



**PLANNING BOARD**  
**Tuesday, February 18, 2020**  
**ADOPTED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairman John Osorio at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by John Osorio.

**OPMA STATEMENT:** Read by John Osorio in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Ann Madden Tufano; Michele Golkow; John Osorio; Marlyn Kalitan; Sam Kates; and Alise Panitch.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Director of Community Development; Natalie Shafiroff, PP, AICP, Planner; James Burns, Esq., Solicitor; and Stacey Arcari, PE, PP, PTOE, CME, Planning Board Engineer.

**ADMINISTRATIVE ITEMS - Reorganization (Continued from February 3, 2020)**

**Appointment of Alternate Secretary #1.** John Osorio nominated Natalie Shafiroff for Alternate Secretary #1 for the year 2020. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

**Appointment of Alternate Secretary #2.** John Osorio nominated Jacob Richman for Alternate Secretary #2 for the year 2020. The motion was seconded by Marlyn Kalitan. The motion passes unanimously.

**The following items are rescheduled to the March 2, 2020 Planning Board Meeting - Appointment of Engineer and Appointment of Traffic Consultant.**

*Adoption Meeting Minutes from February 3, 2020.* Michele Golkow made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from February 3, 2020. Affirmative votes by Golkow, Osorio, Kalitan, Kates, and Panitch. Minutes are approved.

**Agenda Item 1:**

**19-P-0043**

Block(s) 286.28 Lot(s) 21

Zone: Institutional (IN)

**Colestown Cemetery Corp.**

100 Kings Highway North

Cherry Hill, NJ

*Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to construct an 83' x 100' mausoleum addition along with various site and signage improvements to the existing Colestown Cemetery.*

**Applicant's Representatives:** Emily Givens, Esq. – Applicant's Attorney; Brian Cleary, PE – Applicant's Engineer; Louis Cicalese, President of the Colestown Cemetery Board of Directors.

**Exhibits Submitted:**

Ms. Givens presented an overview of the project which includes the construction of an 83' x 100' mausoleum at the Colestown Cemetery. She stated that the application does not require State Historic Preservation review and that Camden County Planning Board approval was imminent. She presented her two witnesses for the application, Brian Cleary, PE and Louis Cicalese, President of the Colestown Cemetery Board of Directors.

Mr. Cicalese testified as a fact witness, indicating that the purpose of constructing the mausoleum was to keep the Cemetery viable moving into the future. He indicated that there would be four family rooms with 6 spaces in each room and then a central area that would be available for individuals. Each family room would have a grave marker located on the arch above the room visible on the outside of the building. He noted that the cemetery is open until dusk till dawn and that they did not anticipate any significant addition to traffic on a regular basis. He stated that the facility as designed would provide for 3

times more burial plots than would be available on the space if no building was constructed. He also agreed to provide the findings of the archaeological review to the Township's Historical Commission.

Mr. Cleary testified to the phasing of the project indicating that the first phase would include all the stormwater and sidewalk improvements as well as the first third of the building located closest to Kings Highway. He stated that after the sale of approximately 50% of the phase one burial plots, they would start preselling the next phase.

He testified that there is minimal lighting being proposed and it consists of some lights facing up towards the building and lights in the interior of the archways. The applicant agreed to provide details of the site lighting to the Department of Community Development to ensure compliance as well as comply with any comments regarding landscaping in the review from the Department of Community Development and the Planning Board Engineer. He stated that the Colestown Cemetery façade sign on the central arch would be a replica of the sign on the gateway to the cemetery and would be 22sf. He also noted that the mausoleum, as designed, is compliant with all state statutes for mausoleums.

**Public Discussion:** None.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Sam Kates made a motion, which was seconded by Ann Madden Tufano, to approve the application. Affirmative votes by Tufano, Golkow, Osorio, Kalitan, Kates, and Panitch. The application is approved.

Following the vote, Ms. Golkow announced that she was recusing herself from the remainder of the meeting.

**Agenda Item 2:**

**19-P-0020**

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 preliminary and final major site plan to develop a 30,000 SF (approximate) off-tracking wagering facility and preservation of the existing Garden State Park gatehouse with various site improvements.*

**Applicant's Representatives:** Barbara Casey, Esq. – Applicant's Attorney; Gary V. Vecchio, PE – Applicant's Engineer; Jill Barber – Applicant's Landscape Architect and Professional Planner; Nathan Mosley – Applicant's Traffic Engineer; Bruce Weisensteiger – ;and Chris Mackerlane - .

**Exhibits Submitted:** A-1: Aerial Exhibit; A-2: Color Site Plan Rendering; A-3: Elevation Rendering & Floor Plan; A-4: Elevation Renderings.

