



**PLANNING BOARD**  
**Monday, July 1, 2013**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

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

**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; Kevin McCormack; John Osorio; Larry Terry, Sr.; Hugh Dougherty; Brian Bauerle.
- Professionals in Attendance: Paul Stridick, Secretary; James Burns, Esq, Planning Board Solicitor; Jacob Richman, Planning Technician.

**COMMENTS FROM THE PUBLIC:**

There were no comments from the public.

**ADMINISTRATIVE ITEMS:**

*Reappointment of John Osorio, a Class IV Member to the Planning Board and the appointment of Brian Bauerle, from a Class IV Alternate 1 member to a class IV full member of the Planning Board:* John Osorio and Brian Bauerle took a simultaneous oath to faithfully, impartially, and justly uphold the duties of the position of Planning Board member according to best of their ability.

*Election of Vice-Chair to the Planning Board:* John Osorio made a motion, seconded by Kevin McCormack to nominate Brian Bauerle to Vice-Chair of the Planning Board. Affirmative votes by McCormack, Dougherty, Osorio, Roskoph, and Terry. Bauerle abstains. Brian Bauerle is nominated to serve as Vice-Chair of the Planning Board.

*Resolution of Vice-Chair to the Planning Board:* John Osorio made a motion, seconded by Hugh Dougherty to memorialize the nomination of Brian Bauerle to serve as Vice-Chair of the Planning Board. Affirmative votes by McCormack, Dougherty, Osorio, Roskoph, and Terry. Bauerle abstains. Brian Bauerle's nomination to serve as Vice-Chair of the Planning Board is memorialized.

*Approval of Meeting Minutes from June 17, 2013:* John Osorio made a motion, seconded by Larry Terry to approve the meeting minutes from June 17, 2013. Affirmative votes by McCormack, Osorio, Roskoph, Terry, and Bauerle. Dougherty abstains. Minutes are approved.

**RESOLUTION 1:**

**13-P-0020**

Block(s) 340.02 Lot(s) 7

Zone: Shopping Center (B3) Zone

**Federal Realty Investment Trust**

22 Route 70 West

Cherry Hill, NJ

*Relief Requested: A site plan waiver for façade enhancements to the storefront areas in the Ellisburg Circle Shopping Center, excluding the proposed Whole Foods store.*

**Motion to Ratify:** The Board considered the conditions set forth within the Resolution to approve a site plan waiver for façade enhancements to the storefront areas in the Ellisburg Circle Shopping Center, excluding the proposed Whole Foods store. Kevin McCormack made a motion, seconded by Brian Bauerle to ratify the Resolution. Affirmative votes by McCormack, Osorio, Roskoph, Terry, and Bauerle. Dougherty abstains. The resolution is ratified.

Following the vote, Brian Bauerle recused himself for the remainder of the meeting.

**RESOLUTION 2:**

**12-P-0005**

Block(s) 342.01 Lot(s) 4  
Zone: Business Highway (B2) Zone

**CFBP, LLC**

1 Brace Road  
Cherry Hill, NJ

*Relief Requested: An amended preliminary and final major site plan with bulk (C) variances, and minor subdivision.*

**Motion to Ratify:** The Board considered the conditions set forth within the Resolution to approve an amended preliminary and final major site plan with bulk (C) variances, and minor subdivision. John Osorio made a motion, seconded by Larry Terry to ratify the Resolution. Affirmative votes by McCormack, Osorio, Roskoph, and Terry. Dougherty abstains. The resolution is ratified.

**RESOLUTION 3**

**13-P-0007**

Block(s) 342.01 Lot(s) 1, 2, & 3  
Zone: Business Highway (B2) Zone

**BR70 East, LLC**

Brace Road & Route 70  
Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances, and minor subdivision, to develop a +/-4,370 square foot medical office.*

**Motion to Ratify:** The Board considered the conditions set forth within the Resolution to approve a preliminary and final major site plan with bulk (C) variances, and minor subdivision, to develop a +/-4,370 square foot medical office. Larry Terry made a motion, seconded by John Osorio to ratify the Resolution. Affirmative votes by McCormack, Osorio, Roskoph, and Terry. Dougherty abstains. The resolution is ratified.

