



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, January 16, 2018**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Vice-Chairman Hugh Dougherty at 7:40 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:** Betty Adler; Kevin McCormack; Carolyn Jacobs; Hugh Dougherty; William Carter; Marlyn Kalitan; Sam Kates; Moly Hung; Alise Panitch; and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Jacob Richman, PP, AICP, Planner; Stacey Arcari, PE, Planning Board Engineer.

**ADMINISTRATIVE ITEMS - Reorganization**

**Appointment of Chair.** Carolyn Jacobs nominated John Osorio for Chairperson. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

**Appointment of Vice-Chair.** Betty Adler nominated Hugh Dougherty for Vice-Chair. The motion was seconded by Moly Hung. The motion passes unanimously with Hugh Dougherty abstaining.

**Oaths of Office.** Solicitor Burns administered the oath to Betty Adler (Class I), Kevin McCormack (Class II), Carolyn Jacobs (Class III), Marlyn Kalitan (Class IV), Alise Panitch (Alternate #1), Sheila Griffith (Alternate #2), and Hugh Dougherty (Vice-Chair).

**Adoption of Agenda Procedures.** Bill Carter made a motion to approve the standardized Agenda Procedures of the Planning Board for 2018, which was seconded Sam Kates. A unanimous all in favor was cast by the Board.

**Appointment of Secretary.** Hugh Dougherty nominated Lorissa Luciani for Secretary for the year 2018. The motion was seconded by Sam Kates. A unanimous all in favor was cast by the Board.

**Appointment of Alternate Secretary.** Betty Adler nominated Jacob Richman for Alternate Secretary for the year 2018. The motion was seconded by Kevin McCormack. A unanimous all in favor was cast by the Board.

**Establishment of Meeting Dates and Adoption of Official Newspaper.** Hugh Dougherty nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2018. The motion was seconded by Carolyn Jacobs. A unanimous all in favor was cast by the Board.

**Adoption of Planning Board Bylaws.** Sam Kates made a motion to approve the 2018 Planning Board Bylaws, which was seconded by Moly Hung. A unanimous all in favor was cast by the Board.

**Appointment of Solicitor.** Moly Hung nominated Dembo, Brown, and Burns, LLP, for Planning Board Solicitor for the year 2018. The motion was seconded by Sam Kates. A unanimous all in favor was cast by the Board.

**Appointment of Engineer.** Sam Kates nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2018. The motion was seconded by Moly Hung. A unanimous all in favor was cast by the Board.

**Appointment of Traffic Consultant.** Sam Kates nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2018. The motion was seconded by Betty Adler. A unanimous all in favor was cast by the Board.

**Appointment of Housing Consultant.** Carolyn Jacobs nominated Art Bernard & Associates as the Planning Board Housing Consultant for 2018. The motion was seconded by Marlyn Kalitan. A unanimous all in favor was cast by the Board.

**Appointment of Professional Planner.** Sam Kates nominated Group Melvin Design as the Planning Board Professional Planner Consultant for 2018. The motion was seconded by Carolyn Jacobs. A unanimous all in favor was cast by the Board.

**Appointment of Redevelopment Planner.** Moly Hung nominated Group Melvin Design as the Planning Board Professional Planner Consultant for 2018. The motion was seconded by Bill Carter. A unanimous all in favor was cast by the Board.

*Adoption Meeting Minutes from December 18, 2017.* Carolyn Jacobs made a motion, which was seconded by Sam Kates, to adopt the Meeting Minutes from December 18, 2017. Affirmative votes by Adler, McCormack, Jacobs, Dougherty, Kates, and Panitch. Minutes are approved.

**Agenda Item 1:**

**17-P-0004**

Block(s) 394.01 Lot(s) 1

Zone: Highway Business (B2) Zone

*Relief Requested: A site plan waiver with bulk (C) variances to install a multi-tenant monument sign.*

**Wharton Realty**

295 Route 70 West

Cherry Hill, NJ

**Applicant's Representatives:** Clint Allen, Esq. – Applicant's Attorney; Joe Mancini, PP, PE – Applicant's Engineer & Planner; Ed Devaney – Fast Signs; Jim Walls – Real Estate Manager; and Debra Arthur – Camden County Chamber of Commerce.

