



PLANNING BOARD
Monday, February 5, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman John Osorio at 7:48 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; 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; and Stacey Arcari, PE, Planning Board Engineer.

ADMINISTRATIVE ITEMS

Oath of Office. Solicitor Burns administered the oath to John Osorio (Chair).

Adoption Meeting Minutes from January 18, 2018. Sam Kates made a motion, which was seconded by Carolyn Jacobs, to adopt the Meeting Minutes from January 18, 2018. Affirmative votes by Adler, Jacobs, Carter, Hung, Kates, Kalitan, Panitch, and Griffith. Minutes are approved.

Prior to the first agenda item, Sheila Griffith announced she was recusing herself from the first application.

Agenda Item 1:

17-P-0011

Block(s) 471.01 Lot(s) 6
Zone: Institutional (IN) Zone

Saint Bartholomew's Episcopal Church

1989 Route 70 East
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to construct a 20 SF monument sign with a 12 SF LED changeable copy area.

Applicant's Representatives: Richard Roy, Esq. – Applicant's Attorney; Michael Moore – Applicant; and Rick Ricciardi, PP – Applicant's Planner.

Exhibits Submitted: None.

Mr. Roy introduced the application for a replacement freestanding sign for Saint Bartholomew's Episcopal Church. Mr. Roy stated that the applicant proposes to replace the existing sign with an LED changeable copy sign that requires for variances to exceed the maximum permitted height as well as to permit the usage of LED lights.

Mr. Moore stated that the applicant intends to change the copy of the sign once every one to two weeks to advertise various church events. Mr. Moore affirmed that the LED's will be static and that there will be no flashing or twinkling of lights. Furthermore, all lines of the text displayed in the LED changeable copy portion of the sign will be of the same color. Mr. Moore testified that the applicant will provide landscape around the base of the sign. Mr. Moore explained that the existing is not visually appealing. Mr. Moore added that the new sign will be an aesthetic improvement and it will be much easier to change messages on the sign without the possibility of vandalism which can occur with changeable copy letters.

Mr. Ricciardi noted that the existing sign was damaged by a motor vehicle accident and is not in good shape. The sign became misshapen as a result of the accident, and as such, the site is difficult to identify. Mr. Ricciardi believes that the new sign is not only aesthetically pleasing but will also provide adequate identification for the site. Mr. Ricciardi stated that the sign is comparable to other nearby signs in terms of size. Mr. Ricciardi affirmed that the new sign will be located in the same place as the existing sign. Mr. Ricciardi agreed to limit the changeable portion copy of the sign to three (3) rows of text at a letter height of 6".

Public Discussion: None.

Motion: Following the reiteration of the conditions by Solicitor Burns, William Carter made a motion, which was seconded by Moly Hung, to approve the application. Affirmative votes by Adler, Jacobs, Osorio, Hung, Kates, Carter, Kalitan, and Panitch. The application is approved.

Following the completion of the first agenda item, Sheila Griffith returned for subsequent applications.

Agenda Item 2:

17-P-0007

TJH Automotive Co., LLC

Block(s) 470.10 Lot(s) 7 & 8

2000 Route 70 East

Zone: Highway Business (B2) & Institutional (IN) Zone Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to expand the existing 34,488 SF Cherry Hill Jaguar dealership with a 2,197 SF showroom addition, as well as relocate the existing driveway on Route 70 to align with Old Orchard Road as the fourth leg of the signalized intersection, modernize signage and reconfigure automobile display and parking areas along Route 70.

Applicant's Representatives: Damien Del Duca, Esq. – Applicant's Attorney; Thomas Hessert – Applicant/Owner; Michelle Young, PE, PP – Applicant's Engineer & Planner; Jefferson Moon, RA – Applicant's Architect; and Janet Sharkey, PTOE – Applicant's Traffic Engineer.

