



You couldn't pick a better place.

PLANNING BOARD
Tuesday, January 21, 2020
AGENDA

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

ROLL CALL

- Roll Call of Planning Board Members
- Swearing in of Professionals

BOARD POLICY

- It is Board Policy that no application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- Please TURN OFF or SILENCE all cell phones and electronic devices for the duration of the meeting.

ADMINISTRATIVE ITEMS

Reorganization

- Election of Chair
- Election of Vice Chair
- Oaths of Office for Chair & Vice Chair
- Oaths of Class I & II & III & IV & Alternate Members
- Adoption of Agenda Procedures
- Adoption of Official Newspaper/Meeting Dates
- Adoption of Planning Board Bylaws
- Appointment of Secretary (Rescheduled to February 3, 2020)
- Appointment of Alternate Secretary (Rescheduled to February 3, 2020)
- Appointment of Solicitor (Rescheduled to February 3, 2020)
- Appointment of Planning Board Engineer (Rescheduled to February 3, 2020)
- Appointment of Traffic Consultant (Rescheduled to February 3, 2020)
- Appointment of Housing Planner (Rescheduled to February 3, 2020)
- Appointment of Professional Planner (Rescheduled to February 3, 2020)
- Appointment of Redevelopment Planner (Rescheduled to February 3, 2020)

Approval of Meeting Minutes from December 16, 2019

AGENDA ITEMS

19-P-0013

Block(s) 127.01 Lot(s) 2, 3, 7 & 8
Zone: Industrial Restricted (IR)

Mycone Dental Supply Co., Inc. dba Keystone Industries

606, 614, & 616 Hollywood Avenue and 1301 Route 38
Cherry Hill, NJ

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to retroactively permit the continued operation and expansions of the Mycone Dental Supply Company/Keystone Pharmaceutical complex where said applicant

constructed site improvements without obtaining proper approvals and permits including two (2) modular units and limited outdoor storage. The applicant also proposes multiple additions to one of the existing "Keystone" buildings on lot 7.

8752.005 (Phase 3B2)

Block(s) 55.01 Lot(s) 3
Zone: Regional Business (B4) Zone

Commerce Center at Cherry Hill, LLC

650-850 Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: An amended preliminary and final major site plan with bulk (C) variances, including sign variances, to permit an additional 16,992 SF of retail and various site improvements in addition to the previously approved components as follows: a 154,109 SF retail store (Costco Wholesale) (clarified to actually be 155,1466 SF inclusive of the exterior wall space); a 16,008 SF pad site building; a conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); and a 4,501 SF of retail store (liquor sales) attached to the CostCo, for Phase 3B at Garden State Park. This includes the reconfiguration of the previously approved 16,008 SF pad site building into a 29,700 SF building for two (2) retail tenants (Duluth Trading Company in the 10,000 SF space and an unknown retailer in the 19,700 SF space) as well as an additional 3,300 SF pad site (unknown retailer).

8752.005 (Phase 3B2)

Block(s) 55.01 Lot(s) 3
Zone: Regional Business (B4) Zone

Commerce Center at Cherry Hill, LLC

650-850 Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: An amended General Development Plan (GDP) to permit an additional 16,992 SF of retail and various site improvements in addition to the previously approved components as follows: a 154,109 SF retail store (Costco Wholesale) (clarified to actually be 155,1466 SF inclusive of the exterior wall space); a 16,008 SF pad site building; a conditionally permitted accessory gasoline service station (six (6) stacking lanes, four (4) bypass lanes, nine (9) multi-product gasoline dispensers, and 110 SF attendant's kiosk); and a 4,501 SF of retail store (liquor sales) attached to the CostCo, for Phase 3B at Garden State Park. This includes the reconfiguration of the previously approved 16,008 SF pad site building into a 29,700 SF building for two (2) retail tenants (Duluth Trading Company in the 10,000 SF space and an unknown retailer in the 19,700 SF space) as well as an additional 3,300 SF pad site (unknown retailer).

RESOLUTIONS

18-P-0004

Block(s) 342.01 Lot(s) 1 & 4
Zone: Highway Business (B2)

BR70 East, LLC

Route 70 West & Brace Road
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to construct a 2,629 SF Chipotle restaurant with drive-thru window, associated parking, a 405 SF outdoor patio, signage, landscaping and other various site improvements.

18-P-0016

Block(s) 502.01 Lot(s) 15
Zone: Industrial Restricted (IR) and Highway Business (B2)

Lahn Real Estate, LLC

16-22 Rockhill Road
Cherry Hill, NJ

Relief Requested: Amended preliminary and final major site plan with bulk (C) variances to expand the parking lot, add additional trash enclosure, and relief for signage, which was illegally converted.

19-P-0036

Block(s) 105.01 Lot(s) 7
Zone: Residential (R2)

First Liberty Capital NJ Property Owner, LLC

728 Beechwood Avenue
Cherry Hill, NJ

Relief Requested: A minor subdivision with a bulk (C) variance to demolish the existing one-story industrial building and subdivide one (1) lot into three (3) single-family residential lots.

17-P-0026

Block(s) 434.01 Lot(s) 11 & 12
Zone: Residential (R1) Zone

MiPro Homes, LLC

902 & 920 Kresson Road
Cherry Hill, NJ

Relief Requested: An amended preliminary and final major subdivision to subdivide two (2) lots (Existing Lots 11 and 12) into 19 lots, of which 16 lots are proposed for single family residential homes (Proposed Lots 1-8 and Lots 11-18), two (2) lots are proposed for stormwater management (Proposed Lots 9 and 19) and one (1) lot is proposed for open space (Proposed Lot 10). Amended preliminary major subdivision is required, as a new variance is being requested (which is a result of Camden County roadway improvement requirements).

MEETING ADJOURN