



You couldn't pick a better place.

PLANNING BOARD
Tuesday, February 21, 2023
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 February 6, 2023

AGENDA ITEMS

17-P-0041

Block(s) 433.20 Lot(s) 15.01 & 16.01
Zone: Multi-Residential (R10)

Devel, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 79 additional condominiums (inclusive of 12 affordable units) along with various site improvements at Phases 1 & 2 of the Centura Condominiums development.

To Be Heard Concurrently with Application #18-P-0002.

Continued from November 21, 2022 & Postponed to March 20, 2023.

18-P-0002

Block(s) 433.20 Lot(s) 15.01 & 16.01
Zone: Multi-Residential (R10)

Devel, LLC

Browning Lane
Cherry Hill, NJ

Relief Requested: Amended Preliminary & Final Major Site Plan with Bulk (C) Variances (for decks and building setbacks) to construct 37 additional condominiums (inclusive of 8 affordable units) as well as 21 infill units (inclusive of 12 affordable units in future Phase 4) along with various site improvements at Phase 3 of the Centura Condominiums development.

To Be Heard Concurrently with Application #17-P-0041.

Continued from November 21, 2022 & Postponed to March 20, 2023.

RESOLUTIONS

22-P-0010

Block(s) 11.02 Lot(s) 1
Zone: Highway Business (B2)

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop an existing commercial strip center into an automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.

PJ Land Development, LLC

2301-2311 Route 70 West
Cherry Hill, NJ

22-P-0034

Block(s) 288.01 Lot(s) 2
Zone: Highway Business (B2)

Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to redevelop the Cherry Hill Diner into a 3,620 SF automated car wash, called Tidal Wave Auto Spa, with accessory parking and signage.

PJ Land Development, LLC

840 Cooper Landing Road
Cherry Hill, NJ

22-P-0038

Block(s) 483.01 Lot(s) 1
Zone: Industrial Restricted (IR)

Relief Requested: A Minor Site Plan to construct a 1,950 SF addition at the rear (western elevation) of the building for additional granite storage and preparation area for Ilkem Marble & Granite along with minor site improvements.

Bellini Property Management, LLC

2010 Springdale Road
Cherry Hill, NJ

22-P-0038

Block(s) 483.01 Lot(s) 1
Zone: Industrial Restricted (IR)

Relief Requested: Amended Site Plan with a Bulk (C) Variance involving a relief request to exceed the maximum permitted building coverage for the previously approved (and as of yet constructed) 1,950 SF addition for additional granite storage for Ilkem Marble & Granite.

Bellini Property Management, LLC

2010 Springdale Road
Cherry Hill, NJ

MEETING ADJOURN