



PLANNING BOARD
Monday, March 10, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Brian Bauerle at 7:36 PM.

PLEDGE OF ALLEGIANCE: Led by Chairperson Bauerle.

OPMA STATEMENT: Read by Chairperson Bauerle in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Carole Roskoph (late); John Osorio; Kevin McCormack; Brian Bauerle; Larry Terry, Sr.; Hugh Dougherty; Sam Kates; Gina LaPlaca; and Moly Hung.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Lorissa Luciani, PP, AICP, Deputy Director; James Burns, Esq., Solicitor; Stacey Arcari, Engineer; and Jacob Richman, Planning Technician.

Comments from the Public not related to tonight's agenda: None.

ADMINISTRATIVE ITEMS

Adoption of Meeting Minutes from February 18, 2014: Larry Terry made a motion, which was seconded by Sam Kates, to adopt the Meeting Minutes from February 10, 2014. Affirmative votes by McCormack, Bauerle, Dougherty, Terry, Kates, LaPlaca, and Hung. Osorio abstains. Minutes are approved.

AGENDA ITEMS

Prior to the first agenda item, Chairperson Bauerle announced that the previously scheduled application for Holly Ravine Equities, LLC would be carried over the April 7, 2014 meeting of the Planning Board and that this announcement serves as due notice.

Agenda Item 1:

13-P-0031

Block(s) 468.03 Lot(s) 5

Zone: Industrial Restricted (IR) Zone

Cenergy Power

1 Carnegie Plaza

Cherry Hill, NJ

Relief Requested: A site plan waiver to install ground-mounted solar canopies (726 total panels) over existing parking stalls and accompanying electrical equipment.

Exhibits Submitted:

Exhibit A-1: Structural Plan

Exhibit A-2: Pictures of the Inverter System

Discussion: Applicant Cenergy Power applied for a site plan waiver to install ground-mounted solar canopies (726 total panels) over existing parking stalls and accompanying electrical equipment; located at 1 Carnegie Plaza, Cherry Hill, New Jersey (Block 468.03 Lot 5). The property is owned by BSAPSS, NE.

Application was represented by:

- David Patterson, Esq. – Attorney for the Applicant
- Jason Smith – Project Manager, Cenergy Power
- Brian Peterman – Professional Engineer, Peterman Maxcy & Associates

Following a brief introduction of the application by Mr. Patterson, Mr. Smith testified in regard to the proposal to install ground-mounted carport/car canopy solar panels over a portion of the existing parking lot. The power generated would be used on-site. Mr. Smith then described the structure of the solar canopy and presented exhibit A-1 showing the structural details. When asked by Chairperson Bauerle how many parking spots the canopies would cover, Mr. Peterman jumped in and stated that the solar canopies would cover 80 parking spaces.

Mr. Smith acknowledged that the parking lot needs repair through a milling and overlay and agreed to repair the lot with the stipulation that they mill the lot first, then install the columns of the canopies, then overlay the lot with pavement, and finally install the beams and panels. Mr. Peterman stated that they will take some cores of the parking lot and use those cores to determine the extent of the repair needed. The applicant then agreed as a condition of approval that the entire lot will be repaired.

Note that at this point in the testimony, Carole Roskoph has entered the meeting.

Mr. Smith then presented exhibit A-2 that shows seven (7) photos of the inverters to be installed. Along with Mr. Peterman, Mr. Smith proceeded to describe the inner workings of the inverter and its locations on site. Mr. Peterman testified that the solar canopies would not extend over the drive aisle and emergency vehicle access will not be inhibited. Mr. Peterman also stated that the applicant will install a 6' high wooden vinyl fence as part of the buffering between the property and the neighbors. Additional plantings and landscaping will also be put in along the property line as another form of buffering. The applicant will also implement ADA facilities and an ADA accessible route and it was noted that no solar canopies would be installed over the handicap parking spaces. Under canopy lighting is proposed for after dark hours and agreed to a night light function test as a condition of approval. Additional landscaping will be implemented on the parking islands. The plantings along the property line will comply with DEP standards regarding permitted plantings in wetlands. The applicant agreed to work with ERI and the Department of Community Development to replace trees in areas where they have to be removed to implement ADA facilities and solar canopies.

