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PLANNING BOARD
Monday, May 7, 2018
APPROVED MINUTES

OPENING: The meeting was called to order by Chairman John Osorio at 7:40 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;; Sam Kates; William Carter; Moly Hung; and Marlyn Kalitan.
- **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

Adoption Meeting Minutes from April 16, 2018. Sam Kates made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from April 16, 2018. Affirmative votes by Adler, Jacobs, Osorio, Hung, Carter, Kates, and Kalitan. Minutes are approved.

Agenda Item 1:

17-P-0037

Block(s) 1.01; 3.01 Lot(s) 3 & 4; 1

Zone: Park Boulevard Gateway Redevelopment Zone

FMP CH Park, LLC

202 Park Boulevard

Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan to construct 192 luxury apartments consisting of 176 garden style apartments (Phase I) and 16 stacked flats (Phase II), all of which are inclusionary (with 29 affordable units), and various site improvements. The application also includes a proposal for preliminary major site plan only for the exterior garage buildings (46 garage spaces within four (4) six-bay structures; two (2) seven-bay structures; one (1) eight-bay structure).

Applicant's Representatives: Chad Warnken, Esq. – Applicant's Attorney; John Cranmer – Applicant, First Montgomery Group; Jesse Dougherty, PE – Applicant's Engineer; Thomas Brennan, RA – Applicant's Architect; and Nathan Mosley, PTOE – Applicant's Traffic Engineer.

Exhibits Submitted: A-1: Rendered Site Plan Phase I; A-2: Rendered Site Plan Phase II; A-3: Rendered Site Plan Phase III; A-4: Courtyard Rendering; A-5: Trash Truck Turning Template; A-6: Fire Truck Turning Template; A-7: 1st Floor Plan Garden Apartments; A-8: Community Amenities Floor Plan; A-9: 4th Floor Plan Garden Apartments; A-10: Main Entry Perspective; A-11: Material Board; A-12: Courtyard & Townhouse Renderings; A-13: Townhouse Building Floor Plan; and A-14: Townhouse Building Elevations.

Mr. Warnken introduced the application for preliminary and final major site plan approval for the construction of 192 apartments consisting of 176 garden style apartments and 16 stacked flats along with a request for preliminary major site plan approval only for 46 detached garages spaces.

Mr. Dougherty submitted exhibit A-1 and gave an overview of the site history and its layout. Mr. Dougherty stated that the site was formerly occupied by America's Best Value Inn (a hotel) and Palace of Asia (a restaurant). Mr. Dougherty submitted exhibit A-2 and detailed the location of the existing parking lot which was formerly used by religious uses as overflow parking. Mr. Dougherty submitted exhibit A-3 and described the layout of the proposed detached garage spaces spread out amongst 7 structures. Mr. Dougherty discussed the general architecture and composition of the garden apartments and townhouses. Mr. Dougherty stated that the applicant is providing surface parking and detached garage space parking (preliminarily). The final parking count will be 366 spaces (if the applicant moves forward with the detached garages) and 371 parking spaces prior to the installation of the detached garages. Mr. Dougherty discussed the existing access points to the site (Route 70 and Park Boulevard). A discussion ensued regarding the possibility of adding a sidewalk

along Park Boulevard adjacent to the garden apartment building; however, the applicant declined proposing a sidewalk in this area as it would go against the intent of the Redevelopment Plan and that pedestrian traffic would most likely utilize the opposite side of Park Boulevard which is closer to the Cooper River. Ms. Luciani noted that should the applicant which to proceed with the detached garages in Phase III, the applicant will have to return to the Planning Board for Final Major Site Plan approval and present Architecturals that are consistent with the Redevelopment Plan.

Mr. Dougherty confirmed that the applicant can comply with the Department of Community Development and ERI's review letter comments albeit with some clarification which will be addressed later on the record. Mr. Dougherty submitted exhibit A-4 and discussed the amenities, layout, and aesthetics of the proposed courtyard. Mr. Dougherty submitted exhibit A-5 and indicated to the Board the movement/circulation pattern of the refuse vehicle. Mr. Dougherty submitted exhibit A-6 and indicated the movement/circulation pattern of the fire truck. Mr. Dougherty elaborated upon the traffic calming measures to be implemented in the internal circulation of the site that includes a four-way internal stop, reduced sized driveway entrances, and a boulevard style entrance. Deliveries will come via UPS style box trucks. Mr. Dougherty gave an overview of the lighting and landscaping plan and some of the related design waivers. Mr. Warnken and Mr. Dougherty discussed the remainder of the requested design waivers. Mr. Dougherty stated that the applicant will provide a photometric lighting plan. Mr. Dougherty discussed the stormwater management plan and noted that the overall impervious coverage is being reduced. Mr. Dougherty stated that the applicant is proposing signage at the development's entrances located along Route 70, Park Boulevard, and Donahue Avenue.

