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PLANNING BOARD
Monday, March 20, 2017
APPROVED MINUTES

OPENING: The meeting was called to order by Chairman John Osorio at 7:42 PM.

PLEDGE OF ALLEGIANCE: Led by John Osorio.

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

ROLL CALL

- **Members in attendance:** Carolyn Jacobs, Steven Sweeney, John Osorio, Hugh Dougherty, Sam Kates, Moly Hung, Marlyn Kalitan, Betty Adler, and Sheila Griffith.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Planning; James Burns, Esq., Solicitor; Stacey Arcari, PE, Planning Board Engineer; and Jacob Richman, PP, AICP, Planner.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from March 6, 2017. Hugh Dougherty made a motion, which was seconded by Marlyn Kalitan, to adopt the Meeting Minutes from March 6, 2017. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, and Adler. Minutes are approved.

Prior to the first agenda item, Chairman John Osorio recused himself from hearing the application due to a conflict. Vice-Chair Hugh Dougherty assumed the role as Chair for the first agenda item.

Agenda Item 1:

Recommendations for the Adoption of a Redevelopment Plan for Hampton Road Redevelopment Area

Block(s) 596.04; 112.01; 111.02; & 108.01 Lot(s) 4 & 5; 11; 7; 23 & 24 Multiple Addresses
Zone: Industrial Restricted (IR), Highway Business (B2), & Residential (R3) Cherry Hill, NJ

Mr. Melvin gave an overview of the draft Redevelopment Plan dated March 20, 2017 and gave an overview of the subject parcels and their surrounding uses. Mr. Melvin noted that the site was designated as an Area in Need of Redevelopment through the preliminary investigation process. Mr. Melvin explained that they are currently at the redevelopment plan stage and described the process that got the subject site to this point. Mr. Melvin added that the Planning Board's role at this point is to make a recommendation to the Governing Body (i.e. Township Council) as to whether the proposed Redevelopment Plan should be approved. Township Council will then consider the Planning Board's recommendation and then vote on whether the Redevelopment Plan should become an Ordinance. If it becomes an Ordinance then a developer will take over and provide a more specific site plan for the subject site.

Mr. Melvin explained that the redevelopment plan consists of 300 residential rental units spread amongst four (4) different building types (2-story 4-plex, 3-story walk-up, 3-story elevator, and 4-story elevator). The proposal also calls for garage buildings, a clubhouse, and a maintenance building. As part of the housing, 15% of the rental units will be affordable units. As an aside, the redevelopment plan leaves open the possibility for the rental units to become owner-occupied which would then require a 20% affordable set-aside; however, it is expected that the units remain rental units. Mr. Melvin discussed the need for aesthetically pleasing architecture, landscaping, and fencing. Mr. Melvin noted the importance of the design criteria for edge treatments along roadways (Hampton Road and Cuthbert Boulevard) and how they will provide an enhanced aesthetic quality.

Mr. Melvin discussed the plan's relationship and consistency with the Cherry Hill Township Master Plan. Mr. Melvin noted how much of the designated redevelopment area consists of dilapidated building and obsolete site design. Mr. Melvin explained the importance of redevelopment lands that are already improved as opposed to new lands which have not yet been touched. Mr. Melvin clarified that the design criteria included within the redevelopment plan is what would turn into a development ordinance for this area should the plan be approved. Mr. Melvin stated that the design criteria promoted quality materials are not the typical materials developers would use. Mr. Melvin went into specific detail regarding the proposed buffering with the adjacent Still Park neighborhood. Mr. Melvin detailed the specific buffering criteria for 'Edge

A' and 'Edge B' which consist of setbacks, opaque and ornamental fencing, and dense landscaping. Mr. Melvin noted that these are better design alternatives that what could be developed there under the existing Industrial Restricted (IR) zoning ordinance. Mr. Melvin affirmed that there would be no access from the site to the Still Park neighborhood and that the site can only be accessed directly from Hampton Road and Cuthbert Boulevard. Mr. Melvin concluded his testimony by explaining that bedroom size for all of units have not yet been determined (excerpt for the affordable housing units) and that this won't be determined until site plan review. Ms. Luciani concluded the professional testimony by explaining the affordable housing bedroom obligations and how RSIS determines the parking requirements, which happen to be based upon bedroom size.

Public Discussion: The Planning Board opened the hearing to the public and public testimony was received in support of and in opposition to the application. The full names and addresses of all members of the public who testified on the application are more accurately set forth on the record.

