



You couldn't pick a better place.

## PLANNING BOARD Monday, August 1, 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 July 18, 2022*

### AGENDA ITEMS

#### **22-P-0016**

Block(s) 404.43 Lot(s) 16  
Zone: Highway Business (B2)

*Relief Requested: A Preliminary & Final Major Site Plan with a Bulk (C) Sign Variance to expand the existing dental office's parking lot from 13 to 29 parking spaces along with various site and signage improvements.*

#### **Pediatric Dental Associates**

1230 Brace Road  
Cherry Hill, NJ

#### **22-P-0029**

Block(s) 519.11 Lot(s) 2  
Zone: Institutional (IN)

*Relief Requested: A Site Plan Waiver for a change of use in order to convert the existing M'Kor Shalom Synagogue into a Yeshiva (an Orthodox Jewish college/education facility) inclusive of a dormitory to house approximately 100 students. No changes are proposed to the exterior of the building or property. All proposed improvements are internal to the existing building. No variances are requested or required.*

#### **Yeshiva Shaar Hatalmud**

850 Evesham Road  
Cherry Hill, NJ

#### **22-P-0019**

Block(s) 7.01 Lot(s) 1  
Zone: Highway Business (B2)

*Relief Requested: A Minor Site Plan with Bulk (C) Variances to permit the installation of a ground mounted solar carport energy system over existing parking spaces along with a rooftop solar energy system and various site improvements at the Double Tree Hotel (formerly Crowne Plaza).*

#### **National Energy Partners, LLC**

2349 Route 70 West  
Cherry Hill, NJ

### RESOLUTIONS

#### **16-P-0034**

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

#### **Racetrack Gas, LLC**

2131 Route 70 West  
Cherry Hill, NJ

*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.*

**8752.2A4**

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

**Cherry Hill Partners at Village Place, LLC**

Garden Park Boulevard  
Cherry Hill, NJ

*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.*

**22-P-0004**

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

**J&T Brothers, LLC**

1197 & 1201 Markkress Road  
Cherry Hill, NJ

*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.*

***Tentatively scheduled.***

**MEETING ADJOURN**