Exhibits Submitted: A-1: Color Rendering of Site Plan; A-2: Exhibit Plan; A-3: Color Architectural Rendering; and A-4: Signage Exhibit/Construction Details

Mr. Del Duca introduced the application and noted that the property was recently a Jaguar and Saab dealership but now only sells Jaguars. Mr. Del Duca explained that Jaguar corporate is requiring architectural improvements to the site and as such, the applicant is proposing a number of façade improvements in addition to a proposed expansion of the existing showroom as well as site and signage improvements. Mr. Del Duca submitted Exhibit A-3 and briefly described the proposed 2,200 SF showroom addition to the existing 34,000 SF building as well as pointing out the face improvements. Mr. Del Duca also noted the applicant's proposal to realign the existing entrance driveway so that it creates a 4-way intersection with Route 70 and Old Orchard Road. Mr. Del Duca added that the applicant also proposed minor site and circulation improvements and updated signage. Mr. Del Duca stated that the applicant is requesting variances related to the amount of parking, parking setbacks, and signage. Mr. Del Duca submitted Exhibits A-1 and A-2 and noted that the applicant agrees to most comments in the Department of Community Development and Planning Board Engineer's review letters albeit with some minor clarifications.

Ms. Young noted the location of the proposed addition as well as the driveway realignment/reconfiguration. Ms. Young provided details pertaining to the site's characteristics. Ms. Young explained that the proposed improvements to the site will only yield a minor increase in impervious coverage but that this condition will be mitigated by adding permeable pavers to assist with stormwater management. Ms. Young pointed out that the applicant will be relocating the display cars along the front of the property as part of the proposed site improvements. Ms. Young noted the driveway realignment to the existing traffic signal will facilitate safer ingress and egress to and from the Jaguar dealership. Ms. Young detailed the requested variance for the amount of parking and noted that this variance is triggered mainly due to the amount of inventory parking; however, Ms. Young explained that it is an existing condition and that they will actually be reducing the total inventory by a couple of parking spaces. Ms. Young submitted Exhibit A-4 and gave an overview of the proposed identification and functional signs as well as pointing out their proposed locations. Ms. Young detailed the proposed "promise" sign which is intended for internal use to promote the benefits of purchasing a pre-owned vehicle. Ms. Young stated that the "promise" sign is a requirement from Jaguar corporate. Ms. Young noted that there is a variance request for a proposed "Service" sign as it located on a non-principal façade but will help to clearly identify the service entrance. Ms. Young pointed out that the requested variance for the size of the monument sign stems from a mandate from Jaguar corporate in regard to the sign type and size.

A discussion ensued regarding the necessity, location, and size of the proposed signs and Mr. Del Duca noted the importance of the proposed signs due to the fact that if you miss the site, it is very difficult to make your way back to the site. Ms. Young noted that the monument sign is more stylized like a pylon sign as opposed to a monument sign. Ms. Luciani gave an overview of the prior sign approvals and another discussion ensued regarding the height and text size of the monument and functional signs. Various Board members questioned the necessity of the "promise" sign and questioned why the functional sign sizes could not be reduced to a conforming sign text area. Ms. Young continued and noted that the applicant will work with the Department of Community Development on finalizing the landscaping plan; however, the applicant requests a waiver from providing street trees as it will create visibility issues and block the view of the inventory. Ms. Young went through the requested design waivers related to landscaping as well as addressing the Department of Community Development's review letter comments concerning stormwater management, site circulation, service

operations, and lighting. A discussion ensued regarding the existing bus shelter and while no changes are proposed the shelter, the applicant agreed to work with the Department of Community Development to provide a sidewalk around the rear of the bus shelter that meets ADA requirements.

Mr. Hessert reiterated Jaguar's corporate mandate to update the showroom. Mr. Hessert stated that the proposal to realign the driveway is to help assist customers by providing safer access to the site as well as to make test drive routes easier to manage. Mr. Hessert stated that there are currently 35 employees and the dealership is open 6 days per week (no changes in operations are proposed). Mr. Hessert gave an overview of the existing and proposed site circulation, service operations, and showroom access. Mr. Hessert stated that he is seeking a waiver from providing enclosures to the existing dumpsters as there is currently no issue with debris/litter as well as that the dumpsters cannot be seen by the general public as they are located at the rear of the building. A discussion ensued about the presence of trailers on the site and Mr. Hessert stated they have been removed except for one trailer which is used to store records pertaining to the business. Mr. Hessert stated that he is seeking retroactive approval; however, Ms. Luciani stated that the applicant will require separate approvals by the Board to permit the trailer or they will have to be removed. Mr. Del Duca added that the applicant will consolidate Lots 7 and 8.

