



PLANNING BOARD
Monday, December 17, 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; Kevin McCormack; Carolyn Jacobs; John Osorio; Hugh Dougherty, Sam Kates; William Carter; Moly Hung; and Marlyn Kalitan.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James W. Burns, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; and C. Jeremy Noll, PE, CME, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from December 3, 2018. Marlyn Kalitan made a motion, which was seconded by Betty Adler, to adopt the Meeting Minutes from November 19, 2018. Affirmative votes by Adler, McCormack, Osorio, Hung, Carter, Kates, and Kalitan. Minutes are approved.

Agenda Item 1:

18-P-0039

Block(s) 470.01 Lot(s) 1

Zone: Institutional (IN)

Cherry Hill Township

100 Old Bortons Mill Road

Cherry Hill, NJ

Relief Requested: Courtesy review for site plan related to the installation of five (5) new pole barns and various site improvements and demolition of existing building for expanded arts and studio space at Croft Farms.

Applicant's Representatives: Robert Wright, Esq. – Township Solicitor; and Christopher Zmijewski – Vice President of HAAG 3D Solutions.

Exhibits Submitted: None.

Mr. Wright introduced the application to demolish two (2) existing buildings and construct five (5) new pole barns at Croft Farm along with various site improvements. Mr. Wright noted that proposal is a courtesy review application; however, they are requesting a waiver from providing a trash enclosure as the Township will coordinate with the Department of Public Works as it relates to trash removal.

Mr. Zmijewski gave an overview of the existing site conditions of the historic designated Croft Farm site. Mr. Zmijewski stated that they are proposing to demolish two (2) non-historic structures plus a shed on the site and construct in its place five (5) new pole barns which are to be used as a studio spaces as part of the Croft Farms Arts Center. Mr. Zmijewski explained that these studios will be community spaces. In addition to the pole barns, Mr. Zmijewski stated that the applicant is proposing a number of site improvements consisting of two (2) ADA parking spaces, new grading, stormwater management measure, new pathways, lighting, and landscaping. Mr. Zmijewski gave an overview of the architectural design of the studios which will have a barn-like atmosphere with colors that are in harmony with the historic structures on the property. Mr. Zmijewski explained that the State Historic Preservation Office (SHPO) has review and approved the proposal for Croft Farm. Mr. Zmijewski also noted that the existing red building will get a new roof and be repainted in order to complement the building with the proposed pole barns.

Mr. Noll stated that he has worked with HAAG 3D Solutions to address all grading, stormwater management, lighting, and landscaping improvements and noted that the applicant is in compliance with his comments. Mr. Noll added that the proposed ADA improvements are also in compliance with all applicable requirements. Solicitor Burns noted that since the application is a courtesy review, the Planning Board can only make recommendations like requiring the applicant to

comply with the Planning Board Engineer's review letter and complying with all SHPO and ADA requirements. Ms. Luciani gave an overview of the waiver request from providing a trash enclosure and the SHPO requirements.

Mr. Zmijewski gave an overview of the archaeological study and noted that some small prehistoric artifacts were found on the site. Mr. Zmijewski stated that the findings do not impact the proposed construction but an archaeological professional from SHPO will be on-site during construction in order to monitor the work that will be performed.

Public Discussion: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Marlyn Kalitan, to recommend the approval of the Courtesy Review application. Affirmative votes by Adler, McCormack, Jacobs, Osorio, Dougherty, Hung, Carter, Kates, and Kalitan. The application is approved.

Agenda Item 2:

18-P-0035

Block(s) 472.01 Lot(s) 23

Zone: Limited Office (O1)

JJN Real Estate Holdings, LLC

1945 Route 70 East

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to convert a former daycare into a multi-tenant medical office use along with various building and site improvements consisting of major façade renovations, parking, circulation and access improvements, and new signage.

APPLICATION CARRIED TO THE MONDAY, JANUARY 14, 2019 PLANNING BOARD MEETING.

Mr. Osorio announced that matter concerning JJN Real Estate Holdings, LLC is being carried to the Monday, January 14, 2019 Planning Board meeting and that no new notice is required.

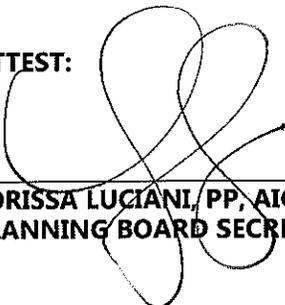
Resolutions:

None.

Meeting Adjourned: at 7:52 PM.

ADOPTED: 1/14/19

ATTEST:



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



JOHN OSORIO, CHAIRMAN