Many of the comments in opposition to the project were related to traffic, site circulation, buffering, landscaping, lighting, stormwater management and stormwater runoff, the possibility of overcrowding in the public school system, environmental impacts, affordable housing obligations, effects on property values and neighboring properties, neighborhood safety, and the possibility of gentrification. Mr. Melvin, Ms. Luciani, and Solicitor Burns responded to the concerns where necessary and explained that many of the specific design aspects, should the redevelopment plan be approved, of the site would be handled during the site planning phase of the process. It was explained that the plan was presented was more of a conceptual plan, but that the design criteria proposed would become part of the zoning ordinance should the redevelopment get approved. Ms. Luciani explained in more detail the Township's affordable housing obligations and noted that this proposed development is only one of many developments throughout the Township where existing and new affordable housing options are being provided. It was reiterated that the public will have additional opportunities to voice any concerns they may have during Township Council's two (2) readings of the redevelopment plan and, if approved, the eventual site plan application to the Planning Board.

Many of the comments in support of the application were related to approval of the derelict industrial properties being redeveloped into a viable use and that investments were being made in the Still Park neighborhood.

Motion: Following the testimony from Mr. Melvin and Ms. Luciani and an overview of the procedure by Solicitor Burns, Carolyn Jacobs made a motion, which was seconded by Steven Sweeney, to recommend the endorsement of the Hampton Road Redevelopment Plan to the Governing Body and that it is consistent with the Master Plan. Affirmative votes by Sweeney, Jacobs, Dougherty, Kates, Hung, Kalitan, Adler, and Griffith. The Redevelopment Plan endorsement is approved.

Following the motion, Vice-Chair Hugh Dougherty called for a recess at 9:51pm and the meeting resumed at 9:54pm. Chairman John Osorio took back over as Chair.

Agenda Item 2:

15-P-0006

Block(s) 207.01 Lot(s) 1

Zone: Highway Business (B2) Zone

Relief Requested: A minor site plan with bulk (C) variances to make various site improvements in order to convert an existing vacant restaurant site into a new twenty-four (24) seat restaurant (Kabob Café).

Sultani Enterprises, LLC

200 Haddonfield Road

Cherry Hill, NJ

Exhibits Submitted:

A-1: Aerial Site Exhibit

Discussion: Applicant Sultani Enterprises, LLC., applied for a minor site plan with bulk (C) variances to make various site improvements in order to convert an existing vacant restaurant site into a new twenty-four (24) seat restaurant (Kabob Café); located at 200 Haddonfield Road, Cherry Hill, New Jersey (Block 207.01, Lot 1. The property is owned by Sultani Enterprises, LLC.

Application was represented by:

- Melanie Levan, Esq. – Attorney for the Applicant
- John Kornick, PE – Engineer for the Applicant
- Kabir Sultani – Applicant
- Kadir Sultani – Applicant

Ms. Levan introduced the application for a proposed 24-seat, 14-parking space restaurant (Kabob Café) with a requested parking variance and various site improvements. The restaurant will have approximately 2 to 3 employees.

Mr. Kadir Sultani stated that the restaurant will be for eat-in and take-out. The restaurant will be open 7 days a week from 11am to 1030pm. Mr. Sultani stated that he personally procures the food ingredients from regional markets and that he will use his personal vehicle to bring the products to the restaurant. There will be no delivery trucks to the site. Mr. Sultani stated that they are proposing a new trash enclosure, façade improvements, and new signage. Other proposed improvements include resurfacing the entire parking lot along with new striping and ADA facilities.

Mr. Kornick submitted exhibit A-1 and gave an overview of the site and the surrounding uses. Mr. Kornick noted that the site was formerly occupied by a restaurant (Scotto's Pizza). Mr. Kornick provided detail regarding the proposed circulation changes (one-way, counter-clockwise circulation), sidewalk improvements, and striping of fourteen (14) parking spaces. Mr. Kornick stated that the existing impervious encroachments would be removed and converted to open space. The trash enclosure is also proposed to be moved to a new location and will include accent landscaping. After discussion with the Board and its professionals, the applicant agreed to construct the new trash enclosure out of CMU. The applicant stated that they will work with the Department of Community Development to improve the landscaping buffer between their property and the neighboring residences to the rear. The applicant will be maintaining the existing drainage patterns on the site as no new additional impervious coverage is proposed. Bollards are proposed around the building in order to protect it from circulating vehicles. The applicant stated that they will screen the mechanical equipment on the roof and that they will work with the Department of Community Development with regard to selecting appropriate screening materials. The applicant discussed the proposed signage which includes a new façade sign and utilizing the existing sign box on the existing freestanding sign. The applicant agreed to submit color renderings of the proposed signage to the Department of Community Development for further review. The proposed façade improvements will include a new fresh coat of paint (brown to beige). The applicant clarified that they will do a whole mill and overlay of the parking lot and areas that are particularly bad will go under a full restoration. The applicant agreed to work with ERI to provide clearer signage regarding the circulation pattern of the site. The applicant will also provide a photometric lighting plan as a condition of approval and Ms. Arcari stated that she is okay with minimal spillage of light onto adjacent properties but not onto the adjacent residential properties.

