

From: [Patti Chacker](#)
To: [Danielle Gyenge](#)
Subject: FW: OPRA request - Records Request
Date: Monday, September 16, 2024 11:44:23 AM

-----Original Message-----

From: Guthrie Clingenpeel <opra+request-66732-4e9c4c61@requests.opramachine.com>
Sent: Monday, September 16, 2024 11:42 AM
To: Patti Chacker <xxxxxxx@xxxx.xxx>
Subject: OPRA request - Records Request

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Dear Cherry Hill Township,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

I am conducting environmental due diligence of Park Lane at Garden State Phase II located at 3202 and 3203 Del Mar Drive, Cherry Hill, Camden County, and seek all identifiable remedial, permitting, compliance, and enforcement records from the following departments: FIRE, BUILDING, PLANNING, ZONING, for records pertinent to the following:

Tanks (aboveground and underground), including septic

Permits

Certificates of Occupancy

Spills, releases or chemical responses

Activity and Use Limitations or Institutional Controls

Other environmental conditions of concern

The site is not found in any environmental databases as furnished by the provider.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Guthrie Clingenpeel

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

xxxxxxxxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xxxxxxxxxxxx.xxx

Is xxxxxxxx@xxxx.xxx the wrong address for OPRA requests to Cherry Hill Township? If so, please contact us using this form:

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RESOLUTION
TOWNSHIP OF CHERRY HILL PLANNING BOARD
APPLICANT'S NAME: CHERRY HILL PARTNERS AT VILLAGE PLACE, LLC
BULK VARIANCES AND WAIVERS APPROVAL
APPLICATION NO: PBC 8752.2A2

WHEREAS, the Applicant, Cherry Hill Partners At Village Place, LLC as successor to Turnberry Cherry Hill, LLC and its assignee, M & M Realty Partners, LLC, as owner and/or as agent of the owner of the premises in the Township of Cherry Hill, County of Camden, State of New Jersey, located at Garden Park Boulevard and designated as Block 54.01, Lots 2, 4, 6, 7 and 8 on the tax maps of the Township of Cherry Hill and formerly known as the Garden State Park, has filed an application for Amended General Development Plan approval, Amended Preliminary and Final Major Site Plan approval and Amended Major Subdivision approval with bulk variances for Phase 2A.

WHEREAS, after a public hearing held on November 16, 2009, the following determinations, findings of facts and conclusions of law were made, to wit:

1. On June 24, 2002 the Applicant, then known as Realen-Turnberry/Cherry Hill, LLC, was granted General Development Plan ("GDP") approvals with variances by the Cherry Hill Planning Board. The Resolution granting GDP approval was memorialized by the Planning Board on June 24, 2002 under Application No. PBC-8752-General Development Plan with variances.
2. Pursuant to the June 17, 2003 Court Order and March 3, 2004 Judgment entered in the litigation entitled Fair Share Housing Center, Inc. v. Township of Cherry Hill, et al., Docket No. L-04889-01, the Applicant was required to provide for a total of 214 affordable residential housing units on this site at the general locations depicted on the Revised Affordable Housing Dispersal Plan approved by the Court. In addition, said Court Order and Judgment permitted an increase in the total number of residential units approved under the GDP from 1,191 to 1,659 units, inclusive of the affordable housing units.
3. In the initial Major Subdivision application, the Applicant was permitted to subdivide approximately 222.5 acres of the former Garden State Park Racetrack consistent with the B-4 Regional Business Zone in which it is located. In the October 2003 Amended GDP application, the Applicant was permitted to develop a mix of residential, commercial, professional offices, retail and civic uses which included the following phases:
 - A. Phase IA - approximately 530,000 square feet of retail and pad site uses.
 - B. Phase IB - 608 age-qualified units to be constructed by D.R. Horton. The 608 units were intended to be offered for sale included 29 low/moderate income housing units.
 - C. Phase 2A - initially contained 691 residential units, however, that number subsequently was reduced to 656 units with 35 units being transferred to Phase 3A.
 - D. Phase 2B - contained 240 townhouses and 120 condo residential units for a total of 360 units.
 - E. Phase 3A contained a town square comprised of mixed uses with a maximum of 285,000 square feet for all uses except residential uses.

Phase 3A included a maximum of 205,000 square feet of retail; 31,000 square feet of restaurant; 40,000 of office space and 40,000 for a health club facility. A separate community police facility was also to be located in Phase 3A & 35 units of residential use was transferred from Phase 2A to Phase 3A.

