



You couldn't pick a better place.

PLANNING BOARD
Tuesday, February 18, 2025
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 February 3, 2025

AGENDA ITEMS

Recommendation for Cherry Hill Township Zoning Ordinance Amendments

The Planning Board will consider for recommendation to Township Council revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Section 302 (Zoning Map) to add the following parcels to the Agricultural-Horticultural Commercial (AHC) Overlay Zone, which establishes regulatory standards outlined in Section 422 of the Zoning Ordinance providing for the right to farm as a permitted use and encouraging the preservation of active farming in the community:

Block	Lot	Acreage	Location	Zone
408.01	2	6.3	McNaughton's Garden Center	Residential (R1)
408.01	3	6.8	McNaughton's Garden Center	Residential (R1)
438.01	2	68.1	Springdale Farm	Residential (R1)
438.01	3	0.30	1662 Springdale Road	Residential (R1)
510.01	4	15.4	Apostolic Church	Institutional (IN)
510.02	1	46.7	Springhouse Farm	Institutional (IN)
510.02	3	104.2	Apostolic Church	Institutional (IN) / Residential (R1)

RESOLUTIONS

22-P-0010

Block(s) 11.02 Lot(s) 1
Zone: Highway Business (B2)

PJ Land Development, LLC

2301-2311 Route 70 West
Cherry Hill, NJ

Relief Requested: Request for a one (1) year Extension of Approvals, until February 20, 2026, to redevelop an existing commercial strip center into a 3,452 SF car wash with accessory parking and signage.

22-P-0034

Block(s) 288.01 Lot(s) 2
Zone: Highway Business (B2)

PJ Land Development, LLC

840 Cooper Landing Road
Cherry Hill, NJ

Relief Requested: Request for a one (1) year Extension of Approvals, until February 20, 2026, to redevelop the Cherry Hill Diner into a 3,452 SF automated car wash facility along with various site improvements.

Recommendation for Cherry Hill Township Zoning Ordinance Amendments

Resolution for Recommendations to Township Council for revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Section 302 (Zoning Map) to add the following parcels to the Agricultural-Horticultural Commercial (AHC) Overlay Zone, which establishes regulatory standards outlined in Section 422 of the Zoning Ordinance providing for the right to farm as a permitted use and encouraging the preservation of active farming in the community:

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