Mr. Moon gave an overview of the architecture of the showroom addition and noted its location on the plan (near the southwest corner). Mr. Moon gave detailed descriptions of the elevations, materials, and color of the proposed façade renovations. Additionally, Mr. Moon detailed the location of the services provided by the Jaguar dealership.

Ms. Sharkey noted the proposed changes to the traffic circulation are under NJDOT jurisdiction and that the applicant's application to NJDOT is currently under review. Ms. Sharkey detailed the current restrictions with regard to turning movements and that these conditions will be alleviated by the proposed alterations which involve intersection, signal, and driveway improvements. Ms. Sharkey stated that she believes the proposed improvements will promote safer access to the site and increase public safety. Ms. Sharkey gave an overview of the traffic impact study and detailed the expected traffic impacts. Ms. Sharkey noted that it is not yet clear if the applicant or NJDOT will be funding the intersection improvements. Lastly, Ms. Sharkey noted that all maintenance of the traffic signal will be dedicated to NJDOT.

Public Discussion: None.

A lengthy Board discussion ensued regarding the issued raised concerning the proposed signage variances, waivers requests, and the trailers. The Board debated the impacts of the requested sign variances as well as what signs were necessary, what sign were not necessary, and what signs could be revised to conform to the Zoning Ordinance. The Board discussion the merits of the waiver request from providing a trash enclosure as well as how to address the trailer on site.

Motion to approve the preliminary and final major site plan and bulk variances application with conditions but to not grant the waiver from providing a trash enclosure: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Betty Adler, to approve the application with the motion conditions. Affirmative votes by Adler, Jacobs, Osorio, Hung, Kates, Carter, Kalitan, Panitch, and Griffith. The motion is approved.

Motion to approve the sign variances except to remove the "welcome" sign, "promise" sign, and height of 2nd monument sign: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Carolyn Jacobs, to approve the application with the motion conditions. Affirmative votes by Adler, McCormack, Jacobs, Dougherty, Hung, Kates, Carter, Kalitan, Panitch, and Griffith. Affirmative votes by Adler, Jacobs, Osorio, Kates, Carter, Kalitan, Panitch, and Griffith. Mr. Hung voted no. The motion is approved 8 to 1.

Following the completion of the second agenda item, Alise Panitch recused herself from the remainder of the meeting.

Agenda Item 3 & 4:

12-P-0022

Block(s) 287.07 Lot(s) 9
Zone: Residential (R2) Zone

Relief Requested: A request for two (2) of the three (3) remaining one (1) year extensions of site plan approval per Resolution #12-P-0022. The subject of the extension of approvals request is to extend the temporary approvals for the two (2) modular trailers as well as a proposed third modular trailer (part of Phase 1 and 2 of application #16-P-0022) which would run synchronously with the timeframe of approvals for the two (2) existing trailers.

Delaware Valley Torah Institute

31 Maple Avenue
Cherry Hill, NJ

16-P-0022

Block(s) 287.07 Lot(s) 9
Zone: Residential (R2) Zone

Relief Requested: A preliminary and final major site plan with bulk (C) variances and lot consolidation for a three-phase development and expansion of the existing religious school to accommodate up to 150 students with a 72-student capacity dormitory, gymnasium and various site improvements.

Delaware Valley Torah Institute

31 Maple Avenue
Cherry Hill, NJ

Applicant's Representatives: Richard Goldstein, Esq. – Applicant's Attorney; Rabbi Yisrael Davidowitz – Delaware Valley Torah Institute; Mark Malinowski, PE– Applicant's Engineer; Larry Schreiber, RA – Applicant's Architect; and Nathan Mosley, PTOE – Applicant's Traffic Engineer.

Exhibits Submitted: A-1: Color Aerial Photograph; A-2: Color Rendering Phase I; A-3: Color Rendering Phase II; A-4: Color Rendering Phase III; and A-5: Building Elevation Renderings.

Mr. Goldstein introduced the application involving 31 Maple Avenue and 4 Aaron Court (co-applicant) which is to be consolidated as part of the overall project. Mr. Goldstein gave an overview of the site and noted the applicant's current use of the site as a private school and its subsequent approvals for two (2) modular trailers that are utilized as classroom space. Mr. Goldstein noted that the trailers were approved for two (2) years with the possibility of up to three (3) 1-year extensions. Mr. Goldstein noted that the permit extension act carried the approvals through June of 2016 and now the applicant requests their three (3) 1-year approvals to take them from June 2016 (retroactively) until June 2019. Additionally, Mr. Goldstein requested a further extension to August of 2020 in order to finish construction on the last Phase of their proposed development plan which is scheduled to finish in the summer of 2020. Mr. Goldstein noted that the existing trailers, plus one (1) additional proposed trailer would be removed at that time to make way for the proposed development.