**Agenda Items:**

**13-P-0022**

Block(s) 285.25 Lot(s) 4  
Zone: Institutional (IN) Zone

**Cherry Hill Township (Cherry Hill Soccer Club)**

1900 Chapel Avenue West  
Cherry Hill, NJ

*Relief Requested: A site plan waiver to install four (4) triple head, light emitting diode (LED) lighting poles at the practice field at Chapel Avenue Park.*

**Exhibits Submitted:**

A-1: Diagram showing the positioning of the proposed lights

**Discussion:** Applicant Cherry Hill Township (Cherry Hill Soccer Club), applied for a site plan waiver to install four (4) triple head, light emitting diode (LED) lighting poles at the practice field at Chapel Avenue Park; located at 1900 Chapel Avenue West, Cherry Hill, New Jersey (Block 285.25 Lot 4). The property is owned by Cherry Hill Township.

Application was represented by:

- Emeshe Arzon, Esq. – Assistant Solicitor for Cherry Hill Township
- Megan Brown – Director of Parks & Recreation for Cherry Hill Township
- Mark Oberstaedt – President of Cherry Hill Soccer Club
- Stan Zimorowicz – JEM Electric

Exhibits Submitted:

A-1: Diagram of the Proposed Lights and Lighting Plan

Ms. Arzon, on behalf of Cherry Hill Township, introduced the application, stating that Cherry Hill Township owns the property while Cherry Hill Soccer Club is the lessee. Megan Brown then stepped up to the lectern on behalf of the Recreation Department of Cherry Hill Township and stated that the application is to install lighting at the practice field so that practice can last longer into the night. The plan is have to the lighting poles be 25 feet in height and the resulting light spillage will be very limited due to the trees surrounding the field. Currently, the lessee rents lighting.

Mr. Oberstaedt gave testimony regarding the composition of the soccer club members and explained that the main field (which currently has a set of lights) is used by the older players while the practice field is used by the younger kids. When it is dark out, the younger kids have to move their games over to the

main field and use the lights there, thus cutting into the playing time of the older members. The idea is to allow the younger kids to be able to practice under the lights on the practice field rather than move over to the main field. Mr. Oberstaedt testified that they currently have had no issues with neighbors with the lighting currently in place. The placement of the lights on the practice field would be on the west side of the field, facing east into the woods and not towards Chapel Avenue to the south. Due to the size of a soccer ball, the lighting intensity doesn't have to be as great as compared to a baseball field where the ball size is smaller and harder to see in limited light. Furthermore, Mr. Oberstaedt stated that the field will only allow kids 12 years old and younger and that they don't plan on having the lights on late as they want the younger kids in bed earlier. In regard to the exact usage of the lights, the proposed lighting will only be used seasonally, specifically during the spring and the fall (from March 1<sup>st</sup> to Memorial Day and then August to around Thanksgiving). They won't need the lights during the middle of the summer as the daylight lasts longer and the hours of operation are from 5:30pm to 8:30pm, Monday through Friday. The lights won't be needed on the weekends as the games are scheduled during the day. The proposed lighting will also be less noisy as the lights currently rented are run on a diesel generated which emits a lot of noise while the proposed lights won't run on a generator (will have a direct conduit). The plan, stated Mr. Oberstaedt, is to have the lights turned on and off by the coaches at the practice, and that there won't be games or tournaments at night on the weekend. The lights are primarily for practice only during the weekdays.

Mr. Zimorowicz, of JEM Electric, testified as to the specific characteristics of the proposed lights. There are four (4) proposed lighting poles to be erected on the west side of the practice field, facing east. The footcandle requirements for this field are 1/3 of what is generally used for athletic field lighting, but that this intensity is safe for the intended use. The floodlights will also be adjustable to meet the needs of the soccer club. The stanchions, on which the lights are positioned on, will be 18" to 24" in height. Mr. Zimorowicz testified that there will be no glare from the lights onto Chapel Ave and that no footcandles will reach the property line. Exhibit A-1 was then shown to the Board and the public which showed the direction the lights would face. Solicitor Burns confirmed from the diagram that they lights would be designed to face east towards the woods. It was also put forth that the lighting controls would be in a locked box and that the soccer club would govern who is able to operate the lights (conditioned by Secretary Stridick). Solicitor Burns conditioned the application in that an emergency contact number and a set of keys will be provided to the Township so that emergency services can access the lights in case of an emergency.