- F. Phase 3B contained an office park consisting of approximately 1,023,400 square feet and a 150+/- room hotel.
 - G. A 10-acre parcel adjoining Route 70 and Garden Park Boulevard was part of the major subdivision application which was intended to be used as a "Simulcast Center" which will be developed by a separate entity and was not a part of the GDP or Amended GDP to be developed by the Applicant, except to the extent of shared storm water conveyance facilities and other common site improvements.
4. The property is located in the B-4 Regional Business Zone.
 5. The site is formerly occupied by the former Garden State Race Track which included associated buildings, parking lots, tracks and stables. The site also contains wooded and wetland areas. Several phases of construction have been ongoing on the site, including both commercial, residential and town center areas.
 6. The site is bound on the west by the New Jersey Transit Railroad, on the south by New Jersey Route 70, on the east by Haddonfield Road (C.R. 644), on the north by Chapel Avenue (C.R. 624) and on the northwest by a residential neighborhood known as the Woodland section of Cherry Hill.
 7. On August 21, 2006, amended major subdivision approval for Phases 2A, 2B and 3A with bulk variances was granted to the Applicant and/or its successors or affiliates to permit:
 - a. The subdivision line between Phases 2A and 3A to be moved to accommodate a new proposed covered parking structure at the rear of Building A;
 - b. To modify the subdivision line between Phase 2B and the Central Park parcel (located between Phases 2A, 2B and 3B) to accommodate a clubhouse layout in Phase 2B;
 - c. To provide for the connector road to the railroad grade crossing to the adjoining Garden State Pavilion Shopping Center to traverse Phase 3B consistent with the Grade Crossing Permit issued by other governmental agencies.
 8. In 2004, the Planning Board granted approval for Phase 2A2 which consisted of a total of 691 residential rental apartment units in 11 residential buildings as well as one additional maintenance building. Said approval permitted the transfer of 35 residential units from Phase 2A2 to Phase 3A, thus leaving 656 units in Phase 2A2. In 2006, the Planning Board granted approval to transfer an additional 40 residential units from Phase 2A2 to Phase 3A, thus leaving 616 units within Phase 2A2.
 9. With regard to the present application, the Applicant has proposed to amend the General Development Plan approval and the Preliminary and Final Major Site Plan approval as follows:

- a. To construct a total of 11 residential apartment buildings in Phase 2A2 containing a total of 691 residential units. Accordingly, the 75 residential units which were previously transferred from Phase 2A2 to Phase 3A are now being transferred back to Phase 2A2.
 - b. Phase 2A2 will contain four (4), five-story apartment buildings with 66 units in each building, one five-story apartment buildings for age restricted housing containing 76 units and six (6) five-story apartment buildings containing a total of 351 units.
 - c. Phase 2A2 will also include a clubhouse building, park area and swimming pool.
 - d. Phase 2A2 will also include a reconfiguration of the rear of the small scale retail/apartment building which was formerly included in Phase 3A (Town Center).
10. Phase 2A2 will consist of 691 apartment units with the following breakdown:
- a. 56 three-bedroom units;
 - b. 228 two-bedroom units;
 - c. 331 one-bedroom units;
 - d. 76 one-bedroom age restricted units.
11. The Applicant has proposed a major subdivision of the parcel to re-subdivide for the proposed uses set forth above:
- a. Lot 2, consisting of 2.486 acres, will contain Apartment Buildings 6 and 7 with associated parking.
 - b. Lot 6, consisting of 5.185 acres, will contain Buildings 8, 9, 10 and 11 with associated parking.
 - c. Lot 7, consisting of 7.745 acres, will contain Buildings 1, 2, 3, 4 and 5 with associated parking.
 - d. Lot 4, consisting of 6.66 acres, will contain the park, recreational facilities, Clubhouse and amenities and associated parking.
 - e. Lot 4.01, consisting of 2.44 acres, will contain open space.
 - f. Lot 8, consisting of 1.438 acres, will contain the 76-unit age restricted residential building with associated parking.
12. The Applicant has requested variances for the following relief:
- a. From Article XX, Section 2005 to provide for a front yard requirement on Garden Park Boulevard of 45.84 feet for proposed Lot 2 and 31.52 feet for proposed Lot 6 where 50 feet is required.
 - b. From Article XX, Section 2005 for an aggregate side yard to permit 22.31 feet for proposed Lot 7 where 30 feet is required.
 - c. From Article XX, Section 2005 to permit a rear yard (for Phase 3A) of 13.73 feet for proposed Lot 4 and 5.55 feet for proposed Lot 6 where 20 feet is required.

- d. From Article XX, Section 2007 to permit a parking setback to residential of zero feet for proposed Lots 2, 4, 6, 7 and 8 where 15 feet is required.
 - e. From Article XX, Section 2005.3.E to provide a residential buffer of 18.85 feet for proposed Lot 2, zero feet for proposed Lot 7 and zero feet for proposed Lot 8 where 50 feet is required.
 - f. From Article XX, Section 2005 to permit lot frontage of zero feet on proposed Lots 7 and 8 where 150 feet is required. This represents a previously granted variance.
 - g. From Article XX, Section 2007 to permit a parking setback to non-residential for proposed Lots 4, 6, 7 and 8 where 5 feet is required. This represents previously granted variances.
 - h. From Article V, Section 502 to permit Lots 7 and 8 to have no frontage on a public street where a minimum frontage of 150 feet is required. This represents a previously granted variance.
 - i. From Article XXIV, Section 2405 to provide a setback of less than 5 feet from the property line where a minimum of 5 feet is required. This represents a previously granted variance.
 - j. From Article V, Section 530 to permit construction within zero feet of a property line where construction is prohibited within 3 feet of the property line.
 - k. From Article XX, Section 2005.3.B to permit a setback from the street right-of-way of Garden Park Boulevard of 30.3 feet for Building 10, 31.52 feet for Building 9 and 45.84 feet for Building 7 where a minimum setback of 50 feet is required.
 - l. From Article XX, Section 2005 to permit a rear yard setback of 5.55 feet for Building 11 and 13.73 feet for the Clubhouse where 20 feet is required.
 - m. From Article XX, Section 2007.4 to permit off-street parking within a structure of 7.5 feet for Building 10 and 7.84 feet for the Clubhouse where a minimum of 10 feet is required.
13. The Applicant has requested design waivers for the following relief:
- a. From Article XXIV, Section 2047.F.1.a to permit parking lot and roadway slopes in excess of 5%.
 - b. From Ordinance Section 68-1 and Article X, Section M.9 to permit the use of HDPE pipe where reinforced concrete or corrugated metal pipe is required.
 - c. From Article XXIV, Section 2407.F to permit reduced pavement thickness of two inches (2") of surface course and four inches (4") of base course where six inches (6") of sub-base is required.
14. The Applicant submitted plans and materials in support of its application which were prepared by Steven R. Cattani, Professional Engineer and which are

