



PLANNING BOARD
Monday, September 15, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Brian Bauerle at 7:35pm

PLEDGE OF ALLEGIANCE: Led by Chairperson Bauerle.

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

ROLL CALL

- **Members in attendance:** Brian Bauerle; Carole Roskoph; John Osorio; Kevin McCormack; Hugh Dougherty; Sam Kates; Gina LaPlaca; and Moly Hung;
- **Professionals in attendance:** Paul Stridick, Director of Community Development; Jim Burns, Esq., Solicitor; Bob Hunter, Planning Board Engineer; and Jacob Richman, Planning Technician.

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

ADMINISTRATIVE ITEMS

None.

Prior to the first agenda item, Bob Hunter of ERI recused himself from the Cherry Hill Nissan (10-P-0052) application.

AGENDA ITEMS

Agenda Item 1:

10-P-0052

Block(s) 288.02 Lot(s) 6

Zone: Highway Business (B2) Zone

Relief Requested: A request for an extension of major site plan approval for Cherry Hill Nissan's truck sales and showroom site.

Cherry Hill Nissan, Inc.

2318 Route 38

Cherry Hill, NJ

Exhibits Submitted:

A-1: Site Photos (4)

Discussion: Applicant Cherry Hill Nissan, Inc., applied for a request for an extension of major site plan approval for Cherry Hill Nissan's truck sales and showroom site; located at 2318 Route 38, Cherry Hill, New Jersey (Block 288.02 Lot 6). The property is owned by NWR Holdings 1, LLC.

Application was represented by:

- Charles Petrone, Esq. – Attorney for the Applicant
- Allan Nappen – Vice President of Cherry Hill Nissan

Mr. Petrone began the application by stating that Cherry Hill Nissan is appearing before the Board to ask for a 1 year extension of approval for their approved development plan for Nissan's truck sales and showroom site. Mr. Petrone explained that when they originally received their approvals, Nissan Corporate was not ready to roll-out their truck line, and thus they could not proceed with developing the site at that time. In regard to the site condition, Mr. Petrone stated that they have done some clean-up throughout the site such as with the trash enclosure, the inside of the building, and general maintenance of the site. In regard to why they have parked cars on the empty lot, it was explained that when the Cherry Hill Nissan site across the street needed to resurface their lot, they moved cars to the empty lot. Mr. Petrone also acknowledged that other people have been illegally parking or cutting through their empty lot and that the applicant will put measures in place to restrict unauthorized access.

Chairman Bauerle asked how the applicant will do this to which Mr. Nappen said that they would have to address this situation with their insurance company. The Board offered a few suggestions such as the usage of bollards, but Mr. Nappen stated that it is up to the insurance company to determine what is safest. The applicant agreed to share the insurance company's solution with the Board. Mr. Nappen also stated that a private hauler will remove the dumpster on-site within two weeks as a condition of approval. The Board then asked if Mr. Nappen was aware of any unauthorized loading or unloading of vehicles at the site in question, to which Mr. Nappen said that he was not aware of this kind of activity on this site. Mr. Nappen then agreed to not have Nissan cars parked at this site during build out and agreed to maintain the grounds through landscaping measures.

The Board then asked the applicant if they will still proceed with their plans to develop the truck sales and showroom site even if Nissan Corporate is not ready to roll out their new truck line. Mr. Nappen testified that Cherry Hill Nissan is prepared to proceed with their truck sales and showroom site irrespective of Nissan Corporate's decisions. Mr. Nappen claimed that this new truck sales and showroom site is essential to the success of Cherry Hill Nissan. Mr. Stridick then asked what the construction schedule would be, to which Mr. Nappen stated that they are still picking a contractor and then go for a building permit so that they can begin construction in the spring of 2015.

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

Solicitor Burns went through the conditions of the application and noted that the applicant is requesting a 1 year extension of approvals to expire on December 31, 2014. Other conditions include that the applicant agrees to work with Township Traffic Control in order to find the best method of safeguarding the site from unauthorized use. Mr. Nappen clarified that if the new Nissan truck line doesn't come through, they will still use the site to sell trucks of various classes that are currently in Nissan's fleet.

Motion: Following the reiteration of the conditions imposed upon the application by Solicitor Burns, Kevin McCormack made a motion, which was seconded by Carole Roskoph, to approve the application for a 1 year extension of approvals with the conditions as stated. Affirmative votes by Bauerle, Osorio, McCormack, Dougherty, Roskoph, Kates, LaPlaca, and Hung. The application is approved unanimously.

Following the approval, Bob Hunter of ERI rejoined the meeting to hear the next application.

Agenda Item 2:

14-P-0022

Block(s) 437.02 Lot(s) 13, 14 & 16
Zone: Institutional (IN) Zone

Bethel Baptist Church

1704 & 1720 Springdale Road
Cherry Hill, NJ

Relief Requested: A preliminary and final major site plan with bulk (C) variances to develop a 10,085+/- square foot building addition for a multi-purpose room and various site improvements.

