



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, June 1, 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, Staff, and Professionals
- 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**

*Approval of Meeting Minutes from May 18, 2020*

**AGENDA ITEMS**

**20-P-0003**

Block(s) 468.01 Lot(s) 17  
Zone: Industrial Restricted (IR)

*Relief Requested: A minor site plan with bulk (C) variances to construct an 843 SF addition to the existing Delaware Valley Urology medical office along with various site improvements.*

**2090 Springdale Real Estate, LLC**

2090 Springdale Road  
Cherry Hill, NJ

**19-P-0035**

Block(s) 289.05 Lot(s) 3  
Zone: Professional Office (O3)

*Relief Requested: A preliminary & final major site plan with bulk (C) variances to construct an addition onto an existing professional office building which is currently occupied by Quality First Solutions. Specifically, the applicant proposes to construct a 1,200sf first floor addition and a 946sf second floor addition along with a parking lot expansion and various site improvements.*

**Brown Dog Holding, LLC**

2420 Church Road  
Cherry Hill, NJ

**RESOLUTIONS**

**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).*

**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).*

**19-P-0022**

Block(s) 512.01 Lot(s) 1

Zone: Shopping Center Business (B3)

**New Jersey Restaurants, LLC**

2005 Route 70 East

Cherry Hill, NJ

*Relief Requested: A preliminary major site plan with bulk (C) variances to construct a drive-through restaurant with accessory onsite parking, signage and various site improvements.*

**MEETING ADJOURN**