specified on Pages 3 and 4 of the review letter issued by Environmental Resolutions, Inc. dated November 13, 2009 and as specified on Pages 1 - 3 of the review letter issued by the Department of Community Development dated November 6, 2009. The Applicant also relied upon the following exhibits which were marked into evidence at the hearing in this matter:

- a. A-1 - Power point presentation;
 - b. A-2 - CD Disc of power point presentation.
15. The Applicant was represented at the hearing by Ronald C. Morgan of Parker McCay, PA.
16. At the hearing, the Applicant presented the testimony of the following witness, including expert witnesses:
- a. Richard Fernicola - representative of the Applicant;
 - b. Steven R. Cattani, Professional Engineer;
 - c. Michael Jovishoff - Professional Planner;
 - d. William Feinberg - Architect;
 - e. Karl Phenke - CMX Traffic Engineer.
17. At the hearing, the consultants of the Planning Board presented testimony and reports as follows:
- a. Stacey Arcari, Professional Engineer, Environmental Resolutions, Inc. - Planning Board Engineer, report dated November 13, 2009;
 - b. Arnold Garonzik, Professional Planner, Litwornia Associates - Planning Board Traffic Engineer, report dated November 3, 2009;
 - c. David Benedetti, Professional Planner, Cherry Hill Department of Community Development - report dated November 5, 2009.

Said consultants testified with regard to their respective review letters. Said letters are incorporated by reference herein and are made a part of the Planning Board record in evidence in this matter and are on file with the Planning Board Secretary.

WHEREAS, the Applicant testified that the initial General Development Plan approval for the former Racetrack site was granted by the Planning Board in June 2002. The approvals contemplated that the development of this site would take place over a period of 20 years consistent with the requirements of the Municipal Land Use Law.

WHEREAS, the Applicant testified that the General Development Plan approval granted by the Planning Board as set forth in the MLUL contemplates that the General Development Plan would provide the ongoing basis for the overall development of the former Racetrack and that changes may be proposed based upon numerous circumstances, including economic conditions, availability of tenants, fiscal impacts upon the Township, funding requirements, outside agency and government approvals and other circumstances and conditions not initially contemplated over the life of the General Development Plan.

WHEREAS, the Applicant testified that pursuant to a court order entered in June 2003 and a judgment entered in March 2004 which related to providing affordable housing on the former Racetrack site, the court fixed the total number of residential units approved under the GDP at 1,659, inclusive of the affordable housing requirement.

WHEREAS, Phase 1B, which was previously approved, provided for a total 608 age-restricted residential units; Phase 2A contained 691 residential units; Phase 2B contained 360 residential units; Phase 3A contained the Town Center comprised of mixed uses including 205,000 square feet of retail, 31,000 square feet of restaurant, 40,000 square feet of office, a clubhouse facility and a community police facility; and Phase 3B contained an office park containing approximately 1,023,000 square feet of office space and a hotel. A separate 10-acre parcel on Route 70 was intended to be used as a simulcast center and was not a part of the GDP, but, rather, was to be developed by a separate entity.

WHEREAS, the Applicant testified that in 2004, it requested that the Planning Board permit it to transfer 35 residential units from Phase 2A to Phase 3A and in 2006 it requested that the Planning Board permit it to transfer 40 additional residential units from Phase 2A to Phase 3A. Thus, Phase 2A would contain 616 residential units and Phase 3A would contain 75 residential units.

WHEREAS, the Applicant testified that given the current economic conditions which have severely impacted the residential market throughout the entire country, including New Jersey, the Applicant has determined that the 75 residential units previously transferred from Phase 2A to Phase 3A would best be transferred back to Phase 2A as originally approved. Thus, Phase 3A, the Town Center retail section would no longer have 75 apartment units above the retail stores and Phase 2A would again have 691 residential units.

WHEREAS, the Applicant testified that Phases 2A and 3A adjoin each other and extend from Haddonfield Road to the east to Garden Park Boulevard to the west. Other than the phasing dividing line, there is no physical barrier separating the two (2) sections.

WHEREAS, the Applicant testified that the proposed bedroom allocation of the 691 apartment units located in Phase 2A2 would be 56 three-bedroom, 228 two-bedroom, 331 one-bedroom and 76 one-bedroom age-restricted.

