



You couldn't pick a better place.
PLEDGE OF ALLEGIANCE

PLANNING BOARD Monday, November 20, 2023 AGENDA

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

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 November 6, 2023

AGENDA ITEMS

23-P-0013

Block(s) 500.01 Lot(s) 4 & 5
Zone: Highway Business (B2)

Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation to redevelop an existing site containing a vacant former pool & spa retail store into a 4,560 SF retail building with accessory parking and to consolidate said site into the neighboring Lot containing an existing two-story office building along with various site & access improvements and shared parking.

Beowulf 1753, LLC

1753-1763 Route 70 East
Cherry Hill, NJ

Recommendation for Cherry Hill Township Zoning Ordinance Amendments

In accordance with the 2015 Settlement Agreement and subsequent 2022 Consent Order entered between Fair Share Housing Center (FSHC), the Township of Cherry Hill and the Planning Board, the Township was required to "create an opportunity" for 37 additional units of family affordable housing. To do so, the Township has chosen to utilize one of the acceptable methodologies available and now proposes to create a new overlay zone to accommodate this requirement. Accordingly, the Planning Board will consider for recommendation to Council revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Sections 301 (Establishment of Zones) and 302 (Zoning Map), to include a new zoning district called the Residential-Inclusionary Mixed Use (RIMU) Overlay Zone; and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to add Section 425 (Residential-Inclusionary Mixed Use (RIMU) Overlay Zone), to include regulatory standards which provide for a range of residential (inclusive of affordable housing set-asides) as well as retail, restaurant, and personal service uses to function as a mixed-use center located at Block 285.03, Lots 2 and 3.

RESOLUTIONS

22-P-0045

Block(s) 526.06 Lot(s) 22 & 23
Zone: Residential Agriculture (RA)

Relief Requested: Minor Subdivision with a Bulk (C) Variance for a request for a Lot Line Adjustment by way of conveying approximately .08 acres (3,545.50 SF) of land from Lot 23 (15 Imperial Drive) to Lot 22 (23 Imperial Drive) which also triggers non-conforming lot sizes. No current or future improvements are proposed/contemplated to either lot.

Michelle Stanger

15 & 23 Imperial Drive
Cherry Hill, NJ

23-P-0029

Block(s) 285.03 Lot(s) 2
Zone: Shopping Center Business (B3)

TVI, Inc.
2110 Route 38
Cherry Hill, NJ

Relief Requested: Minor Site Plan with a Bulk (C) Variance to widen an existing drive aisle to accommodate truck turning in a loading area and to install a trash compactor behind the 2nd Avenue Thrift Store at the Cherry Hill Plaza.

Recommendation for Cherry Hill Township Zoning Ordinance Amendments

In accordance with the 2015 Settlement Agreement and subsequent 2022 Consent Order entered between Fair Share Housing Center (FSHC) and the Township of Cherry Hill, Resolution for Recommendations to Council for revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Sections 301 (Establishment of Zones) and 302 (Zoning Map), to include a new zoning district called the Residential-Inclusionary Mixed Use (RIMU) Overlay Zone; and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to add Section 425 (Residential-Inclusionary Mixed Use (RIMU) Overlay Zone), to provide regulatory standards providing for a range of residential (inclusive of affordable housing set-asides) as well as retail, restaurant, and personal service uses to function as a mixed-use center located at Block 285.03, Lots 2 and 3.

MEETING ADJOURN