



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, December 20, 2021**  
**AGENDA**

**CAUCUS – CANCELLED**  
**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.chnj.gov/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 December 6, 2021*

**RESOLUTIONS**

**20-P-0025**

**Chick-Fil-A, Inc.**

Block(s) 55.02 Lot(s) 1

2230-2240 Route 70 West, Cherry Hill, NJ

Zone: Shopping Center Business (B3) Zone with a Golden Triangle Transit-Oriented Development (GTTOD) Overlay Zone.

*Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances to expand and modify the existing medical office's parking lot along with various site, circulation, building façade, and signage improvements.*

**EXECUTIVE SESSION (CLOSED) TO DISCUSS LITIGATION AND/OR ATTORNEY CLIENT PRIVILEGED MATTERS WITH REGARD TO PROPOSED CONSENT ORDERS AMENDING PRIOR AFFORDABLE HOUSING JUDGEMENTS AND/OR SETTLEMENT AGREEMENTS RELATED TO COAH LITIGATION (FAIR SHARE HOUSING CENTER, INC., ET AL V. CHERRY HILL PLANNING BOARD AND TOWNSHIP OF CHERRY HILL, ET AL.) AND THE TOWNSHIP'S OBLIGATIONS UNDER APPLICABLE LAW AND REGULATIONS FOR COAH ROUNDS 1, 2 AND 3 HOUSING OBLIGATIONS. (NO FORMAL ACTION WILL BE TAKEN)**

**RESOLUTIONS – OPEN PUBLIC MEETING**

**If Applicable: Resolutions Endorsing the Proposed Consent Orders Amending Prior Affordable Housing Judgements and/or Settlement Agreements**

Fair Share Housing Center, Inc., et al. v. Cherry Hill Township, et al., Superior Court of New Jersey, Camden County, Docket Nos.: L-04889-01 & L-2609-15, to authorize Allen S. Zeller, Esq., Attorney for the Planning Board, to execute the proposed Consent Orders and take any other appropriate action on behalf of the Cherry Hill Township Planning Board in this regard.

**AGENDA ITEMS**

**21-P-0027**

Block(s) 436.03 Lot(s) 11  
Zone: Industrial Restricted (IR)

**Perina Executive Center, LLC**

5 Perina Boulevard  
Cherry Hill, NJ

*Relief Requested: Minor Site Plan to expand the parking area at the rear of the existing microbrewery ("Mechanical Brewery") to allow for additional truck turning maneuvers and to replace a landscaping buffer along with various site improvements.*

***ADJOURNED TO THE JANUARY 18, 2022 MEETING OF THE PLANNING BOARD.***

**15-P-0002A**

Block(s) 140.01 Lot(s) 12-14  
Zone: Highway Business (B2)

**Zawa Cherry Hill, LLC (Aspen Dental)**

900-912 Haddonfield Road  
Cherry Hill, NJ

*Relief Requested: Relief of condition and site plan waiver to allow a previously approved 6,000 SF retail pad site to be used for a 3,500 square foot dental office (Aspen Dental) and a 2,500 square foot retail space, as well as add 4 additional parking spaces.*

**21-P-0046**

Block(s) 287.05 Lot(s) 1

**Congregation Sons of Israel**

720 Cooper Landing Road

*Relief Requested: Site Plan Waiver with Bulk (C) Variances to install a façade sign and a canopy over the main entrance to the existing Synagogue and Day School, where no street frontage exists.*

***MEETING ADJOURN***