Mr. Goldstein noted that the school, which focuses on Judaic studies, has grown over the years and currently has sixty (60) students plus fifteen (15) post-high school students. Mr. Goldstein added that this is the only Jewish school in Southern New Jersey. In order to accommodate the growth of the school, the applicant is hoping to build new structures as part of a three (3) phased development. The three (3) phases of development will help accommodate the existing students and keep the school operational during the build-out. Mr. Goldstein acknowledged that the applicant is requested a number of temporary variances as part of first two (2) phases of development but by Phase 3, the only remaining variance will be to permit 28 parking spaces where 26 is the maximum (with two of the spaces being utilized by the school's transport vans). Mr. Goldstein detailed the specific phases of development that will eventually become a new school building, dormitory, and gymnasium along with various site improvements.

Mr. Goldstein explained that the development will accommodate an increase to 150 students with 72 of the students being housed in the 3-story dormitory. The remaining students will walk, bike, take transport vans, or travel with school staff to the site. There will also be twenty (20) staff members, some part-time, working at the school. Signage is also proposed including a "Foxman Torah Institute" façade sign plus two (2) dedication signs all on the façade facing Maple Avenue. The signs will utilize black channel letters. Mr. Goldstein noted that the additional façade signs require variances as only one (1) sign is permitted on a street frontage and due to the language on the dedications signs being laudatory as opposed for identification purposes. The signs will be a maximum of 24 SF each. Mr. Goldstein detailed the temporary bulk variances requested for Phases 1 and 2 as well as going through the requested waivers. Mr. Goldstein noted that most of the comments in the review letters are acceptable but will address comments that need tweaking. Mr. Goldstein affirmed that the applicant will comply with the Fire Marshal's comments with regard to providing an adequate fire sprinkler system.

Rabbi Davidowitz stated that he is the head of the school and noted that there are currently 60 students and 16 employees. Rabbi Davidowitz stated that the school focuses on Judaic studies in the morning and general studies in the afternoon. Rabbi Davidowitz gave an overview of the hours of operations and explained that school starts at 7:45am with commuters, boarders, and post-high school students leaving at differing times in the evening. Rabbi Davidowitz stated that 40 students live in the area and the remaining 20 come via transport vans. The school currently has 3 vans and 1 minibus. Rabbi Davidowitz stated that some of the students that live locally get a ride in while others walk or bike. Students are not permitted to drive except for their transport manager who is a post-high school student. Rabbi Davidowitz explained that the school receives 3 to 4 deliveries per week by box truck and that trash is picked up twice per week. Rabbi Davidowitz testified that 4 Aaron Court is owned by the school's principal and that the property will remain a residence for the principal's family. Rabbi Davidowitz explained that during Phase 1 of the development will maintain the previously noted operations but Phase 2 and 3 will have 2 to 3 trash pick-ups per week and that deliveries will be the same or reduced as they will now have storage rooms to store goods. Furthermore, it was testified that one (1) loading area will be sufficient for the needs of the school. Rabbi Davidowitz stated that the proposed gymnasium is for indoor recreation such as basketball and that it will only be available for use by the school's students. No auditorium is proposed. Rabbi Davidowitz added that should students using the gymnasium need water, there will be fountains and a vending machine available in the adjacent school building.

Rabbi Davidowitz stated that the dormitory will be supervised by residence directors who are post-high school students and that they will be living with the boarders. Signage was discussed and it was noted that the development is possible to large donation. Receiving large donations is facilitated by the possibility of putting the family name of the donor on the building. Rabbi Davidowitz explained that the school will dim its lights after regular school hours and that off-site parking for staff during construction will be provided at Blossom Towers through an arranged parking agreement. With regard to

the proposed third trailer, it will be skirted and maintained similarly to the two (2) existing trailers. Rabbi Davidowitz stated that they have high confidence that the project will be completed on-time and that he has an interest in moving construction as expeditiously as possible. Rabbi Davidowitz stated that he is aware of the timeline to remove the trailers. Rabbi Davidowitz stated that they will comply with the Phase 1 ESA recommendations prior to the commencement of Phase 2 of the project. With regard to the funding of the project, Rabbi Davidowitz noted that donors are interested in a big way should they receive their permits but he is also currently working with a bank should additional funding be needed. Rabbi Davidowitz has engaged with a general contractor and he estimates the project will cost \$5 million. Rabbi Davidowitz acknowledged he has received good faith pledges for a third to half of the overall project cost.

