



*You couldn't pick a better place.*

**PLANNING BOARD**  
**Tuesday, February 19, 2013**  
**DRAFT MINUTES**

**OPENING:** The meeting was called to order by Chairperson Carole Roskoph at 7:30PM.

**PLEDGE OF ALLEGIANCE:** Led by Chairperson Roskoph

**OPMA Statement:** Read by Chairperson Roskoph in compliance with the Sunshine Law.

**ROLL CALL**

- Members in Attendance: Carole Roskoph, Chairperson; Carolyn Jacobs; Aimee Hanson; Hugh Dougherty; John Osorio; Larry Terry, Sr.; Brian Bauerle; Raymond Benitez.
- Professionals in Attendance: Paul Stridick, Secretary; Lorissa Luciani, Alt Secretary; James Burns, Esq, Solicitor; Robert Hunter, engineer; Jacob Richman, Planning Technician

**COMMENTS FROM THE PUBLIC:** Comments regarding the current standing of the Brace Road/Buckingham Partners Apartment complex were responded to by Solicitor James Burns who directed that those questions should be addressed to the Zoning Board of Adjustment as this particular project is not under the jurisdiction of the Planning Board. Solicitor Burns did mention that he believes the case is in litigation but knows none of the specific details surrounding it.

**ADMINISTRATIVE ITEMS:** Administrative Items were moved to after the applications.

**Application 1:**

**13-P-0001**

Block(s) 341.27Lot(s) 2 & 4

Zone: Highway Business (B2) Zone

*Relief Requested: Site plan waiver with bulk (C) variances to permit the installation of a façade sign on a non-principal façade without street frontage, where a principal façade with street frontage is required.*

**1-800-CANT-WORK, LLC**

8 Ranoldo Terrace

Cherry Hill, NJ

**Discussion:** Applicant 1-800-CANT-WORK, LLC applied for a site plan waiver with bulk (c) variances to permit the installation of a façade sign on a non-principal façade for an existing law office and marketing firm; located at 8 Ranoldo Terrace, Cherry Hill, New Jersey (Block 341.27 Lots 2 & 4). The property is owned by E.A. Shore, LLC.

Application was represented by:

- Melanie Levan, Esq. – Attorney for the applicant
- Katherine Adams – Office Manager at 1-800-CANT-WORK, LLC

The following variance is required with this application: From Ordinance Section 515-G.3.b(i), to replace the existing façade sign with a fourteen (14) sq. foot sign on a non-frontage façade. While the Applicant has an existing façade sign that fronts Ranoldo Terrace, the proposed façade sign faces Route 70. The property does not have frontage along Route 70 necessitating the need for the requested variance.

The Applicant presented that the sign shall not be illuminated and that the color of the sign letters shall be blue or of a similar color. The Applicant also presented that they would work with the Township's Department of Community Development to determine what if any permits and/or variances were granted by the Township as it relates to the existing pylon/multi-tenant sign and awning sign. (After note: Applicant did provide the DCD with necessary proofs to establish that the existing pylon/multi-tenant sign and awning sign did receive approval from the Township of Cherry Hill).

The Applicant testified that they have an existing façade sign that fronts Ranoldo Terrace and that the proposed sign is going to be facing Route 70. The Applicant testified that they will be replacing the broken and unsightly Shopper's Guide sign with the proposed 1-800-CANT-WORK sign. Testimony was provided that the building is being used for 1-800-CANT-WORK marketing company and the Law Offices of Eric Shore and that the sign is necessary to properly identify the business and the building from surrounding roadways including but not limited to Ranoldo Terrace and Route 70. Testimony was provided that given the buildings existing location, it is often not easily identifiable from existing roadways and that clients often complain about the difficulty in locating the building. Testimony was provided that the property is surrounded by existing commercial businesses with similar signs that identify their businesses and properties.

**Exhibits:** The following were presented to further explain the application:

- Exhibit A1: Photographs of existing building and current sign.
- Exhibit A2: Rendering of proposed sign

**Public Discussion:** The hearing was opened to the public and no public comment was received on the application.

**Motion:** The Board discussed the application and after brief deliberation, Carolyn Jacobs made a motion; seconded by Raymond Benitez to approve the application as presented and as noted above. The Board approved the application unanimously.

