



You couldn't pick a better place.

**PLANNING BOARD**  
**Monday, April 19, 2021**  
**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., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this remote meeting was 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, posted on the entrance to Town Hall, 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 remote meeting, as well as the Planning Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote 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 electronic devices that are not being used in conjunction with the virtual meeting.

**ADMINISTRATIVE ITEMS**

*Approval of Meeting Minutes from April 5, 2021*

**AGENDA ITEMS**

**19-P-0013A**

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: The applicant recently received Preliminary & Final Major Site Plan approval with Bulk (C) Variances to permit two (2) modular units, limited outdoor storage, and multiple additions to one of the existing "Keystone" buildings on lot 3. The applicant has now determined that two (2) of the additions need to be resized in order to provide adequate space for new equipment. Therefore, the applicant is requesting a Site Plan Waiver with a Bulk (C) variance to permit the expansion of these structures (a total expansion of 826 square feet in building area is proposed consisting of a 728 square foot boiler room expansion [from 264 SF to 992 SF] and a 98 square foot expansion of the MCC Control Center [483 SF to 581 SF]) and one new variance for building coverage is required for these expansions.*

**21-P-0005**

Block(s) 27.01 Lot(s) 4  
Zone: Highway Business (B2)

**M.B.J. Associates, LLC**

2261 Route 70 West  
Cherry Hill, NJ

*Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances to renovate and expand the existing Porsche showroom and service building (located on the eastern side of the property) consisting of a 2,020 sf expansion at the front of the Porsche showroom, a 1,153 sf expansion to the side of the Porsche auto service area, and a 1,066 sf expansion to rear*

*of the Porsche building which will house parts for Volkswagen's auto service area (located at the rear of the building) along with various site and circulation improvements.*

**RESOLUTIONS**

**21-P-0001**

Block(s) 463.01 Lot(s) 12

Zone: Residential (R2)

*Relief Requested: Minor Subdivision with Bulk (C) Variances to subdivide one (1) single-family residential lot into two (2) single-family residential lots.*

**RAM Properties and Management, LLC**

9 Sussex Avenue

Cherry Hill, NJ

**20-P-0020**

Block(s) 538.01 Lot(s) 5

Zone: Industrial Restricted (IR) Zone with an Industrial Restricted-Restricted Business (IR-RB) Overlay Zone.

Cherry Hill, NJ

*Relief Requested: Minor site plan with bulk (C) variances to permit the exterior storage of inventory vehicles in connection with the Tesla sales facility located at 1605 Route 70 West.*

**Tesla, Inc.**

1840-1850 Old Cuthbert Road

***MEETING ADJOURN***