Mr. Peterman testified that any damaged signage on site would be placed in-kind and snow removal is possible underneath the canopy as the canopy has enough clearance for a snow plow to get underneath the carport. The canopies themselves will be built to handle the proper snow loads and wind speeds without sustaining damage. Mr. Smith also made it clear that the height of the solar canopy would not exceed the maximum height the ordinance allowed, being 10' in height, so no variance would be needed. When asked about specifics on the lights on the structure of the solar canopy, it was stated that the lights would be on timers and sensors and would be operated by the property owner. Mr. Smith stated that glare will not be directed South as the panels are designed in a manner that will absorb more light than it will reflect, but if any glare is produced, it will be directed north away from the properties to the south.

Chairperson Bauerle raised some concerns regarding the site reclamation plan in how it would be handled. Mr. Patterson testified that the applicant will revise its plan to reflect how the site will be managed after the lifespan of the solar panels. Part of this decommissioning plan will include an agreement between the applicants/whoever is the responsibly part at the end of the solar panels' life span, the owner, and the Township.

Public Discussion: Seeing none, Chairperson Bauerle closed that portion of the meeting.

Motion: Following the reiteration of the details and conditions (no variances needed) imposed upon the application by Solicitor Burns, John Osorio made a motion, which was seconded by Hugh Dougherty, to approve the application. Affirmative votes by Roskoph, Dougherty, Osorio, Bauerle, McCormack, LaPlaca, Terry, Kates, and Hung. The application is approved.

Following the vote, Chairperson Bauerle announced a brief recess at 8:21pm. The meeting was called back to order at 8:25pm.

Agenda Item 2:

13-P-0040

Block(s) 470.01 Lot(s) 8 & 9

Zone: Limited Office (O1) Zone

Relief Requested: A site plan waiver with bulk (C) sign variances to replace the two (2) existing identification monument signs with two (2) new multi-occupancy/tenant signs, and to install one (1) identification monument sign with associated landscaping improvements.

Executive Mews

1930 Route 70 East

Cherry Hill, NJ

Exhibits Submitted:

Exhibit A-1: Multi-tenant sign rendering

Exhibit A-2: Comparison photos of nearby existing multi-tenant signs

Discussion: Applicant Executive Mews applied for a site plan waiver with bulk (C) sign variances to replace the two (2) existing identification monument signs with two (2) new multi-occupancy/tenant signs, and to install one (1) identification monument sign with associated landscaping improvements; located at 1930 Route 70 East, Cherry Hill, New Jersey (Block 470.01 Lots 8 & 9). The property is owned by Executive Mews.

Application was represented by:

- David Patterson, Esq. – Attorney for the Applicant
- Tiffany Kubielo – Professional Planner
- Brian Peterman – Professional Engineer, Peterman Maxcy & Associates
- David Januszewicz – GM of Executive Mews

Following a brief introduction of the application by Mr. Patterson, Mr. Januszewicz described the location of the site and the need for signage. Currently, one identification sign on Rt. 70 and one on Springdale Road exists but it is outdated and lacks any aesthetic quality. The need for the signs stems from the need to properly identify the business located in the Executive Mews office park and also to clearly indicate the entrances to the site (two on Rt. 70 and one on Springdale Road). The proposed signs, one multi-tenant sign on Rt. 70 and another on Springdale Road, in addition to an identification sign on Rt. 70, would be accompanied by new landscaping. The site, Mr. Januszewicz explained, is made up of 25 buildings, with 24 of them currently occupied by at least one tenant, with a total of 55 tenants throughout the site. It was noted that the proposed signs for the site were designed by Sign Pros.

Mr. Januszewicz detailed the many complaints he has received in regard to tenants and patrons having trouble finding the site due to the existing conditions of the road and the poor signage. It was explained that the new signs would use earth tone colors and would include tenant identification. Each multi-tenant sign will have spots for up to 8 tenants with the 6 to 7 anchor tenants of the site having spaces reserved on the signs. The idea was to have the larger tenants on the signs and then split select secondary tenants on the remaining spots of the sign. These secondary or fringe tenants would appear on one sign but not the other while the anchor tenants would appear on both signs. Mr. Januszewicz reiterated that the monument identification sign on Rt. 70 will provide better site wayfinding. The text size of the sign contents, explained by Mr. Januszewicz, would be sufficient enough in a way that would prevent drivers from slowing down too much.