#### **Application 2:**

##### **12-P-0002**

Block(s) 433.01 Lot(s) 2

Zone: Shopping Center Business (B3) Zone

*Relief Requested: A minor site plan with a bulk (C) sign variances for a childcare center and various site improvements.*

##### **Forever Young Childcare**

1490 Haddonfield-Berlin Road

Cherry Hill, NJ

**Discussion:** Applicant Forever Young Childcare, applied for a minor site plan with bulk (C) sign variances for a childcare center and various site improvements; located at 1490 Haddonfield-Berlin Road, Cherry Hill, NJ (Block 433.01 Lot 2). The property is owned by Woodcrest Plaza Bar I, LLC.

Application was represented by:

- Jules Lieberman, Esq. – Attorney for the applicant
- Michael Krooks – Owner of Forever Young Childcare
- John Pettitt, PE – Engineer for the applicant

The following variances are required for this application: From §517-A.G.3.i.a, to permit a business establishment on the ground floor of a structure may have more than one (1) façade sign located or attached to the principal façade of said establishment on each street frontage. Additionally, Child care centers are permitted uses in the Shopping Center Business (B3) Zone per §416-B.B of the Township Zoning Ordinance

Michael Krooks is the principal owner the (c) corporation Forever Young Childcare and has been in the business for eighteen (18) years. The center will welcome children from 6 weeks to 13 years old and run from 630am to 630pm. There will be 12 full-time employees and approximately half dozen part-time employees. Mr. Krooks testified that there is adequate parking in the Woodcrest Shopping Center for this use. There will be classrooms, kitchen areas, a computer room, and a fenced in outdoor play area with a gate. Mr. Krooks testified to the various security measures in place to ensure the safety of the children and the guardian dropping them off as well the drop-off procedures which will strictly be designed so that the guardian will have to park and walk the children inside. There will not be a drop-off zone and it will be marked accordingly. Mr. Krooks also stated that the center will offer a pick-up service provided by commercially licensed drivers. Mr. Krooks reiterates that this is a family run business and they will offer a 1 to 5 teacher to child ratio.

John Pettitt is the lead engineer on the application and addressed the signage being proposed on the property. There are four (4) proposed façade signs and due to the visibility issues to the site, Mr. Pettitt testified that the additional façade signs are needed in order for the parents to properly identify the building and safely drop off their children. Of the four (4) proposed signs, two are circular and have a diameter of 7 feet, while the other two are rectangular which are 3 feet by 12 feet and will display the name of the business. The signs will blend in with the architecture. Mr. Pettitt also testified to the site improvements on the site. These improvements include some signage, stop bars, crosswalks, and the removal of 6 parking spaces so the outdoor play area and some shade trees can go there. The rest of the parking will remain untouched. Mr. Pettitt is in agreement with the Community Development Review Letter dated 1/28/13 and its recommendations therein.

Ms. Luciani, Senior Planning for DCD, went over the joint review letter that DCD and ERI put together that included comments on the landscaping plan, lighting plan, the need for an environmental assessment, and design waivers granted within. Mr. Pettitt agreed to do a night lighting test.

The board asked the applicant various questions including whether there is residential properties adjacent to this property (of which there are not), the grading of the site improvements, and the façade signs. Board members, Carolyn Jacobs, asked the applicant if the circular logo signs could be combined with the rectangular sides in order to eliminate the sign variances. The applicant testified that combining the signs would reduce the visibility of the signs based upon the size requirements for the rectangular signs. Mr. Pettitt and Mr. Krooks testified in defense of needing the circular signs. Board member, John Osorio, agreed with the need for the signs.

**Exhibits:** No exhibits were presented as part of this application.

**Public Discussion:** The hearing was opened to the public and no public comment was received on the application.

**Motion:** The Board discussed the application and after brief deliberation, John Osorio made a motion; seconded by Hugh Dougherty to approve the application as presented and as noted above. The Board approved the application unanimously.

