



**PLANNING BOARD**  
**Monday, March 21, 2016**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Acting Chairperson John Osorio at 7:34 PM.

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

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

**ROLL CALL**

- **Members in attendance:** John Osorio; Hugh Dougherty, Kevin McCormack, Carolyn Jacobs, Steven Sweeney, Sam Kates; Moly Hung; and William Carter;
- **Professionals in attendance:** Paul Stridick, AIA, Director; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP Planner.

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

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from March 7, 2016.* Sam Kates made a motion, which was seconded by Kevin McCormack, to adopt the Meeting Minutes from March 7, 2016. Affirmative votes Osorio, McCormack, Sweeney, Kates, Hung, and Jacobs with partial approval from Dougherty and Carter. Minutes are approved.

**Agenda Items:**

**Cherry Hill Township Zoning Ordinance Amendments**

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 429.F.1.a and 429.F.1.b, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition of continued eligibility in the National Flood Insurance Program (NFIP).*

Mr. Stridick explained that the proposed Ordinance amendment is just for a date change for the Floor Insurance Rate Maps so that Cherry Hill Township can have continued eligibility in the National Flood Insurance Program.

**Public Discussion:** None.

**Motion:** John Osorio made a motion, which was seconded by Hugh Dougherty, to approve the Zoning Ordinance Amendment. Affirmative votes by Osorio, Dougherty, Jacobs, McCormack, Sweeney, Kates, Hung, and Carter. The Zoning Ordinance Amendment is approved unanimously.

**15-P-0002**

Block(s) 140.01 Lot(s) 12-14  
Zone: Highway Business (B2) Zone

**Zawa Cherry Hill, LLC**

900-912 Haddonfield Road  
Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances, with lot consolidation, for a 5,585 SF Super Wawa Food Market (convenience store) with associated site amenities and a fueling station with six (6) multi-product gasoline dispensers (MPDs) and a canopy, as well as a 6,000 SF retail store with associated site improvements.*

**Exhibits Submitted:**

- A-1: Aerial Photo
- A-2: Color Rendering of Site Plan
- A-3: Color Elevations of Wawa

A-4: Color Elevations of Wawa Canopy

A-5: Sign Renderings

**Discussion:** Applicant Zawa Cherry Hill, LLC, applied for a preliminary and final major site plan with bulk (C) variances, with lot consolidation, for a 5,585 SF Super Wawa Food Market (convenience store) with associated site amenities and a fueling station with six (6) multi-product gasoline dispensers (MPDs) and a canopy, as well as a 6,000 SF retail store with associated site improvements; located at 900-912 Haddonfield Road, Cherry Hill, New Jersey (Block 140.01 Lots 12-14). The property is owned by Tran & Tran Corporation and Joseph Rodi.

Application was represented by:

- Tim Prime, Esq. – Attorney for the Applicant
- Ron Klos, PE – Engineer for the Applicant
- Nathan Mosley – Traffic Engineer for the Applicant
- Lori Kiedaisch - Wawa
- Nick Aspras - Applicant

Mr. Prime submitted exhibits A-1 through A-4 and introduced the application. Mr. Prime gave a brief overview of the site location and the existing uses (Rodi's Auto Body, Rodi's Mini Mall, and the Meineke Car Care Center). The applicant is proposing to consolidate the three (3) existing lots into one (1) lot for a proposed Wawa with Fuel Pumps and a 6,000 SF retail pad site along with various site improvements. As part of the proposed site improvements, the applicant will be closing off the existing driveways on Haddonfield Road and relocating it so there is only one (1) driveway aligned with Town Center Drive as a 4-way signalized intersection. The entire site will be demolished for the proposed improvements. The Wawa will be a brick design with architectural elements. A thirty (30') foot residential buffer with fencing and landscaping will be installed along the rear property line. The applicant will meet all conditions of approval except where not applicable. Only sign variances are proposed as part of this application which include requests to permit six (6) signs instead of four (4) signs; to permit a façade sign on a non-principal frontage; to permit three (3) freestanding signs where only one (1) is permitted; and to permit a larger than permitted freestanding sign. No tenants have been confirmed at the retail pad site at this time. The applicant will provide Architectural details of the pad site, for administrative review and approval, once the tenants are confirmed; however, the architecture will be compatible with the architecture of the proposed Wawa.