Exhibits Submitted:

None

Discussion: Applicant Bethel Baptist Church, applied for a preliminary and final major site plan with bulk (C) variances to develop a 10,085+/- square foot building addition for a multi-purpose room and various site improvements; located at 1704 & 1720 Springdale Road, Cherry Hill, New Jersey (Block 437.02 Lots 13, 14 & 16). The property is owned by Bethel Baptist Church.

Application was represented by:

- Michael McCalley, Esq. – Attorney for the Applicant
- Michael Morand – of Bethel Baptist Church
- David Kreck, PE – Engineer from Rodriguez Consulting

Mr. McCalley started the presentation but requesting the Board to grant a 10,000 SF multi-purpose room addition to Bethel Baptist Church. After giving a brief overview of the site, Mr. McCalley called his first witness, Michael Morand to testify.

Mr. Morand explained that Bethel Baptist Church is a religious use and that it is currently tough for them to comfortably accommodate their 450 to 500 members. Mr. Morand explained that the Church recently sold some property across the street from them that they owned and are hoping to use that revenue to create a space on-site for their members to use as a family center.

Mr. Kreck was then called to testify in regard to the site engineering and plan. Mr. Kreck started by explained that there is a shared parking agreement between Bethel Baptist Church and the property to the north, called the Koinonia Center. Testimony was then provided in regard to the internal crosswalks, parking spaces (a total of 250),

and the need for extra parking in case of overflow during services. Mr. Kreck then presented a rendering of the elevation for the new addition. Mr. Kreck also showed how the Church is modifying their entrance and including a crosswalk from that entrance and connecting it with Springdale Road. A floor plan was then presented which shows how the addition will be used as a basketball court and stage, and also how there will be a new lobby and offices. The Church will also be expanding their siding and patio area at the north entrance as well as removing some existing asphalt and adding additional landscaping. The applicant agreed to work with the Department of Community Development on where to add landscaping and how to increase their curb appeal. Mr. Kreck then went through the internal circulation, drop-off area, signage, and sidewalks throughout the site. Mr. Kreck testified that he will provide additional information to the Board Engineer in order to confirm that their ADA plans are up to code. In regard to the condition of the parking lot, Mr. Kreck stated that they will patch, re-seal, and re-stripe the parking lot in needed area. It was explained that they will only mill and overlay the parking lot if they have adequate funding. In regard to stormwater management, Mr. Kreck explained how the roof leaders would tie into the existing basin through underground piping. Mr. Kreck showed that they will be decreasing the impervious coverage by approximately 2,000 SF. In regard to lighting, the applicant will maintain its existing lighting but they will add some new lighting to the new parking area. The applicant agreed to a night light function test as a condition of final approval.

Mr. Kreck then went through the existing non-conformities for residential and non-residential parking setbacks (and stated that the applicant will landscape more in these areas as a way to lessen the impacts). Mr. Kreck also noted that they are re-requesting a height variance because a prior calculation had the height at 37' when in instead the height is actually 38', where a max of 35' is permitted. Other variances include a lessening of the impervious surface area from 79% to 77% (70% maximum), having 22% open space (30% minimum), and a few parking buffer setback variances. Mr. Kreck then touched upon a few other areas including providing a new trash enclosure and also went through the various requested design waivers. In regard to deliveries, they will be made by box trucks, thus a loading area is not needed. Through discussion with the Board, a design waiver for a drive aisle length was avoided by shortening the parking spaces nearby (but still conforming themselves). Further discussion then ensued regarding the area of the parking lot that could be milled and overlaid depending upon the depth of the existing asphalt. Mr. Kreck also mentioned that there will be 3 drop-off areas and that they will adequately handle the queuing. As a condition of approval, the applicant agreed to check on the condition of the sidewalk along Springdale Road and make repairs as necessary. Mr. Kreck did state that the applicant is going for ADA compliancy with their sidewalks and internal circulation. Finally, discussions ensued regarding the usage the basketball court and the phasing of construction.

In closing, Mr. Morand briefly stated that he believes the proposed improvements are aesthetically beneficial and help to reduce the severity of the existing non-conformities.

Public Discussion: Bruce Levine of 68 Cameo Drive in Cherry Hill

Motion: Following the reiteration of the variances and conditions imposed upon the application by Solicitor Burns, John Osorio made a motion, which was seconded by Sam Kates, to approve the application with the conditions as stated. Affirmative votes by Bauerle, Osorio, McCormack, Dougherty, Roskoph, Kates, LaPlaca, and Hung. The application is approved unanimously.

Resolutions:

14-P-0016

Block(s) 284.01 Lot(s) 17-20 & 22

Zone: Highway Business (B2) Zone

Relief Requested: A preliminary and final major site plan with a Lot Consolidation (five lots into one lot) to redevelop vacant commercially zoned land into new office and retail establishments.

Lazgor, LLC

Route 38 & Coles Avenue

Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution and all of its conditions by the Planning Board, Carole Roskoph made a motion which was seconded by Gina LaPlaca, to memorialize the resolution for Lazgor, LLC. Affirmative votes by Roskoph, LaPlaca, and Hung. The resolution is memorialized.

Meeting Adjourned: at 9:07 PM.