Ms. Casey presented the application and stated that initial approvals were granted to use the 10 acre parcel for an off-track wagering facility with the first approval for the Garden State Racetrack. The site was purchased by GS Park Racing, LP in 2006 and they received site plan approval in 2006 which finally lapsed in 2018. She noted that this is a new application though it is very similar to the original plan except the building being proposed is actually smaller than the one approved with the original application. She noted that there were no variances being requested with the application and while there are a few design waivers requested, they had made some modifications to the waiver requests but that many of them were still needed though the impacts were slightly lessened. Ms. Casey introduced all of her experts and witnesses and all were sworn in.

Mr. Mackerlane provided testimony first on the operations of the facility. He noted that the facility houses a sports bar and restaurant as well as a wagering facility for horse racing, including local, national, and international races. The facility is open year round. They will employ approximately 10 full-time employees and 45 part-time employees. They are typically busier on the weekend and have peak times on the weekdays in the early afternoon, then again after 6 pm to the end of the day. Most customers stay for a period of 2 to 4 hours while watching races from up to 30 or 40 racetracks. The deliveries and waste removal are similar to that of any other restaurant and typically occur mid-morning prior to opening. They have about 4 very busy days during the year that coincide with the Triple Crown Races and the Breeders' Cup. The typical hours of operation are Monday through Thursday from noon to 11pm and Friday through Sunday from noon to midnight or possible 12:30pm. Currently the only betting permitted on site is horse racing, but should that change they may include other types of sports betting at this facility. The legal age of entry is 18 which is checked by security. They do not offer valet services for parking and no banquets or larger party services are proposed.

Mr. Vecchio provide information on the site plan. Exhibit A1 was submitted showing an aerial exhibit of the existing conditions on the site. Mr. Vecchio noted that it was the intent of the applicant to keep the existing 38' driveway at the north east corner of the site as well as to maintain and rehabilitate the gate house on the south east corner of the site. Exhibit A2, a colorized rendering of the site plan, was submitted and Mr. Vecchio testified that the site was required to provide 269 parking spaces and as shown they are provided 299 parking spaces. There will be a new signal installed at the intersection being created

with Home Depot that will include a left turn lane into the site as well as a left turn into the Garden State Park. He noted that the second driveway, south of the intersection, would be a right-in/right-out only and would be compliant with the ordinance requirements. The applicant agreed to reduce the drive aisle widths around the site to 26', still above the 24' requirement, but smaller than the proposed 30', however, they would still request to keep the 30' drive aisle width in front of the main entrance to provide sufficient space for a drop-off/pick-up location. He indicated that all of the drive aisle widths provide sufficient space for all truck turning movements. The trash enclosure was proposed at 10' x 24' to accommodate the facility need. The basin was designed to accommodate 80% lot coverage, significantly above the proposed 53.3%. Rooftop runoff will recharge directly into the ground. The applicant will add bollards along the front of the building since they are proposing a depressed curb. The application is completely ADA compliant. Bike racks were added to the plan as required. The parking lot lighting is provided via 20' light poles compliant with the Township's ordinance requirements. They have verified sanitary sewer capacity with the Camden County Municipal Utility Authority. The application meets all bulk requirements of the Township Ordinance.

Mr. Vecchio indicated that waivers were still required for the 30' drive aisle across the front of the building, to keep the driveway at the north entrance at 38', to allow for a wider turning radius of 40 degrees rather than 24 degrees for trucks, and for the amount of proposed shrubs being 24% less than what is required.

Exhibit A3, architectural elevations and floor plans, was submitted, and Mr. Vecchio stated that the applicant would add a solid fence and landscaping around the smoking area that was proposed to be located on the eastern elevation facing Garden State Park Boulevard. Members of the board indicated that they would rather have the smoking area moved to a different elevation such as the western elevation, facing the train tracks. After some discussion, the applicant agreed that they would move the smoking area to the western elevation and provide secured fencing and landscaping around this area. This meant that they would also redesign the walkways on the site to adapt to the new location of the smoking area. He noted that the signage as shown on the plan was compliant and they were not requesting any sign variances.

Ms. Barber testified in regard to exhibit A4, a color rendering of the landscaping plan and noted that the applicant would provide additional landscaping along the border with the basin as per the request of the Board's Engineer. She noted that the rest of the plan was compliant except for the request to provide fewer shrubs than required.