WHEREAS, the Applicant testified that Phase 2A2 will be completed in three (3) sub-phases as follows:

- a. Phase 1 will contain the Clubhouse, swimming pool and parking area as well as Buildings 1 - 4 which will each have 66 residential units, the north-south Boulevard (Park Boulevard) and the eastern portion of the north-south divided boulevard.
- b. Phase 2 - Two (2) five-story residential buildings (Buildings 6 and 7), each with 58 units), two (2) five-story residential buildings (Buildings 8 and 10), each with 65 units, one five-story residential building (Building 9), with 53 units, one five-story building (Building 11) with 52 units as well as associated parking areas.
- c. Phase 3 - One five-story age-restricted residential building with 76 units and a parking area.

WHEREAS, the Applicant testified that a major subdivision is required in order for the Applicant to obtain financing for the various apartment construction and sub-phases.

WHEREAS, the Applicant testified that, as reflected on the plans, it will convey to the Township an additional 3 acres of land for public purposes uses.

WHEREAS, the Applicant testified that it will donate the existing sales office to the Township, if required by the Cherry Hill Police Department, which will be moved to an agreed-upon location within the Garden State Park parcel for use by the Township as a police related facilities building which shall be documented in a separate agreement.

WHEREAS, the Applicant testified that the plans have been revised so that five (5) of the parking spaces facing Haddonfield Road on the side of the proposed Clubhouse will be eliminated.

WHEREAS, the Applicant testified that it will revise its plans to eliminate Building 5, which was previously reflected as part of Phase 3A.

WHEREAS, the Applicant testified that the plans will be revised to reflect that a portion of the land which is currently in Phase 2B will become a part of Phase 3A with a buffer consistent with the buffer in Phase 2B along Haddonfield Road.

WHEREAS, the Applicant testified that the original approvals provided for larger scale multi-story apartment buildings in a U-shape configuration and that the revised plans now provide for rectangular buildings with the front of the buildings facing the park.

WHEREAS, the Applicant testified that the revised plans for Phase 2A reflect a streetscape throughout the development with all entrances fronting on the main street and all parking fields will be located behind the buildings.

WHEREAS, the Applicant testified that the age-restricted building was moved to the west and is now centered on a boulevard.

WHEREAS, the Applicant testified that some of the buildings have individual garages and some buildings have parking underneath.

WHEREAS, the Applicant testified that all of the affordable units will be distributed throughout the 11 buildings.

WHEREAS, the Applicant testified that the clubhouse will be approximately 9,400 square feet with three (3) entrances; one directly into the fitness center, one to the management office and one to the support offices.

WHEREAS, the Applicant's traffic engineer testified that the parking is consistent with prior approvals and meets all RSIS standards with regard to the number of spaces required and order of circulation.

WHEREAS, the Applicant testified that it proposes 90° angle parking spaces for approximately 40 on-street spaces.

WHEREAS, the Applicant testified that it opposes the proposed back-in, angle parking recommended by the Planning Board Traffic Engineer since this will only be accommodated in a small section and will cause other problems at the site.

WHEREAS, the Applicant's planner testified that the variances are internal to the site and/or are required for financing purposes. He testified that the variances can be supported under the criteria of both statute sections c(1)(hardship) and c(2), inasmuch as the lots are irregularly shaped and that

Garden Park Boulevard has irregular slopes and that there are no detriments to this request.

WHEREAS, the Applicant's planner testified that there are no substantial detriments created by the new design and that any impact is mitigated by the additional landscaping and by creating sufficient distances between the buildings. The new plans also provide for a coherent and effective site plan and is consistent with the Master Plan, including providing a link to the adjoining train station.

WHEREAS, the Applicant testified that the age-restricted building will have its own clubhouse.

WHEREAS, the Applicant testified that each building will have internal trash chutes and trash bins, that there will be no outside dumpsters with the exception of the dumpster for the clubhouse. Each building will also provide for proper trash recycling consistent with Township requirements.

WHEREAS, eight (8) members of the public testified either in support of or in opposition to the proposed changes to the application as follows:

1. Art Campbell, Director of the Cherry Hill Regional Chamber of Commerce, supported the application and stated that the modifications as proposed are appropriate, that there is a need to approve the residential section since it will increase businesses and help all businesses in Cherry Hill.
2. Alene Ammond objected to the proposed changes and stated, in part, that she was concerned about an increase in traffic, the potential for Section 8 housing at the site, the impact on the school system and what she called "flagrant" revisions to the Plan.
3. Arthur Gilbert testified that he was worried about the quality of life and the negative impact of high density housing.
4. Maria Lupo testified that she lives in Phase 1B development and inquired as to when the construction will commence.
5. Sean Cook testified that he lives in the adjoining Woodland community and is concerned, in part, about trash and debris during construction, open foundations during construction and access to the train station.
6. Phil Guerrieri testified that too many changes have been made at the site over the years and that this development should be built as originally planned.
7. Robert Shin testified that he believes that the completion of the park and athletic fields should be accelerated, that additional sustainability methods should be incorporated and that the traffic circulation should include bike paths and a bus stop.
8. Phil Sharman testified, in part, that there are too many people and increased traffic generated from the site. He requested that a specific date of completion should be imposed.

WHEREAS, the Applicant testified that it will enter into a separate Development and Maintenance Agreement with the Township to reflect the current plans and agreements of the Applicant.

