



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Monday, May 18, 2020**  
**APPROVED MINUTES**

**OPENING:** The meeting was called to order by Vice-Chairman William Carter at 7:36 PM.

**PLEDGE OF ALLEGIANCE:** Led by William Carter.

**OPMA STATEMENT:** Read by John Osorio in compliance with the Sunshine Law and per the New Jersey Department of Community Affairs' (NJDCA) Guidance for Remote Public Meetings in New Jersey (N.J.S.A. 10:4-9.1 (P.L. 2020, c.11)).

**ROLL CALL**

- **Members in attendance:** Ann Madden Tufano; Steve Musilli; Sheila Griffith; William Carter; Marlyn Kalitan; Sam Kates; and Alise Panitch.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Natalie Shafiroff, PP, AICP, Alternate Secretary; Jacob Richman, PP, AICP, Alternate Secretary; James Burns, Esq., Solicitor; and Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from May 4, 2020.* Marlyn Kalitan made a motion, which was seconded by Sheila Griffith, to adopt the Meeting Minutes from May 4, 2020. Affirmative votes by Tufano, Griffith, Carter, and Kalitan. Minutes are approved.

**Agenda Items:**

**20-P-0002**

Block(s) 335.19 Lot(s) 3  
Zone: Limited Office (O1)

**Scott Holdings, LLC**

98 Kings Highway North  
Cherry Hill, NJ

*Relief Requested: A minor site plan with bulk (C) variances to redevelop a vacant site into a law office along with a new parking area (13 spaces) and various site improvements.*

**Applicant's Representatives:** Lisa Willits, Esq. – Applicant's Attorney; Justin Scott, Esq. – Applicant; Sam Agresta, PE, PP, CME – Applicant's Professional Engineer; and James Holliday, RA – Applicant's Architect.

**Exhibits Submitted:** A-1: Aerial Photograph; and A-2: Color Site Plan Rendering.

Ms. Willits introduced the application for a minor site plan and bulk (C) variances for a proposed elder care law office to be operated by Mr. Justin Scott. His current practice is on Brace Road in Cherry Hill and he intends to move his offices to the subject location. Ms. Willits noted the property is vacant but was recently a law and real estate office with a residential component. The applicant proposes to renovate the building and the site. The building will have ten (10) office spaces with two (2) conference rooms along with a total of 13 parking spaces (including 1 ADA space). When clients come in they may be accompanied by a family member.

Mr. Scott reiterated that he intends to operate an elder law office with eleven (11) employees but that some are out in the field working at nursing homes, etc. They will operate Monday through Friday 830am to 5pm. They have three (3) attorneys on staff and four (4) paralegals and they schedule consultations throughout the day with no more than two (2) scheduled

meetings at the same time. Mr. Scott indicated that they do their best to not overbook. Mr. Scott expects no more than four (4) additional cars from non-employees on the site at a time. They also have vendors coming in throughout the day (parcel deliveries). Mr. Scott believes the thirteen (13) proposed spaces ensures they have sufficient parking; however, the COVID-19 situation has resulted in a temporary reduction in number of employees. Mr. Scott says if staffing increases, they can send them to their satellite offices which is coupled with varying schedules due to people out in the field and part-time workers. Mr. Scott stated that he doesn't anticipate much trash and requests to just have curbside pickup (no trash enclosure).

Mr. Agresta gave an overview of the site area and noted that much of the site will remain as is except for new parking improvements along with some landscaping and lighting improvements. Mr. Agresta reiterated the variance request for thirteen (13) parking spaces where twelve (12) are required as well as for a ROW parking setback of 15.58' from Church Road where 20' is required; however, Mr. Agresta believes there is enough room to make parking maneuvers. Mr. Agresta discussed the proposed paving improvements with striped/delineated spaces. Mr. Agresta noted the site circulation via a horseshoe driveway which is a one-way enter from Kings Highways and two-way access via Church Road. Mr. Agresta noted how the site will be ADA compliant. Mr. Agresta submitted exhibit A-2 to illustrate the site improvements. Mr. Agresta discussed the proposed accent landscaping but agreed to work with the Planning Board's professionals to supplement the landscaping if necessary. Mr. Agresta stated they are proposed two (2) pole-mounted lights which he believes will provide adequate lighting at the front of the site. Mr. Agresta stated that stormwater management will remain relatively unchanged. Mr. Scott affirmed no signage is presently proposed.

Mr. Holliday stated that a porch was rebuilt that was in disrepair and ADA ramp. Mr. Holliday submitted exhibit A-3 to show the different aesthetic and structural improvements to the existing building. This includes a new front entry door, window replacement, gutters, fascia boards, and basic maintenance/cleaning. Mr. Holliday gave an overview of the floor plan to highlight the new office spaces, conference rooms, and restrooms. Mr. Scott addressed an ADA concern and noted he will make accommodations for people needing ADA access so he can ensure the ADA space is available. Mr. Scott said the building is painted white and the shutters will be painted black or a navy blue. Mr. Agresta addressed the lighting plan and indicated that he believes there is sufficient lighting along the Kings Highway driveway due to State lighting from the roadway, but agreed to supplement the lighting if necessary, should the Night Light Function Test show unfavorable lighting conditions in that area.

**Public Discussion:** None.

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

**20-P-0001**

Block(s) 433.02 Lot(s) 1  
Zone: Highway Business (B2)

**Goodwill Industries of Southern New Jersey & Philadelphia**

610 Kresson Road  
Cherry Hill, NJ

*Relief Requested: A minor site plan with bulk (C) variances to convert a former convenience store into a Goodwill Donation Center along with various site and signage improvements.*

**Applicant's Representatives:** Robert Mintz, Esq. – Applicant's Attorney; Michael Shaw – COO, Applicant; Sam Agresta, PE – Applicant's Professional Engineer; and Daniel Jost, RA – Applicant's Professional Architect.