Mr. Malinowski submitted Exhibits A-1 and A-2 and gave an overview of the site, the existing and surrounding uses, and the proposed improvements in Phase 1 of the project. Mr. Malinowski explained that Phase 1 will consist of installing a third modular trailer, expanding the stone parking area, adding a dumpster enclosure, installing solid fencing along the residential buffers, constructing a connecting walkway between 4 Aaron Court and 31 Maple Avenue, and putting in an ADA walkway from Maple Avenue to the existing building. Mr. Malinowski submitted Exhibit A-3 and noted the proposed Phase 2 improvements include a gymnasium, a 3-story school building (for classrooms and dorms), paved ADA spaces, and parking lot lighting. A discussion ensued regarding fire suppression in the gymnasium (Phase 2) and the applicant stated that they will comply with all UCC regulations. Mr. Malinowski stated that the applicant proposes infill vegetation along the residential buffers but they prefer to utilize green giant arborvitae as it will provide a solid buffer; however, the applicant stated that they will work with the Department of Community Development and the Planning Board Engineer on the landscaping plan. Mr. Malinowski submitted Exhibit A-4 and gave an overview of the proposed Phase 3 improvements which includes a new school building and the removal of the stone parking area, house, and trailers in order to accommodate a brand new paved parking area for staff, transport vehicles, and drop-offs/pick-ups. Mr. Malinowski stated that the driveway will maintain its residential character. The applicant also proposes an underground detention system to collect stormwater runoff. LED lighting of the site will be provided with 12' high pole mounts. Mr. Malinowski stated that the residential buffers will be enhanced with additional landscaping and accenting ornamental trees. Mr. Malinowski addressed the comments in the Department of Community Development and Planning Board Engineer review letters. Mr. Malinowski explained the buffer averaging technique being utilized and that the applicant is agreeable to the comments in the review letters except as otherwise noted.

Mr. Schreiber submitted Exhibit A-5 and gave an overview of the architecture and materials of the proposed buildings which will utilize a dark red brick veneer and stucco, with glass and aluminum around the main entrance. Mr. Schreiber stated that he believes the architecture is similar to other styles used in the nearby multi-family residential developments. Mr. Schreiber affirmed that the gymnasium will not have any windows facing Aaron Court and that all rooftop mechanicals will be screen from public view. Mr. Schreiber confirmed the size and style of the proposed signs and that the signs will be uplit to avoid causing glare.

Mr. Mosley addressed the expected traffic impacts of the proposed project. Mr. Mosley noted the improvement of on-site parking facilities including ADA access. Mr. Mosley stated that the provided parking spaces will be sufficient for the proposed use. Mr. Mosley gave an overview of the peak traffic demands and noted that students will be arriving before and leaving after peak traffic times. Mr. Mosley noted that boarding students will not generate traffic throughout the week and other traffic concerns will be mitigated with the commuting students coming via transport vans or even walking or biking. Mr. Mosley that at full build out, the existing commuting students will only increase from 75 to 78 and the 16 employees will only increase to 20. Mr. Mosley believes traffic increases will have a minimal effect upon the adjacent roadway.

Public Discussion: Ms. Tracy Tambussi of 21 Maple Avenue stated that she is concern about the impacts the development will have on the neighborhood and disapproves that the development does not benefit the neighborhood. Ms. Tambussi stated that she is also concerns about traffic from students and deliveries. Ms. Tambussi noted the existing traffic problems created by the school and supposed disregard for the neighborhood. Ms. Tambussi stated that there is trash and debris emanating from the school and its students that are affecting the neighborhood. Ms. Tambussi stated that she is also worried about property values. Lastly, Ms. Tambussi stated that the school currently does not abide by their prior approvals.

