



You couldn't pick a better place.

PLANNING BOARD
Monday, September 18, 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., 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, 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 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 August 21, 2023

AGENDA ITEMS

22-P-0046

Block(s) 282.02 Lot(s) 10 & 13
Zone: Highway Business (B2)

Piyush Patel & Kalpesh Patel

2323 Church Road & 41 Coles Avenue
Cherry Hill, NJ

Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation to demolish the existing structures and construct a one-story, 12,000 square-foot building for use as a daycare center (Lightbridge Academy) along with various site improvements.

RESOLUTIONS

23-P-0009

Block(s) 140.01 Lot(s) 12
Zone: Highway Business (B2)

Zawa Cherry Hill, LLC

912 Haddonfield Road
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Bulk (C) Sign Variances to install a multi-tenant monument sign to identify Aspen Dental and a future pad site tenant at the "Zawa" site. Specifically, the monument sign proposes two (2) tenant panels with an overall sign text area of 50 SF and an overall height of 8'-2".

23-P-0017

Block(s) 426.01 Lot(s) 24
Zone: Neighborhood Business (B1)

4 Eagle, LLC

211-213 Haddonfield-Berlin Road
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Bulk (C) Sign Variances to replace the existing freestanding sign for the Il Villaggio restaurant and replace it with an LED changeable copy sign.

17-P-0007

TJH Automotive Co., LLC

Block(s) 470.10 Lot(s) 7 & 8

2000 Route 70 East

Zone: Highway Business (B2) & Institutional (IN) Zone Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals (fourth and final permitted request) for the existing Cherry Hill Jaguar car dealership. 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 5, 2018 and memorialized on March 5, 2018, to permit an expansion of the car dealership with a showroom addition, as well as the relocation of the existing driveway on Route 70 to align with Old Orchard Road as the fourth leg of the existing signalized intersection.

MEETING ADJOURN