



**PLANNING BOARD**  
**Tuesday, January 20, 2015**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Community Development Director, Paul Stridick at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Mr. Stridick.

**OPMA STATEMENT:** Read by Mr. Stridick in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Carole Roskoph; Kevin McCormack; Larry Terry, Sr.; John Osorio; Hugh Dougherty; Sam Kates; Moly Hung; and Marlyn Kalitan
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; and Jacob Richman, Planning Technician.

**Comments from the Public Not Related to Items on Tonight's Agenda:** None.

**ADMINISTRATIVE ITEMS - Reorganization**

**Appointment of Class II Member.** Moly Hung made a motion which was seconded by John Osorio to nominate Kevin McCormack as Class II member on the Planning Board. A unanimous all in favor was cast by the Board albeit with Kevin McCormack abstaining.

**Appointment of Class III Member.** Moly Hung made a motion which was seconded by John Osorio to nominate Carole Roskoph as Class III member on the Planning Board. A unanimous all in favor was cast by the Board albeit with Carole Roskoph abstaining.

Solicitor Burns then administered the oath to Kevin McCormack and Carole Roskoph.

**Adoption of Agenda Procedures.** Hugh Dougherty made a motion to approve the standardized Agenda Procedures of the Planning Board for 2015, which was seconded John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Chair.** Hugh Dougherty nominated John Osorio for Chairperson. The motion was seconded by Carole Roskoph. The motion passes unanimously with John Osorio abstaining.

**Appointment of Vice-Chair.** Carole Roskoph nominated Hugh Dougherty for Vice-Chair. The motion was seconded by Moly Hung. The motion passes unanimously with Hugh Dougherty abstaining.

John Osorio then took over leading the meeting from Paul Stridick.

**Appointment of Secretary.** Sam Kates nominated Paul Stridick for Secretary for the year 2015. The motion was seconded by Carole Roskoph. A unanimous all in favor was cast by the Board.

**Appointment of Solicitor.** Hugh Dougherty nominated Dembo & Saldutti for Planning Board Solicitor for the year 2015. The motion was seconded by Moly Hung. A unanimous all in favor was cast by the Board.

**Appointment of Traffic Consultant.** Kevin McCormack nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Traffic Consultant for 2015. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Housing Consultant.** Sam Kates nominated Art Bernard & Associates as the Planning Board Housing Consultant for 2015. The motion was seconded by John Osorio. A unanimous all in favor was cast by the Board.

**Appointment of Engineer.** Sam Kates nominated the engineering firm of Environmental Resolutions Inc. as the Planning Board Engineer for 2015. The motion was seconded by Carole Roskoph. A unanimous all in favor was cast by the Board.

**Appointment of Alternate Secretary.** Sam Kates nominated Lorissa Luciani for Alternate Secretary for the year 2015. The motion was seconded by Carole Roskoph. A unanimous all in favor was cast by the Board.

**Establishment of Meeting Dates and Adoption of Official Newspaper.** Carole Roskoph nominated the Philadelphia Inquirer and the Courier Post as the Planning Board's Official Newspapers as well establishing the meeting dates for 2015. The motion was seconded by Hugh Dougherty. A unanimous all in favor was cast by the Board.

**Adoption of Planning Board Bylaws.** Carole Roskoph made a motion to approve the 2015 Planning Board Bylaws, which was seconded by Larry Terry. A unanimous all in favor was cast by the Board.

It was then announced that all Reorganization Items for 2015 have been completed.

*Adoption Meeting Minutes from December 15, 2014.* John Osorio made a motion, which was seconded by Moly Hung, to adopt the Meeting Minutes from December 15, 2014. Affirmative votes by Osorio, Roskoph, McCormack, Dougherty, and Hung. Abstention by Kates, Terry, and Kalitan. Minutes are approved.

The Board then noted that the previously scheduled application for Virtua Health, Inc. has been postponed at the request of the applicant and that the applicant will re-notice when a new hearing is scheduled.

#### **Agenda Item 1:**

##### **Cherry Hill Township Zoning Ordinance Amendments**

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 401.E, to clarify that accessory parking facilities and non-residential driveways are permitted accessory uses on a single lot within multiple zoning districts; and **Article XI – Enforcement, Permits, Violations & Penalties**, specifically Section 1104.C, to amend the standards by which the zoning officer reviews and approves or denies temporary use permits.*

**Discussion:** Paul Stridick described the zoning text amendments and noted the revisions to Article IV – Zoning Regulations, specifically Section 401.E, to clarify parking facilities and non-residential driveways as permitted accessory uses on a single lot within multiple zoning districts.

**Public Discussion:** Seeing none, this portion of the meeting was closed.

**Motion:** Following the reiteration of the proposed amendment, Carole Roskoph made a motion, which was seconded by John Osorio, to recommend the approval of the amendment to Township Council and also to note that the zoning text amendment regarding temporary use permits was not being considered at this time. Affirmative votes by Osorio, Dougherty, Roskoph, McCormack, Terry, Kates, Hung, and Kalitan. The application amendment and recommendation are approved unanimously.

#### **Resolution 1:**

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 401.E, to clarify that accessory parking facilities and non-residential driveways are permitted accessory uses on a single lot within multiple zoning districts; and **Article XI – Enforcement, Permits, Violations & Penalties**, specifically Section 1104.C, to amend the standards by which the zoning officer reviews and approves or denies temporary use permits.*

**Motion to Ratify:** Following the review of the resolution and the text amendment to the Cherry Hill Township Zoning Ordinance, John Osorio made a motion which was seconded by Carole Roskoph, to memorialize the resolution for the zoning text amendment to Section 401.E and recommend its ratification to Township Council. Affirmative votes by Osorio, Dougherty, Roskoph, McCormack, Terry, Kates, Hung, and Kalitan. The resolution is memorialized.

**Meeting Adjourned:** at 7:50 PM.