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# PLANNING BOARD Monday, September 15, 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 August 18, 2025*

## AGENDA ITEMS

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

In accordance with the 2015 Settlement Agreement, the 2016 Judgement of Repose, and subsequent 2022 Consent Order entered between Fair Share Housing Center (FSHC), the Township of Cherry Hill and the Planning Board, the Township was required to "create an opportunity" for 37 additional units of family affordable housing. To do so, the Township has chosen to utilize one of the acceptable methodologies available and now proposes to create a new overlay zone to accommodate this requirement. Accordingly, the Planning Board will consider for recommendation to Council revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Sections 301 (Establishment of Zones) and 302 (Zoning Map), to include a new zoning district called the Residential-Inclusionary Mixed Use (RIMU) Overlay Zone; and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to add Section 425 (Residential-Inclusionary Mixed Use (RIMU) Overlay Zone), to include regulatory standards which provide for a range of residential (inclusive of affordable housing set-asides) as well as retail, restaurant, and personal service uses to function as a mixed-use center located at Block 285.03, Lots 2 and 3.

## RESOLUTIONS

### **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.*

### **24-P-0004**

Block(s) 128.01 Lot(s) 43  
Zone: Residential (R3)

### **Kevin Nguyen**

540 Highland Avenue  
Cherry Hill, NJ

*Relief Requested: Request for a one (1) year Extension of Approvals to subdivide one (1) vacant residential lot into three (3) residential lots.*

**Resolution for Recommendations Pertaining to Cherry Hill Township Zoning Ordinance Amendments**

In accordance with the 2015 Settlement Agreement, the 2016 Judgement of Repose, and subsequent 2022 Consent Order entered between Fair Share Housing Center (FSHC) and the Township of Cherry Hill, Resolution for Recommendations to Council for revisions to **Article III – Zones & Zoning Map**, specifically amending the Cherry Hill Township Zoning Ordinance Sections 301 (Establishment of Zones) and 302 (Zoning Map), to include a new zoning district called the Residential-Inclusionary Mixed Use (RIMU) Overlay Zone; and revisions to **Article IV – Zoning Regulations**, specifically amending the Cherry Hill Township Zoning Ordinance to add Section 425 (Residential-Inclusionary Mixed Use (RIMU) Overlay Zone), to provide regulatory standards providing for a range of residential (inclusive of affordable housing set-asides) as well as retail, restaurant, and personal service uses to function as a mixed-use center located at Block 285.03, Lots 2 and 3.

***MEETING ADJOURN***