



You couldn't pick a better place.

**PLANNING BOARD**  
**Monday, October 2, 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 September 18, 2023*

**AGENDA ITEMS**

**23-P-0027**

Block(s) 285.06 Lot(s) 2  
Zone: Residential (R3)

**LH Property Group, LLC**

304 Cherry Hill Boulevard  
Cherry Hill, NJ

*Relief Requested: Minor subdivision to subdivide one (1) 39,924 SF residential lot into two (2) residential lots. The existing single-family dwelling is to remain on a 26,553 SF parcel while the subdivided portion, amounting to 13,371 SF, is proposed to be developed as a single-family dwelling (presently depicted as a placeholder for future development).*

**23-P-0012**

Block(s) 468.03 Lot(s) 6  
Zone: Industrial Restricted (IR)

**2059 Springdale Holdings, LLC**

2059 Springdale Road  
Cherry Hill, NJ

*Relief Requested: Site Plan Waiver to construct a 20' x 24' accessory shed/garage structure in the rear yard at the Remington & Vernick Engineers professional office site.*

**RESOLUTIONS**

**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 Lightbridge daycare facility along with various site improvements.*

**MEETING ADJOURN**