



You couldn't pick a better place.

PLANNING BOARD Monday, April 20, 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 the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and due to the current State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this virtual teleconference meeting was posted on the entrance door to the Township Municipal Building, posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<https://www.cherryhill-nj.com/113/Planning-Board>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this virtual teleconference meeting, as well as the Planning Board Secretary's contact information to assist anyone lacking the resources or ability for technological access to this meeting.

ROLL CALL

- Roll Call of Planning Board Members, Professionals, and Staff
- 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 (continued from March 2, 2020)

Appointment of Planning Board Engineer
Appointment of Traffic Consultant

Approval of Meeting Minutes from March 2, 2020

AGENDA ITEMS

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).

CONTINUED FROM JANUARY 21, 2020

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).

CONTINUED FROM JANUARY 21, 2020

The following applications have been postponed and new public notice will be provided:

- 1) Application #18-P-0020 – Charles W. Foulke, Jr.;
- 2) Application #19-P-0022 – New Jersey Restaurants, LLC; and
- 3) Application #19-P-0047 – Camden County College

RESOLUTIONS

19-P-0020

Block(s) 55.01 Lot(s) 1
Zone: Regional Business (B4)

GS Park Racing, LP

2200 Route 70 West
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan to develop a 30,000 SF (approximate) off-tracking wagering facility and preservation of the existing Garden State Park gatehouse with various site improvements.

18-P-0015

Block(s) 343.03 Lot(s) 7
Zone: Residential (R2)

John Cahill

1108 Warren Avenue
Cherry Hill, NJ

Relief Requested: A minor subdivision to subdivide one (1) residential lot to create two (2) residential lots.

MEETING ADJOURN