

Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



February 26, 2026

File No. 25059

Ms. Kathy Cullen, Director
Mr. Jacob Richman, PP, AICP, Deputy Director
Cherry Hill Township
Department of Community Development
820 Mercer Street
Cherry Hill, New Jersey 08002

Re: Completeness and Planning Review
James Foley
309 Oak Avenue
Cherry Hill, New Jersey 08002
Block 289.05, Lot 6
Application No. 25-P-0033

Dear Ms. Cullen and Mr. Richman:

We are in receipt of your February 6, 2026 review letter and we offer the following in response. Please note that our responses follow the numbering format of your letter.

I. GENERAL INFORMATION

No response required.

II. COMPLETENESS REVIEW

A. Submitted Items.

1-2. No response required.

3. Understood.

4. No response required.

5-10. No response required.

B. Checklist.

14. Testimony will be provided, if and as required.

15. Understood.

16. Testimony will be provided, if and as required.
20. Testimony will be provided, if and as required.
32. We have amended the Zoning Data Table to meet the table provided under Section III A page 6 of your February 6, 2026 Review Letter.
35. Applicant to provide testimony.
36. Applicant to provide testimony.
39. If determined to be required, the applicant will address as a condition of approval.
40. Understood and will comply as a condition of approval.
45. The applicant will address as a condition of approval.
47. Understood.
52. Understood.
54. Understood.
57. Understood. An application has been filed.
58. Understood.
62. We will provide service letters, and/or their replies.
63. Understood.
67. Understood

C. Determination.

1. Understood.

III. DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

A. Zoning Requirements.

A variance is required to permit the lot frontage of 20'. Minimum lot width is provided at the front setback line.

B. Bulk (C) Variances

- 1-2. Testimony will be provided for the requested variance.

C. Design Waivers

1-2. Testimony will be provided.

D. Comments.

1. Testimony will be provided.

2. Testimony will be provided.

3. Testimony will be provided.

4. Testimony will be provided.

5. Testimony will be provided.

6. Testimony will be provided.

7. Testimony will be provided.

8a & b. Testimony will be provided.

9a. Understood.

10. Understood.

11. Understood, if determined to be required.

12-17. Understood.

E. Conditions.

1. Applicant to comply.

2. Understood.

3. Applicant to comply.

4. Understood, if and as required.

5. Understood.

IV. APPROVAL PROCESS

1. No response required.

2. We will comply as a condition of approval.

3. Understood.

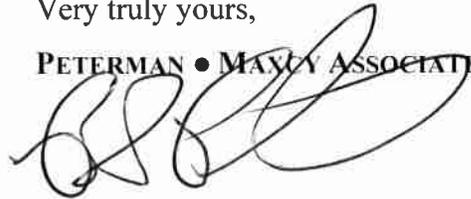
4. Understood
5. Applicant to comply.
6. Applicant to comply.
7. Applicant to comply.
8. Applicant to comply.

We hope these responses, the plan revisions and the future anticipated testimony satisfactorily address your presented comments such that a recommendation for approval can be issued by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

PETERMAN • MAXCY ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'BSP', is written over the printed name of the signatory.

Brian S. Peterman, P.E., C.M.E.

Encl.

Cc: James Foley w/Encl. (via e-mail)
Stacey Arcari, PP, PE, CME, PTOE , Environmental Resolutions w/Encl.
James W. Burns, Esq. w/Encl.

BSP/tck

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