**Public Discussion:** Frank Juliano, of Cherry Hill Township, was sworn in and testified on behalf of himself, Virginia Hofflinger, and two other neighbors who live across the street from the practice field on Chapel Avenue. Mr. Juliano had a number of comments regarding the potential impact the lights could have on the surrounding area as well as affirming that he is in favor of the field being only used by kids 12 and younger. Regarding the lights, Mr. Juliano is concerned about the glow of the lights and thought that the lights could be positioned in a different way that would be less obstructive as the current plan proposes. Mr. Juliano wants to see a berm around the parking lot that leads to the soccer field as well as a more landscaped entranceway in order to potentially block the light from passing through the entranceway towards Chapel Avenue. Mr. Juliano also stated he wanted to see a night light function test before the lights get installed, but various Board members stated that the night light function test is a condition of approval and cannot be done until the lights are installed. If the lighting plan does not match the results of the night light function test, then the light installation will have to be revised. Mr. Juliano asserted that the lights should be turned off no later than 10pm and that the lights should be turned off automatically. Also, Mr. Juliano wants to see a buffer between the lights and the parking lot and thinks the lights should be relocated altogether.

Mr. Juliano also had concerns as to whose responsibility it was to pay the electric bills and maintain the lights. Mr. Oberstaedt affirmed that the Cherry Hill Soccer Club will pay for and maintain the lights and that is their obligation to do so since they lease the property from the Township. Ms. Arzon assured that the Cherry Hill Soccer Club will pay for the electricity and maintain the lights based on the contract they will sign. In regard to Mr. Juliano's concern with someone getting hurt on or around the field, Solicitor Burns stated the Cherry Hill Soccer Club assumes all liability, including personal injury. Mr. Juliano also mentioned that people may be using the practice field that aren't allowed to and that he has seen trash and bottles scattered around the field and wants to see receptacles on-site.

Secretary Stridick mentioned that no berming could be considered as part of this application as the only thing being presented tonight is for lighting only and is outside the scope of the application before the Board. Mr. Stridick would address the issue with the Township Engineering Department to see if berming could beautify the area but that he didn't think the berming would block any potential light spillage. Mr. Stridick said he would talk to Public Works and make sure adequate receptacles are in place around the field so that trash and recycling could be properly disposed of. The night light test will also be performed by ERI, and they would assure that the lights are installed as designed and wouldn't pass the test without the plans matching up. Mr. Stridick also mentioned that certain records regarding the project are available through an OPRA (Open Public Records Act), of which an application for information can be submitted to the Clerk's Office. It was also affirmed that all requirements in the DCD review letter are a condition of approval for this applicant and any applicant.

Mr. Juliano objected to the lighting plans given to the Board members and didn't think the proposed location was the best area for the lights. Mr. Juliano wants an independent lighting expert to confirm or not confirm the plans in relation to the actual installation (if approved). Mr. Zimorowicz testified that he chose the location for the lights because based upon his calculations, the proposed location is the best spot for the lights to be without causing any light impact upon Chapel Avenue and neighbors while providing the best lit environment for users of the soccer field. The other possible locations for the lights would cause more light impact on the neighboring properties. Mr. Zimorowicz stated he has done similar lighting projects but has not yet done lighting on an athletic field (until this application).

After deliberation on the height of the lights (in that the lighting pole is 25 feet in height itself), the application was conditioned that the entire lighting structure (pole, stanchion (base), and bullhorn (top of light)) would not exceed a maximum of 25 feet in height. In regard to the location of the proposed lights, Hugh Dougherty mentioned that the lighting plans submitted to the Board prior to the meeting do indeed show where the lights are located. Specifically, 48 feet separates each light structure, measured from the edge of the lights, and each light is 15 feet off the edge of the out-of-bounds lines of the field.

Mr. Stridick also affirmed that all applicable permits needed for the completion of this project (if approved) would be pulled to ensure that all things are reviewed and in order. Mr. Juliano finished his testimony stating that more should be done as part of the application, regarding the detail of the plan and the work being proposed.

Chairperson Roskoph then sought additional public comment, and seeing none, that portion of the meeting was closed.

**Motion:** Following Solicitor Burns reading the conditions set forth as mentioned above, and that the lock box and lighting timer issues (whether it be manual turned off or on a timer) will be done through DCD administrative review, and following board discussion, Hugh Dougherty made a motion which was seconded by John Osorio, to approve the application for a site plan waiver with the noted conditions. Affirmatives votes by McCormack, Dougherty, Osorio, Roskoph, and Terry. Motion passes unanimously. Note that Brian Bauerle recused himself prior to this application being heard.

**Meeting adjourned at 9:07 PM.**