**Exhibits Submitted:** A-1: Aerial Photograph; A-2: Color Site Plan Rendering; and A-3: Architectural Plan.

Mr. Mintz submitted exhibit A-1 and gave an overview of the site area. The property is located at the corner of Kresson Road and Howard Johnson Boulevard. Mr. Mintz submitted exhibit A-2 and noted the applicant requests minor site plan approval with bulk (C) variances. Mr. Mintz stated the applicant proposed a Goodwill Donation Center to replace the former 7-Eleven and that while there are site improvements there are no expansions of the existing building.

Mr. Shaw gave a background on Goodwill and noted all locations are autonomous but have the same mission which is to assist people with disadvantages by collecting and giving out donated items. The proposed site is a donation center only and they locate them along major roadways for convenience. This entity serves southern New Jersey and Philadelphia. Mr. Shaw stated that the operations work by the donor showing up and meeting an attendant on the site and the attendant helps them log in what they are donating and then the donation is put into a rolling plastic bin or gaylords. Mr. Shaw affirmed there are no sales at this location. Hours of operations are Monday through Saturday 8am through 7pm and Sunday from 10am to 6pm (at least when COVID-19 is not in effect). Mr. Shaw expects 50 vehicles per day during the week and 100 vehicles per day on the weekend. Donations are stored in the aforementioned bins and then picked up by a 28' long straight truck (not tractor trailers) about one every day or every other day. Mr. Shaw affirmed there is not outdoor storage of items. Mr. Shaw stated they don't permit donations after hours (and post signs indicating such); however, if it does happen, an employee will take the items inside first thing when they arrive to open up the center. Mr. Shaw intends to hire 10 to 12 new employees but no more than two (2) on a site at a given time. Mr. Shaw stated they are not presently closing the existing store nearby at the Woodcrest Shopping Center but they will re-evaluate such when that lease expires in a year. Mr. Shaw stated they had Phase I and II ESA conducted and no issues were found. Mr. Shaw acknowledged they have a cross-access agreement with the adjacent fuel station and that from discussions with that owner, they assured Goodwill that they will not park vehicles on their property. Mr. Shaw believes the twelve (12) proposed parking spaces are sufficient for the site. Ms. Tufano stated her concerns with traffic along Kresson Road and Mr. Mintz stated that the prior use of the site as a 7-Eleven generates more traffic than this use and that most traffic to this site is pass by traffic, not newly generated traffic. Mr. Shaw stated that deliveries are not received at this site. Mr. Shaw stated that the only trash at the site is office/food related trash and that is picked up and brought to an outside facility. Mr. Shaw clarified what items they accept and don't accept.

Mr. Agresta reintroduced exhibit A-1 and noted the existing site conditions which come with some existing nonconformities such as lot frontage and the freestanding sign height and location. Mr. Agresta confirmed during site construction that they will examine the septic tank and see if it is in good working order. Mr. Agresta re-introduced exhibit A-2 to note the parking layout which involves the elimination of spaces along Howard Johnson Boulevard and along the back-property line to assist with site circulation and loading/unloading operations. Mr. Agresta noted the ROW setback of 4.61' from Kresson Road which requires a variance. Mr. Agresta stated they will be utilized lightly. Mr. Agresta noted other improvements such as paving, sidewalk, curbing, and driveway apron repairs. Mr. Agresta added that they are making the site fully ADA compliant as well. Mr. Agresta stated they are proposing one (1) façade sign facing Kresson Road and re-facing the existing freestanding sign. Mr. Agresta discussed the stormwater management and noted it will mostly remain the same. Mr. Agresta addressed the lighting plan and stated it is mostly compliant except for a small area at the southwest corner (which is not utilized much) and higher along the shared property line to the east but that this is beneficial for safety purposes. Regarding landscaping, they are providing accenting landscaping along the frontage of the property and around the freestanding sign; however, existing greenspace is limited. Mr. Agresta believes the garage door addition to the side of the building face Howard Johnson Boulevard is in a safe location as far as unloading/loading maneuvering is concerned. Mr. Agresta stated the applicant is proposing four (4) bollards with a decorative color (likely grey) to contrast the building.

Mr. Jost submitted exhibit A-3 to show the differences between the existing building and the proposed façade improvements. Mr. Jost detailed the colors, materials, and design regarding the building modifications and noted the location of the façade sign. Mr. Jost confirmed they are utilizing the same freestanding sign post and re-facing the sign accordingly with the Goodwill logo. Mr. Agresta confirmed he had no issues with the review letters issued by the Board.

**Public Discussion:** Martha Wright of 200 Munn Lane had a question about the fenced in area behind the proposed building and Mr. Agresta is a chain link gabion that helps prevent soil erosion. Ms. Wright asked if any tree removal would occur at the rear of the property and Mr. Agresta said that while there will be clean up and maintenance but no tree removal at the back of the site as they want that to remain undisturbed. Ms. Wright said that she wants to ensure that the mentioned landscaping/vegetation is maintained and supports the application.

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

**Resolutions:**

None.

**Meeting Adjourned:** at 9:36 PM.

**ADOPTED:** 6/1/20

*John H. Osorio*  
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**JOHN OSORIO, CHAIRMAN**

**ATTEST:**

*Cosmas Diamantis*  
\_\_\_\_\_  
**COSMAS DIAMANTIS, ESQ.**  
**PLANNING BOARD SECRETARY**