Mr. Brennan submitted exhibit A-7 and gave an overview of the building layout and how the design of the building was such that it would accentuate views of the Cooper River. A detail of the materials to be utilized was also elaborated upon. Mr. Brennan submitted exhibit A-8 and gave an overview of the amenities available to the future residents. Mr. Brennan submitted exhibit A-9 to detail the difference in units on the top floor of the garden apartment building and noted that the larger units have private balconies/rooftop terraces. Mr. Brennan submitted exhibit A-10 and stated how the design of the complex is an urban loft style and proceeded to discuss the materials and colors being used as shown on exhibit A-11 which was submitted by Mr. Warnken. Mr. Brennan submitted exhibit A-12 and stated that the materials and colors being utilized on the townhouses are the same as what is being utilized on the garden apartment building albeit with a slightly different design. Mr. Brennan submitted exhibits A-13 and A-14 and detailed the floor plan and renderings for the proposed townhouse buildings.

Mr. Mosley discussed the existing sites, their access points, and surrounding roadways. Mr. Mosley indicated the applicant's proposed access ways on the site plan. Mr. Mosley noted that they have already received NJDOT approval for right-in, right-out access driveway off of Route 70. The applicant also proposed full movement driveways at Park Boulevard and Donahue Avenue. Mr. Mosley discussed his methodology for calculating expected traffic impacts and explained that the proposed use will have a reduction in peak traffic as compared to the existing uses in terms of what they generated. Mr. Mosley discussed parking when events are held at Cooper River. Mr. Mosley affirmed that the parking on-site is meant for residents and not the general public. Mr. Mosley also discussed the possibility of utilizing "sticker" parking for the resident's vehicles along with guest passes to ensure only those who are supposed to park on the site are parking on the site.

Public Discussion: Ms. Tracy Cooper of 12 West Hoffman Avenue stated that she is concerned about there not being enough parking for the 3-bedroom townhouse units (the residents and guests of these units). Mr. Dougherty stated that RSIS anticipates 2 needed parking spaces for the 3-bedroom units and that the project is in compliance with RSIS standards when looking at the entirety of the site's parking (main lot and townhouse spaces). Ms. Cooper stated that she is concerned about fire truck movement through the site and asked about the possibility of moving some of the townhouse units to the main site and replacing those units with additional surface parking to accommodate potential overflow. Ms. Cooper inquired about the rental costs for these units and Mr. Cranmer stated that the costs, depending upon the amount of bedrooms in the unit, will be between \$1,800 and \$2,400 per month. The applicant provided testimony with regard to the construction measures that they will implement in order to mitigate any potential harmful effects as a result of the forthcoming construction operations. A discussion ensued regarding permit parking for residents living on Donahue Avenue and West Hoffman Avenue. It was noted that the residents are currently working with the Township Police Chief on this matter so as to ensure that the neighborhood residents have parking, particularly during events such as the Regatta. Mr. Cranmer provided details regarding the pedestrian circulation plan in and around the subject site.

Following public discussion, Mr. Warnken stated that the applicant will comply with all COAH regulations. Board discussed ensued regarding the necessity of providing a sidewalk along Park Boulevard. Based upon the given testimony, the Board members were generally in favor of not requiring the applicant to install a sidewalk in this location.

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

Resolutions:

18-P-0010

Block(s) 7.01 Lot(s) 1 & 3

Zone: Highway Business (B2) Zone

Relief Requested: A preliminary and final major site plan with bulk (C) variances to consolidate access along Route 70 between Cooper Health Systems and Crowne Plaza Hotel with parking modifications and the installation of a dedicated left turn signalized intersection along Route 70 westbound.

L-N RTE 70, LLC & CHNJ Owner, LLC

2339 & 2349 Route 70 West

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution, John Osorio made a motion which was seconded by Marlyn Kalitan, to memorialize the resolution for L-N RTE 70, LLC & CHNJ Owner, LLC. Affirmative votes by Adler, Jacobs, Osorio, Hung, Carter, Kates, and Kalitan. The resolution is memorialized.

Meeting Adjourned: at 9:35 PM.

ADOPTED: 5/21/18

ATTEST:



LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY



JOHN OSORIO, CHAIRMAN