**Exhibits Submitted:** A-1: Witness Exhibit List; A-2: Site Photographs; and A-3: Sign Rendering.

Mr. Allen introduced the application for a site plan waiver with bulk (c) variances to permit the construction of a freestanding multi-tenant sign (with three (3) panels) and proceeded to give an overview of the site by describing its unique orientation and characteristics. Mr. Allen explained that appropriate signage is necessary as if you pass by the site; it is a long, circuitous route to get back to the site. Mr. Allen discussed the color scheme of the sign and noted that it is internally illuminated. Mr. Allen elaborated on the unique orientation of the building on the site in that it makes it difficult for customers to locate the building while traveling along Route 70. Particularly, while heading eastbound, the building is partially blocked by the adjacent St. Andrews United Methodist Church. Lastly, Mr. Allen submitted Exhibits A-1 through A-3 for the Board's consideration.

Mr. Walls noted that the site is difficult to locate due to the complexity of the surrounding roadway system as well as due to the old sign having to be removed. Mr. Walls stated that if the proposed sign is approved, it will be maintained accordingly. Mr. Walls detailed some of the unique characteristics of the building in that while the building technically fronts Route 70, the front door faces Boundary Lane. Mr. Walls stated that the site currently had four (4) tenants consisting of two (2) first floor and two (2) second floor tenants; however, only three (3) panels are being requested but that they may want to add a fourth down the line. Mr. Allen clarified Mr. Wall's comments to note that the applicant would have to return to the Planning Board should they want to add a fourth tenant panels. Mr. Walls stated that he has heard from the tenant's customers that they have trouble finding the site.

Mr. Mancini referred to Exhibit A-2 to illustrate the various perspectives of the site from the surrounding roadway network and noted area where there are sight line obstructions. Mr. Mancini noted that positives with regard to adequately identifying the site and its tenants and Mr. Mancini added that the benefits of the sign outweigh any detriments. Mr. Mancini stated that the sign will not create any issues with regard to traffic or aesthetics and that it will not create and sight triangle obstructions. Mr. Mancini noted that the sign will be placed in the same location as the previous sign except that whereas the previous sign was three-sided, the proposed sign will be two-sided. Mr. Allen added that the new sign will utilize brick masonry skirting in order to enhance its visual appeal.

Mr. Devaney discussed the scaling of the sign and the visibility of the tenant panels. A discussion ensued regarding the legibility of the tenant panels and whether the size of the text and sign can be adjusted in order to maximize the signs legibility for those traveling along Route 70. Mr. Allen stated that the applicant can adjust the sign details to maximize lettering size within each tenant panel in order to address the Board's concerns. The applicant agreed as a condition of approval to work with the Department of Community Development on the matter concerning sign legibility and that it will be scaled based upon the speed of the roadway (45 mph).

Ms. Arthur stated that displayed "295" on the sign is imperative as GPS' do not bring you to correct location when you put their address in. By putting the address number, it will help customer's know they are at the correct location. Ms. Arthur noted that the importance of identifying the businesses at the site particularly in that it is tucked between Ponzio's and St.

Andrews United Methodist Church. Mr. Allen added that the applicant will comply with all comments in the Department of Community Development's review letter, particularly lighting and landscaping requirements.

**Public Discussion:** None.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Bill Carter, to approve the application. Affirmative votes by Adler, McCormack, Jacobs, Dougherty, Hung, Kates, Carter, Kalitan, Panitch, and Griffith. The application is approved.

**Agenda Item 2:**

**16-P-0027**

Block(s) 389.01 Lot(s) 18

Zone: Residential (R2) Zone

**Duana George & Guy D. Pistilli**

26 Montana Avenue

Cherry Hill, NJ

*Relief Requested: A preliminary major subdivision to subdivide one (1) lot (Existing Lot 18) into three (3) single family residential building lots (Proposed Lot 18.01, Lot 18.02 and Lot 18.03), as well as the extension and dedication of additional right-of-way (ROW) for Montana Avenue in the form of a hammerhead (cul-de-sac) turnaround.*

**Applicant's Representatives:** Gary Civalier, PP, PE, PLS – Applicant's Engineer; Guy Pistilli – Applicant; and Duana George – Applicant.