Mr. Klos confirmed the accuracy of Tim Prime's statements regarding the site plan and also submitted exhibit A-5. Wawa is a 5,585 SF building with six (6) fuel pumps in addition to the 6,000 SF retail pad site. The design of Wawa will be similar to that of other "super" Wawa's in the area. The fuel pumps will allow for three (3) types of a fuel plus diesel. The fuel will be stored in three (3) underground storage tanks (USTs) and meet all EPA requirements. Seventy-six (76) total parking spaces are proposed throughout the site and the driveways along Haddonfield Road will be consolidated into one (1) driveway which will align with Town Center Drive, thus creating a 4-way signalized intersection. Each tenant on the property will have their own trash and recycling facilities as well as their own loading area. There will be free-flowing vehicular and pedestrian access throughout the site. The total impervious coverage is being reduced by 18,000 SF and the applicant will be implementing a landscaping buffer with an eight (8') foot high board-on-board fence. While no stormwater management plan is required, the applicant will be installing stormwater infrastructure so runoff is captured. Street trees are being added and new freestanding, building mounted, and under canopy LED lights will be installed. Mr. Klos noted that the applicant is in discussions with the adjacent property owner to the south in regard to adding a cross-access easement. It was further noted that a design waiver to exceed the permitted amount of footcandles is located in this area for a possible cross-access driveway.

Mr. Klaus referenced exhibit A-5 and detailed the proposed freestanding, façade and canopy signs. Mr. Klos gave a detailed overview of the proposed architecture and lighting. The site plan has been designed to accommodate trucks throughout the site and the applicant has agreed to instruct trucks to utilize Graham Avenue when exiting and entering the site under the condition that right turns are prohibited when coming out of the site. The applicant agreed to work with the Department of Community Development and ERI on any needed changes to the internal circulation and traffic control devices. Mr. Klaus detailed the existing conditions along the rear property line and discussed how the proposed fencing and landscaping will be a vast improvement over what is existing by providing a buffer from sound and light. The site will be built all in one phase with the pad site remaining as a secured and stabilized pad until it is ready for construction (pending administrative review). The applicant agreed to come back to the Planning Board if variances are required for the pad site, but the applicant noted that they expect to comply with the zoning regulations and all conditions. A discussion ensued regarding sign specifics and the applicant affirmed that they understand that if the retail pad site needs sign variance, they will have to come back to the Planning Board.

Mr. Mosley discussed the data from the traffic county studies that he performed and found that traffic in the area is much higher on a Saturday midday than during weekday morning and evening rush hour (which is when Wawa has their peak amount of customers). Traffic will be drawn from the existing volume in the area and will not generate much new traffic. Mr. Mosley gave an overview of the access points noting that the five (5) existing driveways are being consolidated into

two (2) driveways (one at Haddonfield Road at a 4-way signalized intersection and the other off of Graham Avenue). Mr. Mosley stated that the signalized intersection (current a 3-way junction) will continue to operate without much more delay once the 4-way intersection is constructed. Mr. Mosley believes that enough interior queuing space has been provided on-site. Lastly, Mr. Mosley said the applicant will provide Title 39.

Ms. Kiedaisch described the operations of the proposed "24/7" Wawa. Grocery deliveries will be 4 times per week, dairy deliveries will be 3 times per week, and fuel deliveries will be on an on-demand basis. No deliveries will occur between 10pm and 7am as required by the Camden County Noise Ordinance. The applicant agreed to not play music underneath the fuel canopy. The applicant agreed to make sure there are no vehicles left idling throughout the entirety of the site. The applicant stated that the noise from the street (ambient noise) will overpower the noise from the trash compactor.

**Public Discussion:** Mr. Sleister of 1111 Graham Avenue (and 509 Howard) inquired about the northeast corner of the subject property and worried about the noise the trash collector may make and how to enforce violators of the Camden County Noise Ordinance. Mr. Sleister expressed concern about debris from construction and obtaining homeowner's insurance due to the proposed gas station. Mr. Sleister also expressed concern about his property's vicinity to the proposed development, the value of his property, and the possibility of people using Graham Avenue as a cut through street.

Mr. Louis Kurtyan of 1110 Graham Avenue was worried about potential lighting impacts from the proposed development and that the area is changing from residential to commercial. Traffic and truck traffic impacts were of particular concern to Mr. Kurtyan. Mr. Kurtyan stated that he wants his property to be rezoned commercial so he can sell but it was explained that that is only a matter the Zoning Board can handle or it can be looked at during a Master Plan update. Lastly, Mr. Kurtyan said he had no issue with Wawa, in general. Mr. Kurtyan did have concerns over the lack of a fire hydrant, but Mr. Klos clarified that there is a working fire hydrant located mid-block along the site on Haddonfield Road. Mr. Stridick added that the Fire Marshal had no comments on the application.