WHEREAS, the Applicant testified that it will comply with all of the comments and conditions contained in the Environmental Resolutions, Inc. review letter of November 13, 2009, the Department of Community Development review letter of November 5, 2009 and the Litwornia Associates review letter of November 3, 2009, except as specifically noted on the record.

WHEREAS, the Applicant testified as to the need for the requested variances and waivers, all of which are either internal to the site and/or created for financing purposes, that the waivers are all part of the comprehensive portion of the General Development Plan and are required to accommodate the apartment buildings and parking requirements for Phase 2A. These variance requests will provide for numerous improvements, including permitting the Applicant to better serve the needs of the residents and the public, provide for and improve necessary flow of traffic, improve the aesthetics of the site, provide additional landscaping and eliminate parking on Garden Park Boulevard.

WHEREAS, the Applicant testified that it will comply with all of the conditions imposed by the Planning Board and its consultants.

WHEREAS, the development plans have been reviewed by the Planning Board Engineer, the Department of Community Development and the Planning Board Traffic Consultant (whose findings and reports are incorporated herein and made a part hereof) and have been found to be in compliance with the engineering criteria and Development Control Regulations of the Township, except as noted in the Environmental Resolutions, Inc. report of November 13, 2009, the Department of Community Development report of November 5, 2009 and the Litwornia Associates report of November 3, 2009.

WHEREAS, from the submissions made by the Applicant, the testimony and evidence presented by the Applicant, the testimony and evidence of all interested parties, and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in Paragraphs 1 - 17 are hereby incorporated by reference herein as further findings of facts.
2. All of the findings of facts and conclusions of law as set forth in the General Development Plan Resolution memorialized June 24, 2002, Amended General Development Plan Resolution memorialized January 20, 2004, Amended General Development Plan Resolution memorialized April 19, 2005, the Amended General Development Plan Resolution memorialized October 16, 2006 as well as the Amended Subdivision Resolutions and Site Plan Resolutions regarding this site, are hereby re-adopted and incorporated by reference herein as further findings of facts and conclusions of law, unless specifically changed or amended by this application. All findings for "plan developments" heretofore made by the Planning Board pursuant to N.J.S.A. 40:55D-45 et seq., are hereby incorporated and restated by reference as if fully set forth at length herein.
3. The initial General Development Plan approval for the former Racetrack site was granted by the Planning Board in June 2002. The approvals contemplated that the development of this site would take place over a period of 20 years consistent with the requirements of the Municipal Land Use Law.
4. The General Development Plan approval granted by the Planning Board as set forth in the MLUL contemplates that the General Development Plan would

provide the ongoing basis for the overall development of the former Racetrack and changes may be proposed based upon numerous circumstances, including economic conditions, availability of tenants, fiscal impacts upon the Township, funding requirements, outside agency and government approvals and other circumstances and conditions not initially contemplated over the life of the General Development Plan.

5. Pursuant to a court order entered in June 2003 and a judgment entered in March 2004 which related to providing affordable housing on the former Racetrack site, the court fixed the total number of residential units approved under the GDP at 1,659, inclusive of the affordable housing requirement.
6. Phase 1B, which was previously approved, provided for a total 608 age-restricted residential units; Phase 2A contained 691 residential units; Phase 2B contained 360 residential units; Phase 3A contained the Town Center comprised of mixed uses including 205,000 square feet of retail, 31,000 square feet of restaurant, 40,000 square feet of office, a clubhouse facility and a community police facility; and Phase 3B contained an office park containing approximately 1,023,000 square feet of office space and a hotel. A separate 10-acre parcel on Route 70 was intended to be used as a simulcast center and was not a part of the GDP, but, rather, was to be developed by a separate entity.
7. In 2004, the Applicant requested that the Planning Board permit it to transfer 35 residential units from Phase 2A to Phase 3A and in 2006 it requested that the Planning Board permit it to transfer 40 additional residential units from Phase 2A to Phase 3A. Thus, Phase 2A would contain 616 residential units and Phase 3A would contain 75 residential units.
8. Given the current economic conditions which have severely impacted the residential market throughout the entire country, including New Jersey, the Applicant has determined that the 75 residential units previously transferred from Phase 2A to Phase 3A would best be transferred back to Phase 2A as originally approved. Thus, Phase 3A, the Town Center retail section would no longer have 75 apartment units above the retail stores and Phase 2A would again have 691 residential units.
9. Phases 2A and 3A adjoin each other and extends from Haddonfield Road to the east to Garden Park Boulevard to the west. Other than the phasing dividing line, there is no physical barrier separating the two (2) sections.
10. The Applicant testified that the proposed bedroom allocation of the 691 apartment units located in Phase 2A2 would be 56 three-bedroom, 228 two-bedroom, 331 one-bedroom and 76 one-bedroom age-restricted.
11. Phase 2A2 will be completed in three (3) sub-phases as follows:
 - a. Phase 1 will contain the Clubhouse, swimming pool and parking area along with Buildings 1 - 4 which will each have 66 residential units, the north-south Boulevard (Park Boulevard) and the eastern portion of the north-south divided boulevard.
 - b. Phase 2 - Two (2) five-story residential buildings (Buildings 6 and 7), each with 58 units), two (2) five-story residential buildings (Buildings 8 and 10), each with 65 units, one five-story residential

building (Building 9), with 53 units, one five-story building (Building 11) with 52 units as well as associated parking areas.