**Exhibits Submitted:** A-1: Color Rendering of Subdivision Plan; and A-2: Utility & Landscaping Plan.

Mr. Civalier introduced the application for a request for a preliminary major subdivision to subdivide one (1) lot into three (3) lots for the purpose of eventually constructing single-family dwellings. Mr. Civalier explained that a major subdivision is required as the applicant will be providing public street improvements consisting of a hammerhead cul-de-sac at the terminus of Montana Avenue. Mr. Civalier stated that no variances are requested or required as part of this application as all bulk requirements are being met. Mr. Civalier affirmed that prior to construction beginning on any lot, grading plans will be submitted to the Township for review. Mr. Civalier noted that the applicant will be making sanitary sewer and water main extensions in order to support the development. Additionally, the site will have an integrated stormwater management system. Mr. Civalier added that the applicant has applied to the NJDEP for an LOI and will provide documentation to the Township's professionals as soon as it is received.

Mr. Civalier submitted Exhibits A-1 and A-2 and noted that his clients are bearing the costs of the proposed hammerhead cul-de-sac and explained that this will be an improvement over the existing condition consisting of the street just ending without an area to turn around. Mr. Civalier stated that the unique shape of the lot, the drop-off at the back of the site, and the presence of wetlands prevent a 6 to 7 lot subdivision. Furthermore, while a four (4) lot subdivision may be feasible, Mr. Civalier stated that it is the applicant's intention to maintain the project as a three (3) lot subdivision. Mr. Civalier posited that the hammerhead cul-de-sac design will be a benefit to the neighborhood as it will be a public dedication and it will also allow for easier access. Furthermore, the hammerhead will allow emergency vehicles and trash/recycling services a way to turnaround instead of backing up the entire street which refuse trucks currently have to do to maneuver off of Montana Avenue. Mr. Civalier stated that the hammerhead design meets RSIS requirements. Mr. Civalier posited that the proposed subdivision "finishes off" the neighborhood.

Mr. Civalier noted how each proposed lot complies with all of the bulk standards in the Residential (R2) zone. Mr. Civalier stated that he has no objections to the comments included in the Department of Community Development's and ERI's review letters other than providing a continuous sidewalk around the hammerhead cul-de-sac due to feasibility issues. It was later agreed that the applicant will provide sidewalk except around the hammerhead cul-de-sac except where there may be feasibility issues in front of Lot 19. Mr. Civalier stated that the applicant will provide additional streetlights per ERI's review letter. Mr. Civalier clarified that the lowest point of the site is 5' above the floodplain line. Mr. Civalier noted that each lot will be individually/custom built and will comply with all grading requirements. Mr. Civalier explained that the applicant intends to build and live in the home on proposed Lot 18.01 and that their lot will be the largest of the three (3) lots. Lastly, the applicant agreed to Title 39 provisions in that no parking will be permitted along the hammerhead.

Ms. Luciani noted that many of the trees throughout the site are dead or diseased and this was confirmed by Mr. Civalier. Mr. Civalier stated that many of the trees are not healthy as fill has been placed at the base of the trees over time and the applicant intends to remove those trees in addition to trees within 15' of the proposed improvements. The applicant acknowledged that they cannot impact any of the wetlands areas. Ms. Luciani stated and the applicant agreed to put covenants in the Deed to restrict activities in the wetlands areas. It was noted that soil borings will be required once the building plans are worked out. A discussion then ensued between Mr. Civalier and Ms. Arcari in regard to ERI's review letter comments.

