



PLANNING BOARD
Monday, August 19, 2013
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Carole Roskoph at 7:32 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; Carolyn Jacobs; Kevin McCormack; Larry Terry, Sr.; John Osorio; and Raymond Benitez
- Professionals in Attendance: Paul Stridick, Secretary; Lorissa Luciani, Alternate Secretary; Brian Schaffer, Esq, Substitute Planning Board Solicitor; Robert Hunter, Planning Board Engineer; and Jacob Richman, Planning Technician.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

Following opening up the floor to public comment, Chairperson Roskoph altered the schedule to vote on the resolutions first, then the meeting minutes, and finish with the agenda item, Bedford Equities, LLC.

RESOLUTION 1:

13-P-0026

Block(s) 112.01 Lot(s) 1, 12 & 13

Zone: Highway Business (B2) Zone

Relief Requested: An amended preliminary and final major site plan to delineate additional parking stalls at the Cioffi's Towing Service site with various upgrades to previously approved site improvements.

Cioffi's Towing Service, Inc.

309 Chapel Avenue West

Cherry Hill, NJ

Motion to Ratify: The Board considered the conditions set forth within the Resolution to approve an amended preliminary and final major site plan to delineate additional parking stalls at the Cioffi's Towing Service site with various upgrades to previously approved site improvements. Carolyn Jacobs made a motion, seconded by John Osorio to ratify the Resolution. Affirmative votes by Roskoph, Jacobs, McCormack, Terry, Osorio, and Benitez. The resolution is ratified.

RESOLUTION 2:

04-P-0103

Block(s) 343.01 Lot(s) 1 & 2

Zone: Institutional (IN) Zone

Relief Requested: An amended preliminary and final major site plan for expansion of burial plots (including tree clearance, grading and seeding), expansion of existing mausoleum building, construction of new interior access road to/from Cooper Landing road, drainage improvements, and various site improvements.

Locustwood Cemetery Association

1500 Route 70 West

Cherry Hill, NJ

Motion to Ratify: The Board considered the conditions set forth within the Resolution to approve an amended preliminary and final major site plan for expansion of burial plots (including tree clearance, grading and seeding), expansion of existing mausoleum building, construction of new interior access road to/from Cooper Landing road, drainage improvements, and various site improvements. Carolyn Jacobs made a motion, seconded by John Osorio to ratify the Resolution. Affirmative votes by Roskoph, Jacobs, McCormack, Terry, Osorio, and Benitez. The resolution is ratified.

ADMINISTRATIVE ITEMS:

Approval of Meeting Minutes from August 5 2013: Carolyn Jacobs made a motion, seconded by John Osorio to approve the meeting minutes from August 5, 2013. Affirmative votes by Roskoph, Jacobs, McCormack, Terry, Osorio, and Benitez. Minutes are approved.

Agenda Items 1:

13-P-0025

Block(s) 163.01 Lot(s) 1

Zone: Highway Business (B2) Zone

Bedford Equities, LLC

606 Haddonfield Road

Cherry Hill, NJ

Relief Requested: A minor site plan and various site improvements to convert a 9,075 SF commercial building into multi-unit commercial building for two (2) retail and one (1) restaurant tenant.

Exhibits Submitted:

A-1: Proposed Sign Rendering

Discussion: Applicant Bedford Equities, LLC., applied for a minor site plan and various site improvements to convert a 9,075 SF commercial building into multi-unit commercial building for two (2) retail and one (1) restaurant tenant; located at 606 Haddonfield Road, Cherry Hill, New Jersey (Block 163.01 Lot 1. The property is owned by Bedford Equities, LLC.

Application was represented by:

- Damien Del Duca, Esq. – Attorney for the Applicant
- Ed Speitel, PE – Engineer for the Applicant
- Anthony Grossi – Director of Operations for Turning Point
- Bob McQuillan – Vice President of Hand and Stone

Mr. Del Duca started by introducing the application for Bedford Equities and their plans to convert the old Pier One site into a restaurant and two retail stores. The proposal is to having Turning Point fill the restaurant space (the largest of the available spaces) and Hand and Stone in one of the retail spaces (2nd largest). The remaining retail space is currently being marketed. The site will also undergo an array of improvements in order to bring the site up to code and ADA accessibility requirements. Mr. Del Duca asked the board for minor site plan approval and a sign variance in addition to granting the applicant variances for existing non-conformities.

