Academy, formerly known as Rainbow Academy), which will include a building footprint reduction, an outdoor play area, accessory parking, and various site improvements, which includes the consolidation of an access driveway and coordinated site signage with Belliard Hair Design Studio; located at 8 and 10 Grove Street Cherry Hill, New Jersey (Block 42.01, Lots 17 & 18). The property is owned by PNP Realty, LLC (Lot 18) and MH of New Jersey, Inc. (Lot 17).

Application was represented by:

- Bob Mintz, Esq. – Attorney for the Applicant
- Henry Haley, PE – Engineer for the Applicant
- Andrew Feranda, PE, PTOE, CME – Traffic Engineer for the Applicant

Mr. Mintz introduced the application for an amended preliminary and final major site plan and then gave an overview of the site and its surrounding uses. Mr. Mintz noted that the subject site, Lot 18, was given a prior site plan approval; however, the amended application now also includes Lot 17, Belliard's Hair Design Studio. The applicant's amended applicant still requests approval for a proposed daycare but Lot 17 is now included with the application in order to alleviate the New Jersey Department of Transportation's (NJDOT) concerns due to site access issues. The applicant, as part of the amended application, proposes to consolidate a shared full-access driveway between Lots 17 and 18 so that there is common access. All other existing curb cuts are proposed to be eliminated. Mr. Mintz noted that the two lots were once a single lot, so the proposal would be consistent with how the lot lines were originally designed. Mr. Mintz added that the

applicant is removing its request for freestanding sign panel for Belliard's located on Loy 18 as it may be considered off-site signage which would require use variance approval at the Zoning Board of Adjustment. Mr. Mintz requested that the prior site plan testimony given by the applicant at its previous hearings be incorporated into the record.

Mr. Haley submitted Exhibits A-1 and A-2 and gave an overview of the site plan and access points. Mr. Haley noted that the proposal calls for a few minor changes to the architecture of the daycare building, such as to the roofline and front elevation), that were not previously proposed in the original site plan application. Mr. Haley detailed the major change to the site plan which is for a consolidated shared access driveway that spans Lot 17 and 18 along with a number of ADA improvements. Mr. Haley discussed the parking layout and the sharing of parking spaces. Mr. Haley explained that Belliard's is not open in the morning and the daycare, Lightbridge Academy (formerly Rainbow Academy), is not open on the weekends. Mr. Haley discussed the proposed freestanding sign and reiterated that the applicant has pulled their required for a multi-tenant sign so that the sign, which is proposed to be located on the Belliard's site, will not include a sign for the daycare (which would require Zoning Board approval). The applicant will work with the Department of Community Development to remove other variances related to signage such as for the height of the text above grade level and moving the street address to the top of the sign.

Ms. Luciani went through the Department of Community Development's review letter dated February 17, 2017 and noted that the amended site plan application does not require any new variances. Ms. Luciani detailed the variances that were previously granted as well as noted what conditions are preexisting nonconforming but are not changing. Ms. Luciani explained that when there is a shared access driveway, non-residential parking setbacks standards are exempt per Section 511.H.2.c of the Ordinance. The applicant added that they will work with the Department of Community Development on landscaping around the proposed signage and also clarified that the parking lot would go under a mill and overlay. A discussion on the trash enclosure gate ensued and the applicant will work with the Department of Community Development to ensure proper opaque screening is provided. Lastly, Mr. Haley elaborated upon the site circulation and noted that there is no drop-off area as the daycare operators wants parents to park and walk their children inside the building. Thus, drop-off facilities have not been provided.

Mr. Feranda stated that his firm worked with NJDOT on the major access permit application and approval. Mr. Feranda then gave detailed testimony regarding the surrounding traffic patterns. Mr. Feranda noted that NJDOT wanted the site to be accessed through the applicant's proposed shared full-access driveway. Mr. Feranda stated that NJDOT was made aware of the Township's concerns regarding left turns out of the site; however, NJDOT has the ultimate say in the driveway design as it is within NJDOT's Right-Of-Way (ROW). Based on NJDOT's review, the applicant had to amend the prior site plan approval to include Belliard's as they would need to consent to the shared access driveway. Mr. Hung expressed his concern over the left turn lane and Mr. Feranda stated that he believes the design is engineered to acceptable standards and reiterated NJDOT's jurisdictional authority.

**Public Discussion:** None.

Mr. Mintz noted that with the exception of the testimony provided, the applicant agrees to all comments issued by the Department of Community Development and ERI. Mr. Mintz reiterated that no new variances are requested nor required and that the operations of the daycare are not changing from what was testified to at the initial hearing. Solicitor Burns noted that all conditions of approval agreed upon at the initial hearing will remain except as specifically amended.

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

**Resolution:**

**8752.2B5**

Block(s) 54.01; 54.02 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:** Following the review of the resolution, Steven Sweeney made a motion which was seconded by William Carter, to memorialize the resolution for Cherry Hill Partners at Park Place, LLC. Affirmative votes by Sweeney, Hung, Dougherty, Carter, Kalitan, Adler, and Griffith. The resolution is memorialized.

**8752.2B5**

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

*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.*

**Cherry Hill Partners at Park Place, LLC**

Garden Park Boulevard  
Cherry Hill, NJ

**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 Cherry Hill Partners at Park Place, LLC. Affirmative votes by Sweeney, Hung, Dougherty, Carter, Kalitan, Adler, and Griffith. The resolution is memorialized.

**Meeting Adjourned:** at 8:31 PM.

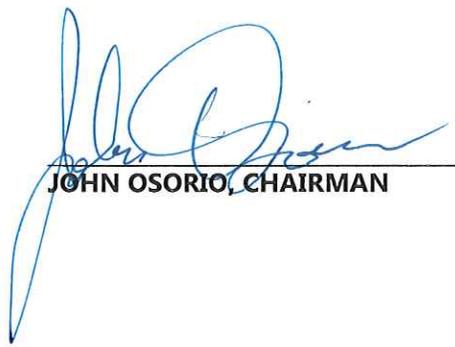
**ADOPTED:** 3/6/17

**ATTEST:**



---

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



---

**JOHN OSORIO, CHAIRMAN**