- c. Phase 3 - One five-story age-restricted residential building with 76 units and a parking area.
12. The Applicant testified that a major subdivision is required in order for the Applicant to obtain financing for the various sub-phases.
 13. The Applicant has agreed to convey to the Township, as reflected on the plans, an additional 3 acres of land for public purpose uses.
 14. The Applicant will donate the existing sales office to the Township, if required by the Cherry Hill Police Department, which will be moved to an agreed-upon location within the Garden State Park parcel for use by the Township as a police related facilities building which shall be documented by a separate agreement.
 15. The plans have been revised by the Applicant to show that five (5) of the parking spaces facing Haddonfield Road on the side of the proposed Clubhouse will be eliminated.
 16. The Applicant will revise its plans to eliminate Building 5, which was previously reflected as part of Phase 3A.
 17. The plans will be revised to reflect that a portion of the land which is currently in Phase 2B will become a part of Phase 3A with a buffer consistent with the buffer in Phase 2B along Haddonfield Road.
 18. The original approvals provided for larger scale multi-story apartment buildings in a U-shape configuration. The revised plans now provide for rectangular buildings with the fronts of the buildings facing the park.
 19. The revised plans for Phase 2A reflect a streetscape throughout the development with all entrances fronting on the main street and all parking fields located behind the buildings.
 20. The age-restricted building was moved to the west and is now centered on a boulevard.
 21. Some of the buildings have individual garages and some buildings have parking underneath.
 22. All of the affordable units will be distributed throughout the 11 buildings.
 23. The clubhouse will be approximately 9,400 square feet with three (3) entrances; one directly into the fitness center, one to the management office and one to the support offices.
 24. The parking is consistent with prior approvals and meets all RSIS standards with regard to the number of spaces required and order of circulation.
 25. The Applicant proposes 90° angle parking spaces for approximately 40 on-street spaces.

26. The Applicant opposed the back-in angled parking recommended by the Planning Board Traffic Engineer since this could only be accommodated in a small section and would cause other problems on the site.
27. The variances are internal to the site and/or are required for financing purposes. The variances can be supported under the criteria of both statute sections, c(1) (hardship) and c(2), inasmuch as the lots are irregularly shaped and Garden Park Boulevard has irregular slopes and that the plans create no substantial detriments.
28. There are no substantial detriments created by the new design and any impact is mitigated by the additional landscaping and creating sufficient distances between the buildings. The new plans also provide for a coherent and effective site plan and is consistent with the Master Plan, including providing a link to the adjoining train station.
29. The age-restricted building will have its own clubhouse.
30. Each building will have internal trash chutes and trash bins, there will be no outside dumpsters with the exception of the dumpster for the clubhouse. Each building will also provide for proper trash recycling consistent with Township requirements.
31. Eight (8) members of the public testified either in support of or in opposition to the proposed changes to the application as set forth above.
32. The Applicant will enter into a separate Development and Maintenance Agreement with the Township to reflect the current plans and agreements.
33. The Applicant will comply with all of the comments and conditions contained in the Environmental Resolutions, Inc. review letter of November 13, 2009, the Department of Community Development review letter of November 5, 2009 and the Litwornia Associates review letter of November 3, 2009, except as specifically noted on the record.
34. The Applicant testified as to the need for the requested variances and waivers, all of which are either internal to the site and/or created for financing purposes and include that the waivers are all part of the comprehensive portion of the General Development Plan and are required to accommodate the apartment buildings and parking requirements for Phase 2A. These variances will provide for numerous improvements and will better serve the needs of the residents, provide for and improve necessary flow of traffic, improve the aesthetics of the site, provide additional landscaping and eliminate parking on Garden Park Boulevard.
35. The Applicant will comply with all of the conditions imposed by the Planning Board and its consultants.
36. The development plans have been reviewed by the Planning Board Engineer, the Department of Community Development and the Planning Board Traffic Consultant (whose findings and reports are incorporated herein and made a part hereof) and have been found to be in compliance with the engineering criteria and Development Control Regulations of the Township, except as noted in the Environmental Resolutions, Inc. report of November 13, 2009, the Department of Community Development report of November 5, 2009 and the Litwornia Associates report of November 3, 2009.

37. The Applicant has sustained its burden to support the requested variances in accordance with the statute, N.J.S.A. 40:55D-70C(2), to wit: the demonstrated benefits of the application with respect to the property are advanced by a deviation from the zoning ordinance requirements and this deviation serves one or more of the following purposes as set forth in the Municipal Land Use Law:
- a. To encourage municipal action to guide the appropriate use or development of all lands in a manner which will promote the public health, safety, moral and general welfare.
 - b. To provide adequate open space.
 - c. To promote the free flow of traffic to and from the site.
 - d. To provide sufficient space and appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space.
38. The Applicant has sustained its burden to affirmatively prove, produce and introduce testimony and evidence sufficient to sustain its burden regarding the negative criteria of the statute which will include that the benefits of granting the variances substantially outweigh any detriment to the public good and that the variances can be granted without any substantial impairment of the zone plan of the Township. These benefits include providing improved site layout, fronting the buildings on the main streets, adding landscapes, improving and designing the buildings to be compatible to the adjoining developments and relocating the parking areas to behind the buildings.
39. The Applicant has sustained its burden to affirmatively demonstrate, by reason of the exceptional shape of the property, the physical features and the extraordinary situation uniquely affecting this property and the structures, that hardship variances are warranted in accordance with N.J.S.A. 40:55D-70c(1).