Public Discussion: None

Motion: Following the reiteration of the conditions 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 Sweeney, Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, Adler, and Griffith. The application is approved.

Prior to the third agenda item, Steven Sweeney recused himself from hearing the application due to a conflict.

Agenda Item 3:

17-P-0003

Block(s) 404.43 Lot(s) 1 & 2
Zone: Limited Office (O1) Zone

Bancroft Neurohealth

1255 Caldwell Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with bulk (C) variances to construct a 3-sided monument sign.

Exhibits Submitted:

A-1: Site Plan

A-2: Site Photographs

Discussion: Applicant Bancroft Neurohealth, applied for a site plan waiver with bulk (C) variances to construct a 3-sided monument sign; located at 1255 Caldwell Road, Cherry Hill, New Jersey (Block 404.43, Lots 1 & 2). The property is owned by Bancroft Neurohealth.

Application was represented by:

- Stuart Platt, Esq. – Attorney for the Applicant
- Gregory Fusco, PP, PE – Planner/Engineer for the Applicant
- Michael Simon – Sign Company Representative
- James Wellons – Chief Legal Office for the Applicant

Mr. Platt gave an overview of the site and submitted exhibit A-1. Mr. Platt detailed the existing signage on the site and briefly detailed the proposed 3-sided monument sign which requires bulk variances. Mr. Platt requested that Mr. Fusco confirm that information and variance related testimony his submitted Planner's Report dated January 3, 2017 is accurate. Mr. Fusco confirmed that the information and variance justifications contained within the report are accurate.

Mr. Wellons noted that Bancroft Neurohealth needs a new monument sign due to the shape of the lot and that most people who try to get the site came down Brace Road which does not currently have a sign. Mr. Wellons explained the multitude of maneuvers a client would have to make in order to get to the site without proper signage. Mr. Wellons gave

a brief overview of the current use of the site, which is a corporate headquarters for Bancroft Neurohealth, and noted the type of customers/clients that come to their offices.

Mr. Fusco submitted exhibit A-2 and explained the necessity of the proposed 3-sided monument sign based upon existing site conditions related to sight lines. Mr. Fusco noted that the site is screened by vegetation and it tough to identify the building. The proposed sign would be able to be viewed from the adjacent intersection of Brace Road, Caldwell Road, and Borton Mills Road. Mr. Fusco stated that he believes there is a very real hardship with finding Bancroft Neurohealth's offices.

Mr. Simon detailed the materials and colors of the proposed and then Mr. Platt went through the review letter and noted where the applicant intends to comply with the review letter's comments. A discussion ensued regarding whether the applicant shall comply with the text being a minimum of 3' above grade and how being slightly non-conforming makes the sign blend more seamlessly into the site. After discussion, it was agreed that this variance and not providing base landscaping made the most aesthetic and functional sense.

Public Discussion: None

Motion: Following the reiteration of the conditions by Solicitor Burns, John Osorio made a motion, which was seconded by Marlyn Kalitan, to approve the application with the conditions as stated. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, Adler, and Griffith. The application is approved.

Resolution:

16-P-0032

Block(s) 53.01 Lot(s) 8
Zone: Highway Business (B2) Zone

Tesla, Inc.
1605 Route 70 West
Cherry Hill, NJ

Relief Requested: A minor site plan with bulk (C) variances to redevelop a furniture store into a Tesla Motors auto sales and factory-authorized service center ("Tesla Service Plus") along with various site improvements.

Motion to Ratify: Following the review of the resolution, Hugh Dougherty made a motion which was seconded by Moly Hung, to memorialize the resolution for Tesla, Inc. Affirmative votes by Jacobs, Osorio, Dougherty, Kates, Hung, Kalitan, and Adler. The resolution is memorialized.

Recommendations for the Adoption of a Redevelopment Plan for Hampton Road Redevelopment Area

Block(s) 596.04; 112.01; 111.02; & 108.01 Lot(s) 4 & 5; 11; 7; 23 & 24
Zone: Industrial Restricted (IR), Highway Business (B2), & Residential (R3)

Multiple Addresses
Cherry Hill, NJ

Motion to Ratify: Following a review of the resolution, Sam Kates made a motion which was seconded by Moly Hung, to memorialize the resolution to recommend the adoption of the Hampton Road Redevelopment Plan to the Governing Body. Affirmative votes by Jacobs, Dougherty, Kates, Hung, Kalitan, Adler, and Griffith. The resolution is memorialized.

Meeting Adjourned: at 10:49 PM.

ADOPTED: 4/3/17



JOHN OSORIO, CHAIRMAN

ATTEST:



**LORISSA LUCIANI, PP, AICP
PLANNING BOARD SECRETARY**