



**PLANNING BOARD**  
**Monday, November 5, 2018**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairman John Osorio at 7:30 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:** Betty Adler; Carolyn Jacobs; John Osorio; Hugh Dougherty; Moly Hung; Samuel Kates; and Marlyn Kalitan.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director; and James Burns, Esq., Solicitor;

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from October 1, 2018.* Marlyn Kalitan made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from October 1, 2018. Affirmative votes by Adler, Jacobs, Hung, Osorio, Kates, and Kalitan. Minutes are approved.

*Adoption Meeting Minutes from October 8, 2018.* Samuel Kates made a motion, which was seconded by Betty Adler, to adopt the Meeting Minutes from October 8, 2018. Affirmative votes by Adler, Jacobs, Hung, Dougherty, Kates, and Kalitan. Minutes are approved.

*Adoption Meeting Minutes from October 15 2018.* Hugh Dougherty made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from October 15, 2018. Affirmative votes by Adler, Jacobs, Hung, Osorio, Dougherty, Kates, and Kalitan. Minutes are approved.

**Agenda Items:**

None.

**Resolutions:**

**17-P-0039**

Block(s) 429.01 Lot(s) 1  
Zone: Highway Business (B2)

**Thomas Hatzis (Winner Ford)**

250 Haddonfield-Berlin Road  
Cherry Hill, NJ

*Relief Requested: A site plan waiver with bulk (C) variances to permit the installation of two (2) additional façade signs (a "Ford" logo sign and a "Service" sign) to the existing Winner Ford dealership.*

**Motion to Ratify:** Following the review of the resolution, Moly Hung made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for Thomas Hatzis (Winner Ford). Affirmative votes by Adler, Jacobs, Hung, Osorio, Dougherty, Kates, and Kalitan. The resolution is memorialized.

**18-P-0011**

Block(s) 134.01 Lot(s) 1  
Zone: Highway Business (B2)

**Escape Room Mystery, LLC**

1200 Haddonfield Road  
Cherry Hill, NJ

*Relief Requested: A site plan waiver with bulk (C) variances to permit a second floor establishment to install a 30 SF projection facade sign on the second floor principal façade of a structure, where façade signs on the principal façade of a structure are only permitted for ground floor establishments.*

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

**2018 Cherry Hill Township Master Plan**

*The Planning Board will memorialize the adoption the following elements: a comprehensive reexamination report of the existing master plan and development regulations (N.J.S.A. 40:55D-89(a) through (e)); a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based (N.J.S.A. 40:55D-28(b)(1)); a Land Use Element and its required components (N.J.S.A. 40:55D-28(b)(2)(a) through (f)); an Economic Development Element and its required components (N.J.S.A. 40:55D-28(b)(2)(a) through (b)); Plans For Place Subplan Elements (N.J.S.A. 40:55D-28(c)); a specific policy statement indicating the relationship of the proposed development of the Township, as developed in these Master Plan Elements to the master plans of contiguous municipalities, the Camden County Master Plan, the State Development and Redevelopment Plan and the Camden County District Solid Waste Management Plan (N.J.S.A. 40:55D-28(d)); and several appendices, as noted below and reflected by the record of the meetings held on October 1, 2018 and October 8, 2018:*

1. Executive Summary
2. Chapter 1: Introduction;
3. Chapter 2: Demographics;
4. Chapter 3: Public Outreach;
5. Chapter 4: Vision & Goals;
6. Chapter 5: Land Use Plan Element;
7. Chapter 6: Economic Development Plan Element;
8. Chapter 7: Plans For Place Subplan Element;
9. Appendix A: Existing Conditions Report;
10. Appendix B: Public Outreach Report; and
11. Appendix C: 2007 Master Plan Reexamination Report.

**Motion to Ratify:** Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Betty Adler, to memorialize the resolution for the 2018 Cherry Hill Township Master Plan. Affirmative votes by Adler, Jacobs, Hung, Osorio, Dougherty, Kates, and Kalitan. The resolution is memorialized.

**Meeting Adjourned:** at 7:37 PM.

**ADOPTED:** 11/19/18

**ATTEST:**

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

  
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**JOHN OSORIO, CHAIRMAN**