### **Administrative Item 1:**

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

Revisions to Article II – Definitions; Article IV-B – Zoning Regulations; Article V-A – Performance Standards; Article VIII-A – Application Submission Requirements; Article IX-A – Fees, Guarantees, Inspections & Off-Tract Improvements; Article X-A – Affordable Housing Procedural & Eligibility Requirements; and renumbering of all articles into twelve (12) sequential articles.

Application was represented by:

- Paul G. Stridick, AIA, Director: CHT, Dept of Community Development
- Lorissa Luciani, PP, Senior Planner: CHT, Dept of Community Development

The Planning Board reviewed and considered proposed amendments to the various Articles of the Zoning Ordinance as presented. Previously, the Township Council of Cherry Hill adopted, after recommendation from the Planning Board, the Master Plan and the revisions thereto as well as the land use plan element and the housing plan element of the Master Plan. These amendments included recommendations that various provisions of these Articles, warranted further amendment to provide procedural clarification and consistency; specifically:

1. Revisions to Article II – Definitions, which integrate Sign Regulation definitions from Article V-A and COAH definitions from Article X-A; provide new definitions for APPROVED COMBUSTIBLE PLASTICS; BICYCLE-COMPATIBLE ROADWAY; BIORETENTION; BUSINESS ESTABLISHMENT; CAPACITY; CAPPED SYSTEM; CHANNELIZATION; COMMUNITY CENTER; DESIGN STORM; DROP PIPE; DRY WELL; FILTER STRIPS; GRADE LEVEL; GREEN ROOF; INFILTRATION BASIN; INLET; ORIFICE; OUTFALL; PARKING LOT; RAIN

BARREL; RAIN GARDEN; SAND FILTER; STONE FILTER; UNDERDRAIN; and VEGETATIVE FILTER; and provide amended definitions for REHABILITATION; MINOR, SITE PLAN; and SWIMMING POOL.

2. Revisions to Article IV-B – Zoning Regulations, which amends and clarifies section 401-B.K: Open Space, which clarifies that “any land that is contiguous area of at least one hundred (100) square feet” shall be considered open space, and that “any natural unusable areas such as wetlands and floodplains, and contiguous areas under one hundred (100) square feet” shall not be considered open space.

3. Revisions to Article V-A – Performance & Design Standards, which amends and clarifies section 505-A.A, 510-A.E, 511-A,I, and 512-A.F to utilize the New Jersey Department of Transportation (NJDOT) standard for asphalt to include Hot Mix Asphalt (HMA) 9.5M64 in lieu of Bituminous Concrete Surface Course (Mix 1-5) and HMA 19M64 Base Course in lieu of Bituminous Stabilized Base Course (Mix I-2).

4. Revisions to Article VIII-A – Application Submission Requirements, which amends section 802-A.D and 802-A.K, respectively, to include additional parties to participate in site plan review; and to require electronic submissions of all drawings and supporting documents for application submission.

5. Revisions to Article IX-A – Fees, Guarantees, Inspections & Off-Tract Improvements, which amends section 901-A, to include a \$50.00 per day fee for a Temporary Use Permit on the fee schedule.

6. Revisions to Article X-A – Affordable Housing Procedural & Eligibility Requirements, which amends sections 1016 through 1020 to read as 1015 through 1019, which was due to a numbering error.

7. Renumbering the prior Articles into twelve (12) sequential Articles, whereas Article I remains Article I; Article II remains Article II; Article III remains Article III; Article IV-B becomes Article IV; Article V-A becomes Article V; Article IV becomes Article VI; Article IV-A becomes Article VII; Article VIII-A becomes Article VIII; Article IX-A becomes Article IX; Article X-A becomes Article X; Article XI-A becomes Article XI; and Article XII is adopted as Amendment, Severability, Interpretation, Repealer and Enactment.