NOW, THEREFORE, based upon the foregoing findings of facts and conclusions of law, including all of the testimony and evidence presented at the hearing, **BE IT RESOLVED** by the Planning Board of the Township of Cherry Hill, New Jersey, that Application No. PBC 8752.2A2 by Cherry Hill Partners at Village Place, LLC for the following variances and waivers associated with Phase 2A2 are hereby **GRANTED** by a vote of six (6) in favor and zero (0) opposed for the reasons set forth on the record in this matter and subject to the following conditions:

1. The following variances are granted:
 - a. From Article XX, Section 2005 to provide for a front yard requirement on Garden Park Boulevard of 45.84 feet for proposed Lot 2, 31.52 feet for proposed Lot 6 and 31.52 feet for the site where 50 feet is required.
 - b. From Article XX, Section 2005 for an aggregate side yard to permit 22.31 feet for proposed Lot 7 where 30 feet is required.
 - c. From Article XX, Section 2005 to permit a rear yard (for Phase 3A) of 13.73 feet for proposed Lot 4, 5.55 feet for proposed Lot 6 where 20 feet is required.

- d. From Article XX, Section 2007 to permit a parking setback to residential of zero feet for proposed Lots 2, 4, 6, 7 and 8 where 15 feet is required.
 - e. From Article XX, Section 2005.3.E to provide a residential buffer of 18.85 feet for proposed Lot 2, zero feet for proposed Lot 7 and zero feet for proposed Lot 8 where 50 feet is required.
 - f. From Article XX, Section 2005 to permit lot frontage of zero feet on proposed Lots 7 and 8 where 150 feet is required. This represents a previously granted variance.
 - g. From Article XX, Section 2007 to permit a parking setback to non-residential for proposed Lots 4, 6, 7 and 8 where 5 feet is required. This represents previously granted variances.
 - h. From Article V, Section 502 to permit Lots 7 and 8 to have no frontage on a public street where a minimum frontage of 150 feet is required. This represents a previously granted variance.
 - i. From Article XXIV, Section 2405 to provide a setback of less than 5 feet from the property line where a minimum of 5 feet is required. This represents a previously granted variance.
 - j. From Article V, Section 530 to permit construction within zero feet of a property line where construction is prohibited within 3 feet of the property line.
 - k. From Article XX, Section 2005.3.B to permit a setback from the street right-of-way of Garden Park Boulevard of 30.3 feet for Building 10, 31.52 feet for Building 9 and 45.84 feet for Building 7 where a minimum setback of 50 feet is required.
 - l. From Article XX, Section 2005.3.C to permit a aggregate side yard setback of 22.31 feet for Lot 7 where a minimum of 30 feet is required.
 - m. From Article XX, Section 2005 to permit a rear yard setback of 5.55 feet for Building 11 and 13.73 feet for the Clubhouse where 20 feet is required.
 - n. From Article XX, Section 2007.4 to permit off-street parking within a structure of 7.5 feet for Building 10 and 7.84 feet for the Clubhouse where a minimum of 10 feet is required.
2. The following waivers are granted:
- a. From Article XXIV, Section 2407.F.1.a to permit parking lot and roadway slopes in excess of 5%.
 - b. From Ordinance Section 68-1, Article X, Section M.9 to permit the use of HDPE pipe.
 - c. From Article XXIV, Section 2407.F to permit reduced pavement thickness of 2, 3 and 4 inches consistent with the rest of the site.

3. All of the conditions set forth in the previous General Development Plan approved on June 24, 2002 as well as the previous Amended General Development Plan approvals including those relating to Phases 2A and 3A and the previous Preliminary and Final Major Site Plan and Amended Site Plan approvals for Phases 2A and 3A and the previous Major Subdivision approvals for Phases 2A and 3A are hereby readopted and reincorporated by reference herein as conditions of approval unless specifically changed or modified by this Resolution.
4. The Applicant will revise its plans to satisfactorily address the comments and conditions of the Planning Board Engineer, Department of Community Development and the Planning Board Traffic Consultant as set forth in their respective review letters of November 13, 2009, November 5, 2009 and November 3, 2009.
5. All agreements and representations made by the Applicant as set forth at the hearing in this matter and/or as contained in the "WHEREAS" recital paragraphs of this Resolution must be fully satisfied by the Applicant.
6. The Applicant must obtain Amended General Development Plan approval, Amended Preliminary and Final Major Site Plan approval and Amended Major Subdivision Plan approval.