Ms. Kristen Affrine of 1111 Graham Avenue, stated that she thinks having a Wawa at this location is a bad idea, particularly that no other businesses in the area are a "24/7" type business. Ms. Affrine expressed concern about idling vehicles and enforcement of this law as well as the health impacts from emissions and sound impacts from the trash compactor. Traffic and access points to the site were also a concern to Ms. Affrine. Mr. Mosley provided some clarifications regarding to Ms. Affrine's traffic related questions. Ms. Affrine worried about crime and safety issues such as robberies to which it was noted by the applicant that security cameras are installed throughout the site and that all employees take safety training. Furthermore, only limited amounts of cash are kept on-site and that no cash is accepted after 10pm at the fuel pumps. Ms. Affrine stated that she is worried about her health as it relates to emissions from vehicles parked at the gas station as well as the sale of cigarettes. The applicant noted that her house is approximately 190 feet away from the fuel pumps and that the applicant does not advertise cigarettes on the exterior of the building. Mr. Stridick noted that only the signs presented at the hearing tonight will be permitted (if approved by the Planning Board). In response to Ms. Affrine's concern about chemical spills, the applicant noted that they have spill kits available on-site (for fuel leaks) and that all State and Federal requirements for the fuel station will be met.

Ms. Arcari and Mr. Stridick went through their respective review letter. Mr. Klos provided testimony regarding the requested design waivers. A discussion then ensued regarding environmental reports, outside approvals, and Township review letters. The applicant agreed to all Community Development and ERI comments.

**Motion:** Following the reiteration of the conditions and variances needed by Solicitor Burns, Hugh Dougherty made a motion, which was seconded by John Osorio, to approve the application with the conditions as stated. Affirmative votes by Osorio, Dougherty, Jacobs, McCormack, Sweeney, Kates, Hung, and Carter. The application is approved unanimously.

**Resolution 1:**  
**Cherry Hill Township Zoning Ordinance Amendments**

*Consideration of Recommendations to Council for revisions to **Article IV – Zoning Regulations**, specifically Section 429.F.1.a and 429.F.1.b, to reflect the Department of Homeland Security's Federal Emergency Management Agency (FEMA) revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, All Jurisdictions. While the Township of Cherry Hill is unaffected by the updated flood hazard information presented in the FIS report and FIRM, the Township does lie on one or more of the revised panels. Therefore, this necessary amendment reflects the new FIRM effective date of August 17, 2016, which is a condition of continued eligibility in the National Flood Insurance Program (NFIP).*

**Motion to Ratify:** John Osorio made a motion which was seconded by Sam Kates, to memorialize the resolution for the approved Zoning Ordinance Amendment. Affirmative votes by Osorio, Dougherty, Jacobs, McCormack, Sweeney, Kates, Hung, and Carter. The resolution is memorialized.

**Resolution 2:**

**16-P-0001**

Block(s) 7.01 Lot(s) 3

Zone: Highway Business (B2) Zone

**L-N RTE 70, LLC**

2339 Route 70 West

Cherry Hill, NJ

*Relief Requested: A preliminary and final major site plan with bulk (C) variances for an 8,200 SF addition to an existing 88,000 SF building to permit a medical office for Cooper Health Systems, which includes new signage and various site improvements.*

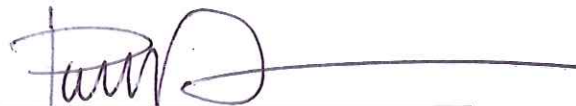
**Motion to Ratify:** John Osorio made a motion which was seconded by Carolyn Jacobs, to memorialize the resolution for L-N RTE 70, LLC. Affirmative votes by Osorio, Jacobs, McCormack, Sweeney, Kates, and Hung with Dougherty and Carter abstaining. The resolution is memorialized.

**Meeting Adjourned:** at 10:17 PM.

**ADOPTED:**

  
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**HUGH DOUGHERTY, PE, ACTING CHAIRMAN**

**ATTEST:**

  
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**PAUL G. STRIDICK, AIA  
PLANNING BOARD SECRETARY**