



You couldn't pick a better place.

PLANNING BOARD
Monday, December 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 November 20, 2023

AGENDA ITEMS

20-P-0024

Block(s) 182.01 Lot(s) 13
Zone: Highway Business (B2)

Relief Requested: Minor Subdivision with Bulk (C) Variances to subdivide one (1) lot (Lot 13) into two (2) lots resulting in a 20,089 SF lot (proposed Lot 13.01) and a 18,234 SF lot (proposed Lot 13.02), the latter of which is proposed to be consolidated into adjacent Lot 9.

NITMAR Holdings, LLC

325 Third Avenue
Cherry Hill, NJ

21-P-0023

Block(s) 182.01 Lot(s) 9 & 13
Zone: Highway Business (B2)

Relief Requested: Preliminary & Final Major Site Plan with Bulk (C) Variances to consolidate a portion of existing Lot 13 into existing Lot 9 (via Application #20-P-0024 for NITMAR Holdings, LLC) in order to expand the parking area to accommodate employee and service repair parking along with various site improvements.

326 Haddonfield Road, LLC

326 Haddonfield Road & 325 Third Avenue
Cherry Hill, NJ

RESOLUTIONS

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

Beowulf 1753, LLC

1753-1763 Route 70 East
Cherry Hill, NJ

consolidate said site into the neighboring Lot containing an existing two-story office building along with various site & access improvements and shared parking.

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