



PLANNING BOARD
Monday, April 3, 2017
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:44 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:** Carolyn Jacobs, John Osorio, Hugh Dougherty; Kevin McCormack; Sam Kates; William Carter, Moly Hung; Marlyn Kalitan; and Betty Adler.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

Prior to the Board considering the administrative items, Chairman John Osorio announced that the application for Lidl US Operations, LLC (#16-P-0010) has been postponed and that notice is carried to the May 1, 2017 meeting of the Planning Board.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from March 20, 2017. Hugh Dougherty made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from March 20, 2017. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, and Adler. Minutes are approved.

Agenda Item 1:

16-P-0004

Block(s) 9.01 Lot(s) 5

Zone: Highway Business (B2) Zone

VP 70 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.

Exhibits Submitted:

A-1: Color Site Plan

A-2: Color Elevation Rendering

Discussion: Applicant VP 70 Realty, LLC, applied for 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; located at 2325 Route 70 West, Cherry Hill, New Jersey (Block 9.01, Lot 5). The property is owned by 2325 Marlton Pike W Associates, LLC.

Application was represented by:

- Richard Goldstein, Esq. – Attorney for the Applicant
- Michael Avila, PE, PP – Engineer for the Applicant
- Alan Lauer – General Manager of Dunkin Donuts
- Frank Glaser – Owner
- David Keefrider – Project Manager, Albert Taus & Associates
- Deanna Drumm, PE, PP, PTOE – Traffic Engineer for the Applicant

Mr. Goldstein gave an overview of the subject site, its surrounding uses, and explained that the site is currently home to Bayard's Chocolates and the Cherry Hill Flower Barn. Mr. Goldstein explained that the applicant's proposal is to keep Bayard's Chocolates but demolish the Cherry Hill Flower Barn in order to construct a Dunkin Donuts drive-through restaurant. Mr. Goldstein acknowledged that the previous application for this Dunkin Donuts was submitted under different counsel and professionals and that they workshopped the application based upon the comments previously provided by the Planning Board and the Planning Board's professionals. From the workshops, a number of changes were

stated that this determination is based on studied conducted at other Dunkin Donuts during peak times. Ms. Drumm stated that the elimination of the S. Harvard Avenue curb cut provides for better circulation throughout the site. Lastly, Ms. Drumm went through ERI's list of design waivers.

Public Discussion: Christine Affrime of 1111 Graham Avenue stated that she is concerned about noise related to trash pickup. Ms. Luciani stated that the applicant will have to comply with Camden County's Noise Ordinance and trash could not be picked up earlier than 7am. Ms. Affrime stated that she is also concerned about idling and the variance for the residential buffer setback. Mr. Goldstein stated that they will be providing 'No Idling' signs on the site and that the residential buffer condition is essentially a pre-existing condition,

Mr. Richard Supnick, Esq. stated that he represents the owner of 5 S. Harvard Avenue, Scot Tomaszewski. Mr. Supnick stated that his client does not oppose the application; however, he has concerns about the trash enclosure location as well as the possibility of traffic backing up out into Route 70. The Board noted that Ms. Drumm's testimony indicated that queuing won't be significant so as to cause back-ups onto Route 70. With regard to the trash enclosure, Mr. Avila noted that the board-on-board fence and shrubbery will screen the view of the trash enclosure from Mr. Supnick's client's property. Ms. Luciani added that the trash enclosure's setback meets the Zoning Ordinance requirement.

Motion: Following the reiteration of the conditions 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 Jacobs, Osorio, Dougherty, McCormack, Kates, Carter, Hung, Kalitan, and Adler. The application is approved.

Resolution:

15-P-0006

Block(s) 207.01 Lot(s) 1
Zone: Highway Business (B2) Zone

Sultani Enterprises, LLC

200 Haddonfield Road
Cherry Hill, NJ

Relief Requested: A minor site plan with bulk (C) variances to make various site improvements in order to convert an existing vacant restaurant site into a new twenty-four (24) seat restaurant (Kabob Café).

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Sam Kates, to memorialize the resolution for Sultani Enterprises, LLC. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, and Adler. The resolution is memorialized.

17-P-0003

Block(s) 404.43 Lot(s) 1 & 2
Zone: Limited Office (O1) Zone

Bancroft Neurohealth

1255 Caldwell Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to construct a 3-sided monument sign.

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Moly Hung, to memorialize the resolution for Bancroft Neurohealth. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, and Adler. The resolution is memorialized.

Meeting Adjourned: at 9:22 PM.

ADOPTED: 5/1/17


JOHN OSORIO, CHAIRMAN

ATTEST:


LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY