



You couldn't pick a better place.

PLANNING BOARD Monday, August 4, 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 July 21, 2025

AGENDA ITEMS

24-P-0038

Block(s) 426.01 Lot(s) 4 & 5
Zone: Residential (R2)

Anthony D'Amato

31 & 33 Moore Avenue
Cherry Hill, NJ

Relief Requested: Minor Subdivision with Bulk (C) Variances to formally subdivide two (2) lots, one containing an existing single-family residence and the other a vacant parcel, which previously merged under the Loechner Doctrine into one (1) lot. The applicant proposes to construct a new single-family home on proposed Lot 5 (33 Moore Avenue) while retaining the existing family home on proposed Lot 4 (31 Moore Avenue), however both lots require various relief from the bulk requirements due to the location of the proposed subdivision line.

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IX – Fees, Guarantees, Inspections & Off-Tract Improvements**, specifically Section 901 (Application & Escrow Fees), Section 902 (Affordable Housing Fees & Procedures), and Section 905 (Pre-Conditions to Commencement of Construction) for the purposes of updating the fees and escrow submission requirements associated with Board applications, affordable housing fee collection procedures, and tax map updates in connection with subdivisions.*

RESOLUTIONS

Cherry Hill Township Zoning Ordinance Amendments

*Resolution for Recommendations to Council for revisions to **Article IX – Fees, Guarantees, Inspections & Off-Tract Improvements**, specifically Section 901 (Application & Escrow Fees), Section 902 (Affordable Housing Fees & Procedures), and Section 905 (Pre-Conditions to Commencement of Construction) for the purposes of updating the fees and escrow submission requirements associated with Board applications, affordable housing fee collection procedures, and tax map updates in connection with subdivisions.*

EXECUTIVE SESSION (CLOSED): TO DISCUSS ATTORNEY-CLIENT PRIVILEGED MATTERS WITH REGARD TO JOINT INSURANCE FUND (JIF), LAND USE LIABILITY AND RISK MANAGEMENT TRAINING FOR PLANNING BOARD MEMBERS. NO FORMAL ACTION WILL BE TAKEN IN EXECUTIVE SESSION.

MEETING ADJOURN