



You couldn't pick a better place.

PLANNING BOARD Monday, July 18, 2016 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 Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

ROLL CALL

- Roll Call of Planning Board Members
- 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 cell phones and pagers for the duration of the meeting.

COMMENTS FROM THE PUBLIC

Comments not related to this evening's Agenda.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from July 5, 2016

AGENDA ITEMS

16-P-0020

Block(s) 437.01 Lot(s) 3-9, 21
Zone: Highway Business (B2)

Relief Requested: A site plan waiver with bulk (C) sign variances for signage for Penn Medicine.

Penn Medicine

1865 Route 70 East
Cherry Hill, NJ

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 429.F.1.a and 429.F.1.b, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition of continued eligibility in the National Flood Insurance Program (NFIP).*

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 417.E, to permit gas service stations as a conditional accessory use in the Regional Highway Business (B4) Zoning District.*

RESOLUTIONS

Cherry Hill Township Zoning Ordinance Amendments

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 429, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition*

of continued eligibility in the National Flood Insurance Program (NFIP). In addition, the Flood Plain (FP) Overlay ordinance incorporates updated language to meet the recent changes to Federal and State requirements.

Cherry Hill Township Zoning Ordinance Amendments

Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 417.E, to permit gas service stations as a conditional accessory use in the Regional Highway Business (B4) Zoning District.

8752.2B5

Block(s) 54.01 Lot(s) 2, 3 & 5
Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: An amended General Development Plan (GDP) to provide an additional 64,906 SF of retail and 2,004 SF of restaurant along Haddonfield Road. The applicant continues to propose a total of 360 units in Phase 2B, where originally 240 townhouses were approved (now proposing 98 townhouses, where 87 are currently built and/or under construction) and, where originally 120 condominiums were approved (now proposing 262 townhouses, where 110 are currently built and/or under construction).

8752.2B5

Block(s) 54.01 & 54.02 Lot(s) 2, 3 & 5 and 4 & 5
Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: A Lot Consolidation for Block 54.01, Lots 2, 3 and 5 and a Minor Subdivision for Block 54.02, Lots 4 and 5.

8752.2B5

Block(s) 54.02 Lot(s) 5
Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: An Amended Preliminary and Final Major Site Plan with Bulk (C) variances for the residential phase on Block 54.02, Lot 5.

8752.2B5

Block(s) 54.02 Lot(s) 5, 5.03 & 5.04
Zone: Regional Business (B4) Zone

Cherry Hill Partners at Park Place, LLC

Garden Park Boulevard
Cherry Hill, NJ

Relief Requested: A Preliminary Major Site Plan with Bulk (C) Variances for the non-residential phase on Block 54.02, Lot 5, 5.03 and 5.04.

16-P-0013

Block(s) 437.13 Lot(s) 2
Zone: Highway Business (B2)

AK Enterprises Cherry Hill, LLC

1875 Route 70 East
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with a bulk (C) sign variance to construct a 12,069 SF child care center (Primrose School) with various site and signage improvements.

06-P-0029

Block(s) 55.01 Lot(s) 1
Zone: Regional Business (B4)

GS Park Racing, LP

2200 Route 70 West
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals for the OTB site on the former Garden State Racetrack site.

13-P-0024

Block(s) 42.01 Lot(s) 18
Zone: Highway Business (B2)

PNP Realty, LLC (Rainbow Academy)

10 Grove Street
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals for a daycare known as Rainbow Academy.

06-P-0031

Block(s) 503.01 Lot(s) 1
Zone: Highway Business (B2)

Wawa, Inc.

1824 Route 70 East
Cherry Hill, NJ

Relief Requested: A relief of condition to permit the sale of diesel fuel and associated minor site improvements.

MEETING ADJOURN