



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, August 19, 2024**  
**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 5, 2024*

**AGENDA ITEMS**

**Recommendation for Cherry Hill Township Zoning Ordinance Amendments**

The Planning Board will consider for recommendation to Council for revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Section 302 (Zoning Map); and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to repeal and replace Section 422 (Agricultural-Horticultural Commercial (AR-HC) Overlay Zone), which had been "Reserved", with the Agricultural-Horticultural Commercial (AHC) Overlay Zone, to include regulatory standards which provide for the right to farm as a permitted use and encourage the preservation of active farming in the community for the site specifically located at Block 528.01, Lot 32, also known as the Holly Ravine Farm.

**24-P-0015**

Block(s) 133.01 Lot(s) 7  
Zone: Highway Business (B2)

*Relief Requested: Site Plan Waiver with Bulk (C) Sign Variances to install freestanding and façade signage for National Watch.*

**National Watch & Diamond Exchange, Inc.**

1110-1114 Wynwood Avenue  
Cherry Hill, NJ

**CONTINUED TO THE SEPTEMBER 16, 2024 PLANNING BOARD MEETING**

**RESOLUTIONS**

**20-P-0024**

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

*Relief Requested: A 90-day extension of minor subdivision approvals (received on January 16, 2024) retroactive to July 26, 2024 through October 24, 2024.*

**NITMAR Holdings, LLC**

325 Third Avenue  
Cherry Hill, NJ

**Recommendation for Cherry Hill Township Zoning Ordinance Amendments**

Resolution for Recommendations to Council for revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Section 302 (Zoning Map); and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to repeal and replace Section 422 (Agricultural-Horticultural Commercial (AR-HC) Overlay Zone), which had been “Reserved”, with the Agricultural-Horticultural Commercial (AHC) Overlay Zone, to include regulatory standards which provide for the right to farm as a permitted use and encourage the preservation of active farming in the community for the site specifically located at Block 528.01, Lot 32, also known as the Holly Ravine Farm.

***MEETING ADJOURN***