



You couldn't pick a better place.

PLANNING BOARD

Monday, July 17, 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 June 20, 2023

AGENDA ITEMS

22-P-0047

Block(s) 27.01 Lot(s) 5-7

Zone: Highway Business (B2)

Star Real Estate of Cherry Hill II, LLC

2235 Route 70 West

Cherry Hill, NJ

Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation to construct a new Subaru of Cherry Hill car dealership consisting of automobile new sales with accessory sales of parts and body service repairs and accessory used automobile sales along with various parking and site improvements. The proposal includes a 21,840-square foot showroom building and 36,350-square foot service area connected by a 5,845-square foot service drive. The total building footprint is 64,035 square feet. Predominantly a one-story building, the 3,000-square foot parts storage mezzanine brings the total building area to 67,035 square feet.

CONTINUED FROM THE JUNE 20, 2023 PLANNING BOARD MEETING

RESOLUTIONS

23-P-0011

Block(s) 510.01 Lot(s) 1

Zone: Institutional (IN) Zone with a Senior and Supportive Housing (SSH) Overlay Zone.

Jewish Federation of Southern New Jersey

1721 Springdale Road, Cherry Hill, NJ

Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances to construct 2,678 SF of building additions to the existing 21,926 SF 1½ story masonry building (formerly the Philly Art Center with associated gymnasium) and convert it into a life skills training center for individuals with special needs as well as a non-medical social/recreational day program

for seniors (Aleph Adult Day Center) all located on the site of the Weinberg Commons, a 160 unit multi-family development spread across two (2) buildings offering 100% affordable senior and supportive housing. The development project also consists of new patios, fitness areas, a 100 SF greenhouse, and a private mini-golf course as well as upgrades to the sidewalks and ADA pathways to the existing masonry building.

MEETING ADJOURN