



You couldn't pick a better place.

PLANNING BOARD
Monday, April 21, 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 April 7, 2025

AGENDA ITEMS

24-P-0036

Block(s) 502.01 Lot(s) 2
Zone: Highway Business (B2)

HAR Cherry Hill Corp.
1720 Route 70 East
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Bulk (C) Variances to undertake various exterior and interior renovations and modifications to the existing H-Mart shopping center by way of constructing vestibule and mechanical/refrigeration additions to the existing shopping center building and undertaking façade improvements inclusive of new canopies and signage requiring variance relief. The applicant also proposes a new/larger concrete pad to replace an existing concrete pad to accommodate a PSE&G transformer.

RESOLUTIONS

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.

22-P-0005

Block(s) 431.18 Lot(s) 7.01

Zone: Industrial Restricted (IR)

VCC 100 Woodcrest Road LLC

100 Woodcrest Road

Cherry Hill, NJ

Relief Requested: Request for Extension of Approvals (first of three permitted one-year extensions) to construct a 25,000 SF flex space/warehouse building inclusive of a 2,500 SF office along with various site improvements.

MEETING ADJOURN