



You couldn't pick a better place.

PLANNING BOARD Tuesday, July 5, 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 June 21, 2022

AGENDA ITEMS

8752.2A4

Block(s) 54.02 Lot(s) 2 & 8
Zone: Regional Business (B4)

Relief Requested: An Amended Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision with Bulk (C) Variances to convert the previously approved (as of yet constructed) five (5) story 76 residential unit age-restricted building into a four (4) story building with the same number of residential units. The Major Subdivision involves a lot line adjustment between Lot 2 & 8 resulting in a net increase in area of 3,316 SF to Lot 8.

Cherry Hill Partners at Village Place, LLC

Garden Park Boulevard
Cherry Hill, NJ

16-P-0034

Block(s) 40.01 Lot(s) 3
Zone: Highway Business (B2)

Relief Requested: A preliminary and final major site plan with bulk (C) variances to demolish the existing 438 SF mini-mart at an existing gas station (U.S.A. Gas) and construct a new 1,342 SF mini-mart along with various site improvements.

Racetrack Gas, LLC

2131 Route 70 West
Cherry Hill, NJ

22-P-0004

Block(s) 437.01 Lot(s) 29, 30 & 31
Zone: Industrial Restricted (IR)

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop former single-family residential, commercial, and vacant lots in order to construct a 10,000 SF childcare facility with an associated 5,000 SF playground as well as to construct a 4,800 SF general office/commercial pad site building (containing up to 4 tenant spaces) along with various site, parking, and signage improvements. The applicant also proposes to consolidate three (3) lots into one (1) lot.

J&T Brothers, LLC

1197 & 1201 Markkress Road
Cherry Hill, NJ

ADJOURNED TO THE JULY 18, 2022 PLANNING BOARD MEETING.

RESOLUTIONS

None.

MEETING ADJOURN