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PLANNING BOARD
Monday, February 4, 2013
DRAFT MINUTES

OPENING: The meeting was called to order by Chairperson Carole Roskoph at 7:35PM.

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; Aimee Hanson; Sara Lipsett; John Osorio; Larry Terry, Sr.; Sangeeta Doshi; Raymond Benitez.
- Professionals in Attendance: Paul Stridick, Secretary; James Burns, Esq, Solicitor; Stacey Arcari, Engineer; Jacob Richman, Planning Technician

COMMENTS FROM THE PUBLIC: No comments from the public were received.

ADMINISTRATIVE ITEMS: No administrative items were heard.

Application 1:

07-P-0083

Block(s) 394.01 Lot(s) 2

Zone: Highway Business (B2) Zone

Relief Requested: Relief of condition to change the conditions of approval for a bulk (c) sign variance received for a freestanding sign.

CONTINUE TO MONDAY MARCH 4, 2013

Ponzio's Restaurant

7 Route 70 West

Cherry Hill, NJ

Chairperson Roskoph announced that the Ponzio's application for a relief of condition for their signage would be continued to Monday, March 4th, 2013, and that no new notice would be needed.

Application 2:

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

Discussion: Applicant Cherry Hill Township (Babe Ruth Baseball) is applying for a site plan waiver and bulk (C) variance approval to upgrade the Babe Ruth Baseball field; located at 820 Mercer St., Cherry Hill, New Jersey (Block 150.01 Lots 1). The property is owned by Cherry Hill Township.

Application was represented by:

- Emeshe Arzon – Assistant Solicitor to Cherry Hill Township
- William Young – Project Manager
- Angelo Marciano – Director of the Babe Ruth League

There following variances are requested with this application: From Ordinance Section 418-B.D., to exacerbate a pre-existing 0 side and rear yard setback by extending the two (2) dugouts along said setbacks an additional 10 feet in length, where a minimum of 20 feet (side yard) and 25 feet (rear yard)

setback is required; And from Ordinance Section 506-A.2.a., to permit 12 foot high outfield fence, where a maximum of 8 feet is required.

Mr. Young testified that making site improvements would bring the field up to compliance with Babe Ruth Baseball standards. Specifically, upgrades will be made to the dugouts, backstop, and fencing around the field before the start of the Spring season, with more intensive upgrades like improving the bleachers and concession stands commencing at a later date. The field will be improved to the extent that a new irrigation system would be put in place along with a synthetic infield, and the distance from home plate to the outfield fence will increase. This work could take as many as three phases with the completion of the synthetic infield and re-sodding of the outfield to be done after the first phase. Mr. Young testified that no lighting would be installed as part of the field improvements proposed. Mr. Young supports the field improvements due to the field being in "disrepair" and to bring the field up to League standards.

Mr. Marciano added testimony stating that the field will be properly secured and access will only be granted to the league for its use and not the general public. Besides the League using the field, all others wishing to use the field will need to obtain approval from Cherry Hill Township. Mr. Marciano testified that all monies being used for the field improvements were obtained through a private donor and no tax money was being used.

The applicants further testified that increasing the height of the outfield fence would provide more protection to cars parked beyond the fence. Additionally the applicants submitted that the field improvements aligned with the goals of the Master Plan and that no substantial detriment would fall upon the general public and its welfare.

Public Discussion: William and Gigi Heights of Cherry Hill testified in opposition of the application, specifically referencing the foul balls being hit into their yard and that not enough field improvements were being proposed in order to alleviate the issue. The applicants suggested that they could potentially extend the backstop so that not as many foul balls would be hit into their yard. William and Gigi Heights also testified that water would collect along the third base line and enter the street during heavy rain storms. The applicants testified that the proposed irrigation system would alleviate the pooling of water that might occur.

Paul Terminia also testified on the application and asked if his taxes would be raised in order to pay for the field improvements. The applicants testified that all money used on this project was being funded through a private donor.

Motion: The Board discussed the application and after brief deliberation, Aimee Hanson 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:

12-P-0040

Block(s) 126.01 Lot(s) 1

Zone: Institutional (IN) Zone

Relief Requested: A site plan waiver with bulk (C) sign variances for façade and freestanding/directional signage.

AristaCare of Cherry Hill

1399 Chapel Ave West

Cherry Hill, NJ

Motion to Ratify: The Board considered the conditions set forth within the Resolution, John Osorio made a motion; seconded by Larry Terry, Sr., to approve the Resolution for a site plan waiver with bulk (C) sign variances for façade and freestanding/directional signage. The Board ratified the Resolution unanimously.

Adjourned: 8:25pm