



You couldn't pick a better place.

PLANNING BOARD
Monday, April 7, 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 March 17, 2025

AGENDA ITEMS

24-P-0035

Block(s) 341.17 Lot(s) 2
Zone: Highway Business (B2)

Barclays Realty, LLC

1412 Marlton Pike East
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Bulk (C) Variances to renovate the existing Barclays Rehabilitation & Healthcare Center by constructing a permanent 668 SF front entrance canopy and to construct two (2) small (38 SF and 54 SF) dormer-style roof bump outs to replace existing hip/slant roofs at the projecting portions of the building. Facade improvements including replacing windows and doors and installing a 17.79 SF identification sign on the permanent canopy (in lieu of the façade signage on the existing fabric canopy) is also proposed.

RESOLUTIONS

24-P-0032

Block(s) 392.01 Lot(s) 1
Zone: Professional Office (O3)

204 Kings Highway, LLC

204 Kings Highway South
Cherry Hill, NJ

Relief Requested: Minor Site Plan with Bulk (C) Variances to reestablish a landscape buffer between an existing commercial office site and neighboring residential properties along with minor parking lot improvements.

25-P-0016

Block(s) 178.02 Lot(s) 7
Zone: Highway Business (B2)

M&M Partners at Chapel Ave, LLC

1509 Route 38
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with a Bulk (C) Variance to convert the former Rite Aid Pharmacy into an indoor recreational electronic gaming facility called Activate Games along with minor site improvements (inclusive of removing an existing loading zone and adding six (6) additional parking spaces along the south and east sides of the building) and replacement signage.

MEETING ADJOURN