**Public Discussion:** The hearing was opened to the public and the following public comment was received on the application:

- Questions were asked about the removal of “4-A” from the agenda which is regarding the general public’s right to appeal zoning board decisions to the Town Council. Paul Stridick confirmed that this was removed from the agenda and no votes upon that recommendation would be considered at this time, thus no changes to this part of the zoning ordinance would be made. It was also provided that the consolidation of the zoning amendments would not affect the general public and is housekeeping and procedural in nature.
- Mr. Yares asked the board for their justification for removing “4-A” from the agenda to which the board solicitor explained that agenda items are shuffled and removed from time to time depending on the matter. Mr. Yares also asked who removed this item from the agenda. Paul Stridick declared that it was under his directive as head of the Department of Community Development that it was his final decision to remove the item.

**Motion:** The Board discussed the application and after brief deliberation, Carolyn Jacobs made a motion; seconded by Aimee Hansen to approve the application as presented and as noted above. The Board approved the application unanimously.

#### **Administrative Item 2:**

#### **To Adopt the Bicycle & Pedestrian Master Plan as an Element of the Township’s Master Plan**

Application was represented by:

- Lorissa Luciani, PP, Senior Planner: CHT, Dept of Community Development

It was explained that per the Municipal Land Use Law, *N.J.S.A. 40:55D-28*, the Planning Board is given the exclusive authority to prepare, adopt and/or amend a Master Plan for the Township and to hold a public hearing prior to the adoption or amendment of the Master Plan; this presentation is that public hearing.. The Township’s Master Plan is a guide for the use of lands in a manner which protects the public health

and safety and promotes the general welfare. The Master Plan contains the following elements: land use, housing, circulation, recreation, open space and natural resources, community facilities, utilities, recycling, economic and historic preservation.

As presented, the element presented was based upon the February 2013 report, prepared by the Michael Baker Corporation. It examined the existing bicycle and pedestrian network of the Township and submitted a full report which was marked into evidence as Exhibit A-1. The Plan was prepared in accordance with the guidelines of the New Jersey Department of Transportation and includes an introduction and summary; policies and planning studies; public involvement; study area; existing conditions; recommendations; implementation plan; implementation matrix; policies and programs; education, encouragement and enforcement; liability; and maintenance. Goals, objectives and action items were created after a significant public input, which occurred through a steering committee and two (2) public meeting held on April 30, 2011 and April 28, 2012.

Ms. Luciani presented a PowerPoint presentation on the plan's highlights, including specifics on data collection, public input, and examination of the study area, proposed recommendations, and implementation mechanisms. In its discussions, the Planning Board determined that the Plan was consistent with the goals and objectives of the Township of Cherry Hill's current Master Plan and that the adoption and implementation of said Plan is in the public interest and is intended to protect the public health and safety and promote the general welfare.

**Public Discussion:** The hearing was opened to the public and the following public comment was received on this adoption proposal:

- Various members of the Way2Go Committee expressed their support for the adoption of the Bicycle and Pedestrian Master Plan and commended the Department of Community Development with their work on the project. They also urged the Department to be vigilant in making sure the plan gets developed.
- Mr. Yares testified that he believes this plan is a benefit for not only the Jewish community in Cherry Hill, but for all residents of Cherry Hill. He also appreciated the work that the Way2Go Committee did on pushing this plan through.

**Motion:** The Board discussed the adoption proposal and after brief deliberation, Hugh Dougherty made a motion; seconded by John Osorio to approve the application as presented and as noted above. The Board approved the application unanimously.

**RESOLUTION 1:**

**13-P-0002**

Block(s) 150.01 Lot(s) 1

Zone: Institutional (IN) Zone

*Relief Requested: Site Plan Waiver with bulk (C) variances to make various upgrades at the Babe Ruth Baseball Field.*

**Cherry Hill Township (Babe Ruth)**

820 Mercer St.

Cherry Hill, NJ

**Motion to Ratify:** The Board considered the conditions set forth within the Resolution, Aimee Hansen made a motion; seconded by Larry Terry, Sr., to approve the Resolution for a Site Plan Waiver with bulk (C) variances to make various upgrades at the Babe Ruth Baseball Field. The Board ratified the Resolution unanimously.

**Adjourned:** 9:45pm