Mr. Mosley provided testimony regarding the anticipated traffic impacts of the development. He stated that a traffic study was completed and submitted along with the application. The study noted that the site was to have approximately 806 seats inside the facility, 299 parking spaces, and two points of access into and out of the site. The site has different peak use hours than the surrounding roads and uses. He noted that the intersection of Route 70 and Garden State Park Boulevard saw the highest users between the peak hours of 4:30 and 5:30pm on the weekdays with approximately 6,000 vehicles and on the weekend on Saturday between 12:30 and 1:30pm at 5,000 vehicles, a level of service D. They extrapolated vehicle trips for this facility by collecting actual vehicle counts at two other off track betting facilities owned and operated by the applicant and extrapolating to the size of this facility. It was anticipated that on peak weekday hours traffic would be increased by approximately 2% and on the weekend approximately 4.5% neither of which would change the level of service at the intersection. Nearly 70% of all traffic would exit onto Route 70 while the remaining traffic would disperse to the remaining exits at Chapel Avenue and Haddonfield Road. It was anticipated that the Garden State Park Boulevard intersection with the Home Depot would operate at a level of service B during the peak weekday hours and level of service C during peak weekend hours. Vehicles entering the site would be most likely to enter through the north entrance with minimal entry at the south exit and the internal circulation will stay as proposed. Mr. Mosley testified that the traffic conditions that are being proposed are safe and will have a minimal impact. The applicant also understood that the light at the intersection of Costco and Home Depot would need to be completed before a Certificate of Occupancy would be issued.

#### **Public Discussion:**

Brian Everett of 15 E. Miami Avenue stated that he is okay with the use but had some concerns about the additional traffic light causing more traffic. He also stated the he felt that if betting other than horse betting was permitted here that the Township should implement a 1% tax on winnings to help the Township improve school facilities.

**Motion:** Following the reiteration of the conditions by Solicitor Burns, Marilyn Kalitan made a motion, which was seconded by John Osorio, to approve the application. Affirmative votes by Tufano, Osorio, Kalitan, Kates, and Panitch. The application is approved.

#### **Resolutions:**

##### **19-P-0013**

Block(s) 127.01 Lot(s) 2, 3, 7 & 8

Zone: Industrial Restricted (IR)

*Relief Requested: A Preliminary & Final Major Site Plan with Bulk (C) Variances to retroactively permit the continued operation and expansions of the Mycone Dental Supply Company/Keystone Pharmaceutical complex where said applicant*

**Mycone Dental Supply Co., Inc. dba Keystone Industries**

606, 614, & 616 Hollywood Avenue and 1301 Route 38

Cherry Hill, NJ

constructed site improvements without obtaining proper approvals and permits including two (2) modular units and limited outdoor storage. The applicant also proposes multiple additions to one of the existing "Keystone"

**Motion to Ratify:** Following the review of the resolution, Sam Kates made a motion which was seconded by John Osorio, to memorialize the resolution. Affirmative votes by Tufano, Golkow, Osorio, Kalitan, and Kates. The resolution is memorialized.

**19-P-0018**

Block(s) 238.01 Lot(s) 2

Zone: Neighborhood Business (B1)

*Relief Requested: A minor site plan with bulk (C) variances to construct various site, circulation, and parking improvements to the existing parking lot associated with the existing office buildings.*

**Kiwi Offices Cherry Hill, LLC**

4 Haddonfield Road

Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Sam Kates made a motion which was seconded by John Osorio, to memorialize the resolution. Affirmative votes by Golkow, Osorio, Kalitan, Kates, and Panitch. The resolution is memorialized.

**18-P-0027**

Block(s) 433.01 Lot(s) 2

Zone: Shopping Center Business (B3) Zone

*Relief Requested: A preliminary & final major site plan with bulk (C) variances to replace a former drive-through bank building with a drive-through Dunkin Donuts restaurant with accessory onsite parking, signage and various site improvements.*

**Atlantic Region Food Corp.**

1490 Haddonfield-Berlin Road

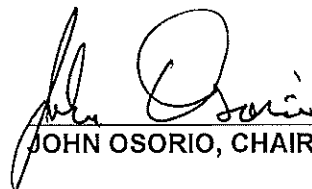
Cherry Hill, NJ

**Motion to Ratify:** Following the review of the resolution, Sam Kates made a motion which was seconded by John Osorio, to memorialize the resolution. Affirmative votes by Golkow, Osorio, Kalitan, Kates, and Panitch. The resolution is memorialized.

**Meeting Adjourned:** at 9:30 PM.

**ADOPTED:** 3/2/20

**ATTEST:**

  
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JOHN OSORIO, CHAIRMAN

  
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COSMAS DIAMANTIS, ESQ.  
PLANNING BOARD SECRETARY