



You couldn't pick a better place.

**PLANNING BOARD**  
**Monday, April 4, 2022**  
**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.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 March 7, 2022*

**AGENDA ITEMS**

None.

**RESOLUTIONS**

**21-P-0026**

Block(s) 431.18 Lot(s) 8

Zone: Victory Refrigeration Redevelopment Zone

*Relief Requested: A Preliminary & Final Major Site Plan and Minor Subdivision with Bulk (C) Variances to subdivide the "Victory East" portion from the "Victory West" portion of the Victory Refrigeration Redevelopment Area in order to construct a 162,150 SF warehouse (inclusive of 8,000 SF of office space) with associated site improvements.*

**NFI Real Estate**

110 Woodcrest Road

Cherry Hill, NJ

**19-P-0020**

Block(s) 55.01 Lot(s) 1

Zone: Regional Business (B4)

*Relief Requested: A request for a one (1) year extension of approvals for The Favorites off-track wagering facility due to delays in obtaining NJDEP & NJDOT approvals. Specifically, the extension of approvals request relates to the applicant's Planning Board approval for a preliminary and final major site plan, granted on February 18, 2020 and memorialized on April 20, 2020, to develop a 30,000 SF (approximate) off-tracking wagering facility and preservation of the existing Garden State Park gatehouse with various site improvements.*

**GS Park Racing, LP**

2200 Route 70 West

Cherry Hill, NJ

**MEETING ADJOURN**