Mr. Del Duca then presented exhibit A:1 to the board which showed a rendering of the proposed multi-tenant sign for the site. The variance is needed to permit a multi-tenant sign where multi-tenant signs are prohibited. The sign will be a freestanding sign with brick work as its base supports. Mr. Del Duca then describe the variances needed stemming from existing non-conformities that include a non-residential parking setback of 4ft where 5ft is required (it currently is at 0 ft. and the applicant will lessen the non-conformity to 4 ft.), to permit a rear yard setback of 19.5 ft. where 20 ft. is required, and to permit a parking setback to the ROW on Bedford Avenue of 9.5 ft. where a minimum of 20 ft. is required.

Mr. Del Duca reiterated that they accept all of the conditions imposed in DCD's and ERI's review letter and that the applicant has been very accepting of the recommended changes.

Following Solicitor Schaffer swearing in the applicant's professionals, Ed Speitel stepped in to testify regarding the proposed site improvements and constraints. He testified that they will widen the driveway entrance from Haddonfield Road in order to allow for safer turning into the property and that they will work with the county to enlarge the curb cut. ADA bumpers will also be installed along with additional ADA spaces in front of the building with the accompanying accessible routes. Parking islands will be widened to 8 ft. and will be landscaped. Compact parking spaces (16 x 9) will replace the existing spots along the southern edge of the property (adjacent to Enterprise). Outdoor seating and a new trash enclosure is also proposed on-site. Total seating will be approximately 128 with the outdoor area comprising about 28 of those seats. The applicant will also replace the existing drainage leader with one that will go underground. LED lighting will illuminate the site and additional tree planting will improve upon the landscaping. The restaurant portion of the building will have a fire sprinkler system and a grease trap per code. The applicant testified that the current loading space is up to code and sufficient to handle the expected deliveries but that they will repave the loading area. While the applicant does not see any

negative air, glare, water, and emissions effects, the applicant is asking for a design waiver to permit minor light spillage onto the Enterprise property.

In regard to the variances, Mr. Speitel feels that that multi-tenant sign is consistent with other signage along Haddonfield Road and that the sign will be beneficial to the site by providing clearer identification, thus being safer. The applicant is asking for variances for the existing non-conformities as demolishing the entire building to conform to the setback standards is an overburden.

In response to several Board questions, Mr. Speitel noted that all loading will be done through the back door and that a planned sidewalk along the back of the building will provide employee access. The proposed sign will be internally lit and be located in the same place as the prior Pier One sign. Ms. Luciani stated that she would like to see the sign be within the 17 ft. height regulation and to the best of their ability, conform to the rest of the sign ordinance. It was noted that this would be an existing non-conformity. In terms of deliveries, small tractor trailers would be make those deliveries though Mr. McCormack stated that the applicant should make sure that the trailers don't cause damage to the neighboring properties when backing out of the loading zone. In regard to light spillage, Mr. Speitel testified that while some light will spill onto Bedford Avenue, it won't impact the houses across the street. Mr. Hunter added that the additional trees being planted will reduce light spillage.

Mr. Del Duca then testified that the applicant has agreed to mill and overlay the entire parking lot with new pavement. The applicant has also agreed to all of ERI's comments in their review letter except that they want to discuss an alternative species to replace the recommended pear tree. The applicant has also agreed to conform to the Township's lighting requirements.

Mr. Grossi of Turning Point then approached the Board to discuss the operations of the proposed restaurant. Turning Point has other locations in the area and will operate similarly to the existing ones. Turning Point will serve breakfast and lunch and be open 8am to 3pm every day. They stress healthier eating (they try to use locally grown when they can) and will have no deep fryer. They average 10 employees per shift and have a private trash hauler collect their garage 3-4 times per week. While they will make no deliveries, they will have 4 deliveries per week for things like fruits, vegetables, and dairy products. Deliveries will be received in the morning before the opening hour. Customers will be able to use the side door in the restaurant to access the outdoor seating. When asked about the ability to compost, Mr. Grossi stated that they haven't tried that yet but that it could be a possibility.

Bob McQuillan of Hand and Stone testified in regard to its business operations. They will provide head and facial massage in addition to nail services. They will be open 7 days per week and that the operations from their other stores will match this one. The reason Hand and Stone is coming to this location is that they outgrew their location over at Garden State Park. There will be 15-16 employees per shift and will receive deliveries in the morning twice per week. The hours vary but the general time of operation are from 9am to 10pm on weekdays and open only until the evening on weekends.

Public Discussion: Seeing no public comments, Chairperson Roskoph closed that portion of the meeting.

Motion: Following Solicitor Schaffer reading the conditions imposed upon the application, and following board discussion, Carolyn Jacobs made a motion which was seconded by John Osorio, to approve the application for a minor site plan and a sign variance with the noted conditions. Affirmative votes by Roskoph, Jacobs, McCormack, Terry, Osorio, and Benitez. Motion passes unanimously.

Meeting adjourned at 8:15 PM.