Mr. William Rogan of 125 Chestnut Street reiterated prior raised concerns including traffic and trash. Mr. Rogan expressed concern about the usage of the site as a school and dormitory (which the Board professionals acknowledged as being a permitted use). Lastly, Mr. Rogan stated he is concerned about the disrepair of Maple Avenue and people speeding in the neighborhood.

Mr. Bruce Goldhagen of 310 Cherry Hill Boulevard stated that he believes having a yeshiva in the community is a benefit to the area and believes it will actually increase property values. Additionally, Mr. Goldhagen stated that he believes the students are good people.

Rabbi Bernard Rothman of 407 Cherry Hill Boulevard stated that he believes the applicant runs a quality school that provides a great education and that it will be a blessing to the community that has brought new families to the area.

Mr. Bruce Thompson of 127 Chestnut Street acknowledged that the proposed buildings look nice but he doesn't believe it is in context with the surrounding neighborhood. Mr. Thompson stated he is concerned about trash pickup, construction traffic, and general cut-through traffic.

Mr. Chananya Kramer of 402 Belmont Drive stated that is a 9th grade teacher at the school. Mr. Kramer stated that while teenage years are turbulent, he believes the kids are great students and the curriculum helps make them better people.

Mr. Larry Tambussi of 21 Maple Avenue stated that he is concerned about how the students will bide their time, particularly the boarding students. Rabbi Davidowitz stated that they do try to address neighborhood concerns and that he sends out a monthly memo to his staff informing them of certain policies. Additionally, Rabbi Davidowitz explained that the school will have a residential life program director to help focus the students' free time. With regard to concerns about the applicant's supposed noncompliance with prior approvals, Mr. Goldstein stated that the original 30 student cap came from approval #8725; the applicant reappeared before the Board and received approval #12-P-0022 permitted additional trailers to accommodate the future growth of the school. A condition of that application was to come back to Board once the timeframe on the trailers expired and this present application in response to that condition.

Ms. Kimberly Fawcett of 18 Maple Avenue stated that she believes the site is not suited for the proposed use and is also concerned about traffic, commuting students, and the impact upon the neighborhood. Ms. Jacobs stated that she will bring the neighborhood's concerns about speeding in the neighborhood to Council and the Cherry Hill Police Department. Additionally, Ms. Jacobs will check to see when the neighborhood will be up for surface repairs to the roadway.

Ms. Frances Rogan of 28 Maple Avenue stated that she is concern about commuting students, parking in street, trash/debris, and the fit out the proposed development in neighborhood.

Mr. George Chwastyk of 20 Maple Avenue stated that he is concerned about the lack of communication from the applicant with the neighborhood.

Following the end of public comment, the Board discussed matters concerning the staging of construction vehicles and off-site parking during construction. Mr. Malinowski noted that construction vehicles will be kept on-site. Rabbi Davidowitz added that there will be no "parent weekends" at the school and acknowledged that boarders will go home on the weekends.

Motion: Following the reiteration of the conditions by Solicitor Burns, Carolyn Jacobs made a motion, which was seconded by John Osorio, to approve the application for #12-P-0022 to extend the approvals for the temporary trailers through August of 2020. Affirmative votes by Adler, Jacobs, Osorio, Hung, Kates, Carter, Kalitan, and Griffith. The application is approved.

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Carolyn Jacobs, to approve the application for #16-P-0022. Affirmative votes by Adler, Jacobs, Osorio, Hung, Kates, Carter, Kalitan, and Griffith. The application is approved.

Resolutions:

17-P-0004

Block(s) 394.01 Lot(s) 1
Zone: Highway Business (B2) Zone

Wharton Realty

295 Route 70 West
Cherry Hill, NJ

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

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for Wharton Realty. Affirmative votes by Adler, Jacobs, Hung, Carter, Kates, Kalitan, and Griffith. The resolution is memorialized.

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.

Motion to Ratify: Following the review of the resolution, Sam Kates made a motion which was seconded by Moly Hung, to memorialize the resolution for Duana George & Guy D. Pistilli. Affirmative votes by Adler, Jacobs, Hung, Carter, Kates, Kalitan, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 1:06 AM.

ADOPTED: 2/20/18



HUGH DOUGHERTY, VICE-CHAIRMAN

ATTEST:



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