**Public Discussion:** Mark Gulbranson, Esq., on behalf of the Erlton Civic Association (ECA), requested that a vote on the subject application be postponed so that the ECA could have more time to review the application for the purpose of making formal comments. Mr. Gulbranson read the ECA's request letter and noted that the ECA has some concerns about the potential environmental impacts due to the project. Ms. Luciani noted that she previously had a conversation with ECA's president and had explained that the applicant is entitled to a hearing and only the applicant can elect to postpone their hearing. Ms. Luciani added that the applicant will have to meet all environmental regulations as part of any condition of approval. Solicitor Burns gave a detailed overview of what the applicant's rights are and Mr. Guy Pistilli stated that he did not want to postpone the hearing.

Mr. Vladimir Vascisin of 16 Montana Avenue stated that he is concerned about the proposed changes to the neighborhood, particularly due to the proposed development and the changes to the dead end street. In regard to questions concerning who will own and live in the proposed homes, Ms. Duana George stated that they intend to occupy one lot, sell the second lot, and possibly have one or her grown children live in the third lot. Ms. George stated that it is their intention to maintain the character of the neighborhood and that the love the street. Ms. Luciani explained how conditions of approval carry with the land regardless of whether the applicant decides to sell off one or more of the lots.

Mr. Jeffrey Milden of 61 Nevada Avenue stated that he appreciates the effort in the design of the subdivision but wants to ensure as many trees as possible are preserved. Solicitor Burns noted that the applicant agreed to comply with the provisions of the tree removal ordinance. Mr. Milden stated that he would like to see the applicant utilize native planting species for the proposed street trees.

Mr. Jeff Potter of 797 Park Drive stated that wants to ensure the development doesn't affect the waterway at the rear of the site and to ensure it will not be detrimental to wildlife (particularly deer). Mr. Potter also wanted to know the expected duration of the construction. Mr. Dougherty noted that the wetlands and wetlands buffers will be maintained. Mr. Civalier stated that he expects the property to still have deer as the lots will still contain a significant amount of open space. Mr. Civalier stated that the construction will be phased out which will end up having less impact in terms of mass construction activity.

Ms. Martha Wright of 200 Munn Lane stated that he is concern about stormwater impacts to the adjacent waterway and general impacts to environment. Ms. Wright objected to the impact that a three (3) lot subdivision will have upon the area as well as objecting to the granting of any environmental waivers. A discussion ensued pertaining to the necessity of outside agency approvals (i.e. LOI from NJDEP) as well as the right-of-way improvements.

Ms. Rena Margulis of 28 School Lane stated that she is concerns about the potential impacts to wildlife and the environmental (particularly tree removal), Mr. Pistilli stated that he wants to maintain as much vegetation on the lots as possible.

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

**Resolutions:**

**17-P-0018**

Block(s) 500.01 Lot(s) 12

Zone: Highway Business (B2) Zone

*Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct a 4,103 SF addition to the existing building (currently 17,020 SF) along with various site improvements.*

**PSC Custom, LP (Polar Service Centers)**

1003 Astoria Boulevard

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Marlyn Kalitan made a motion which was seconded by Alise Panitch, to memorialize the resolution for PSC Custom, LP (Polar Service Centers). Affirmative votes by Adler, Hung, Carter, Kates, Kalitan, Panitch, and Griffith. The resolution is memorialized.

**17-P-0035**

Block(s) 66.01 Lot 1

Zone: Regional Business (B4) Zone with Baker Lanes Redevelopment Overlay Zone.

*Relief Requested: A preliminary and final major site plan with a bulk (C) variance to construct a 2-story, 23,853 SF (footprint), 90-bed behavioral health treatment facility, a 7,576 SF (footprint) accessory recreational building and various site improvements known as The Recovery Village at Cherry Hill.*

**Advanced Recovery Systems, LLC**

761 Cuthbert Boulevard, Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Betty Adler made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for Advanced Recovery System, LLC. Affirmative votes by Adler, McCormack, Jacobs, Dougherty, Kates, and Panitch. The resolution is memorialized.

**Meeting Adjourned:** at 10:27 PM.

**ADOPTED:** 2/5/18

**ATTEST:**



---

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



---

**JOHN OSORIO, CHAIRMAN**