Mr. Peterman then approached the Board and reiterated the request for 2 freestanding multitenant sign and one identification sign. He then went into detail about the sign sized and font sizes (3 in. in height). Mr. Peterman then presented exhibit A-1 (multi-tenant sign rendering) and exhibit A-2 (nearby existing multi-tenant signs) in support of his testimony. Mr. Peterman opined that the proposed signage before the Board tonight is consistent with other nearby signage along Route 70. Mr. Peterman also stated it is possible for the applicant to raise the signs up off the ground a bit more in order to be in compliance with the ordinance code that states text on a sign must be no lower than 3' above grade. The Board then asked the applicant about removing the address number on the Springdale Road sign as it references the address number for Route 70. The applicant agreed to this because it would create less confusion about the actual address of the site which indeed is a Route 70 address even though it also has frontage on Springdale Road. Mr. Peterman then stated that the signs would cause no sight triangle obstruction because even though they need variances for signage setback from the property line, the actual curb line is further out. Lastly, in regard to landscaping, the applicant stated they will use juniper around the base.

Ms. Kubielo approached the Board and testified in regard to the four (4) variances needed. The variances include for the amount of signs, for the text being below the 3' above grade threshold, sign area, and sign setback. Ms. Kubielo then presented one new variance before the board which was for an additional signage setback variance of 0.63' from the property so that the identification sign matches the setback of the proposed multi-tenant sign. Ms. Kubielo then proceeded to state the positive and negative criteria of the application in order to justify the need for the variances.

Public Discussion: Seeing none, Chairperson Bauerle closed that portion of the meeting.

Motion: Following the reiteration of the details, conditions, and variances needed for the application by Solicitor Burns, Carole Roskoph made a motion, which was seconded by Gina LaPlaca, to approve the application. Affirmative votes by Roskoph, Bauerle, Osorio, Dougherty, McCormack, LaPlaca, Terry, Kates, and Hung. The application is approved.

Resolution 1:

14-P-0002

Block(s) 340.02 Lot(s) 7

Zone: Shopping Center (B3) Zone

Relief Requested: A Site Plan Waiver with Bulk (C) sign variances to make comprehensive signage updates to the Ellisburg Circle Shopping Center.

Federal Realty Investment Trust (Ellisburg)

22 Route 70 West

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Sam Kates made a motion which was seconded by Larry Terry, to memorialize the resolution for Federal Realty Investment Trust. Affirmative votes by Bauerle, McCormack, Roskoph, Dougherty, Kates, Hung, LaPlaca and Terry. Abstention by Osorio. The resolution is memorialized.

Resolution 2:

13-P-0017

Block(s) 134.01 & 133.01 Lot(s) 1,2 & 5
Zone: Highway Business (B2) Zone

Relief Requested: A minor site plan with bulk (C) variances for retail and office uses, façade and building enhancements & various site improvements. Additionally, a lot consolidation of Block 134.01, Lots 1 and 2 is proposed as part of the overall application.

1200 Haddonfield Road Associates, LLC

1200 Haddonfield Road
Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Hugh Dougherty made a motion which was seconded by Gina LaPlaca, to memorialize the resolution for 1200 Haddonfield Road Associates, LLC. Affirmative votes by Bauerle, McCormack, Roskoph, Dougherty, Kates, Hung, LaPlaca and Terry. Abstention by Osorio. The resolution is memorialized.

Resolution 3:

13-P-0043

Block(s) 503.02 Lot(s) 1
Zone: Highway Business (B2) Zone

Relief Requested: A minor site plan with bulk (C) variances for the major renovation of a 4,200 SF restaurant building with a 400 SF patio and various site improvements.

KS Ventures, LLC

1800 Route 70 West
Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Hugh Dougherty made a motion which was seconded by Sam Kates, to memorialize the resolution for KS Ventures, LLC. Affirmative votes by Bauerle, McCormack, Roskoph, Dougherty, Kates, Hung, LaPlaca and Terry. Abstention by Osorio. The resolution is memorialized.

Meeting Adjourned: at 9:35 PM.