DATED: December 7, 2009

PLANNING BOARD OF THE
TOWNSHIP OF CHERRY HILL

By:

DAVID BENEDETTI, PP, AICP
PLANNING BOARD ADMINISTRATOR



Date Issued:	11/16/2020
Application Number:	ZA-20-01515
Application Date:	11/16/2020
Project Number:	
Permit Number:	ZP-20-01391
Fee:	\$20.00

Zoning Permit

Worksite: 3201-3216 Churchill Downs Way
Location: Cherry Hill, NJ

Applicant: John Taikina
Address:
 , AB

Block: 54.02 Lot: 7.01 Qualifier: Zone: B4

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Residential

☐ Non Conforming Structure

Proposed Use: Residential SITE WORK

Work Description:

Site Improvements Per Planning Board Approval - APPROVED FOR SITE WORK ONLY, per Resolution (#8752.2A2) as shown on signed, approved plans (Edgewood Properties: last revision date of January 19, 2010) for the site work associated with the construction of two apartment buildings. Any field modifications must be approved in writing from the Department. Sign permits required. Building permits from the Construction Department are required that meet all UCC requirements. Contact the Engineering Department at (856) 424-3203 to schedule a pre-construction meeting before construction. Title 39 may be required. Cost: \$50.00 non-residential fee.

Application Approved Date: 11/16/2020

Upon review it was determined that the Zoning Permit:

☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
 ☐ Zoning Board of Adjustment ☐ Zoning Officer

11/17/2020
Date


Natalie Shafiroff

This Zoning Permit is based on the information presented by the applicant, including the application and attached plans, and applies only to the improvements requested as described above. It allows for the application of Building Permits or Certificate of Occupancy (CO) from the Division of Code Enforcement. Additional permits may be required.

A Zoning Permit shall be valid or effective for one (1) year from the date of issuance thereof, and shall thereafter be null and void. If the use, change of use, extension of non-conforming use, erection, construction, repair remodeling, conversion, removal, destruction or moving, alteration, or relocation of a building or structure authorized by such permit shall have been substantially commenced within one (1) year from the date of

issuance and proceeded with due diligence the Zoning Officer may extend the Zoning Permit.



CHERRY HILL TOWNSHIP
820 Mercer Street
Cherry Hill, NJ 08002
(856) 432-8702

Date Issued:	4/23/2021
Application Number:	ZA-21-00873
Application Date:	4/23/2021
Project Number:	
Permit Number:	ZP-21-00493
Fee:	\$20.00

Zoning Permit

Worksite: DEL MAR DRIVE
Location: CHERRY HILL TOWNSHIP, NJ 08002

Owner: CHPVP PHASE 2 LLC
Address: 1260 STELTON ROAD
PISCATAWAY, NJ 08854

Applicant: CHPVP PHASE 2 LLC
Address: 1260 STELTON ROAD
PISCATAWAY, NJ 08854

Block: 54.02 Lot: 7.01 Qualifier: Zone: B4

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Residential

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: Residential NEW BUILDING (BUILDING 3)

Work Description:

New Building - APPROVED FOR CONSTRUCTION OF BUILDING 3, per Resolution (#8752.2A2) as shown on signed, approved plans (Edgewood Properties: last revision date of January 19, 2010) for 73 units, inclusive of 2-1 bedroom affordable units and 4-2 bedroom affordable units. Any field modifications must be approved in writing from the Department. Sign permits required. Building permits from the Construction Department are required that meet all UCC requirements. Contact the Engineering Department at (856) 424-3203 to schedule a pre-construction meeting before construction. Title 39 may be required. Cost: \$20.00 residential fee.

Application Approved Date: 4/23/2021

Upon review it was determined that the Zoning Permit:

☒ Permitted by Ordinance

☐ Permitted by Variance approved on:

☐ Approved with Conditions

☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer

Natalie Shafiroff

4/26/2021

Date

This Zoning Permit is based on the information presented by the applicant, including the application and attached plans, and applies only to the improvements requested as described above. It allows for the application of Building Permits or Certificate of Occupancy (CO) from the Division of Code Enforcement. Additional permits may be required.

A Zoning Permit shall be valid or effective for one (1) year from the date of issuance thereof, and shall thereafter be null and void. If the use, change of use, extension of non-conforming use, erection, construction, repair remodeling, conversion, removal, destruction or moving, alteration, or relocation of a building or structure authorized by such permit shall have been substantially commenced within one (1) year from the date of issuance and proceeded with due diligence the Zoning Officer may extend the Zoning Permit.



Date Issued:	4/23/2021
Application Number:	ZA-21-00874
Application Date:	4/23/2021
Project Number:	
Permit Number:	ZP-21-00494
Fee:	\$20.00

Zoning Permit

Worksite: DEL MAR DRIVE
Location: CHERRY HILL TOWNSHIP, NJ 08002

Applicant: CHPVP PHASE 2 LLC
Address: 1260 STELTON ROAD
PISCATAWAY, NJ 08854

Block: 54.02 Lot: 7.01 Qualifier: Zone: B4

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: Residential

☐ Non Conforming Structure

Proposed Use: Residential NEW BUILDING (BUILDING 4)

Work Description:

New Building - APPROVED FOR CONSTRUCTION OF BUILDING 4, per Resolution (#8752.2A2) as shown on signed, approved plans (Edgewood Properties: last revision date of January 19, 2010) for 73 units, inclusive of 2-1 bedroom affordable units and 4-2 bedroom affordable units. Any field modifications must be approved in writing from the Department. Sign permits required. Building permits from the Construction Department are required that meet all UCC requirements. Contact the Engineering Department at (856) 424-3203 to schedule a pre-construction meeting before construction. Title 39 may be required. Cost: \$20.00 residential fee.

Application Approved Date: 4/23/2021

Upon review it was determined that the Zoning Permit:

☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Approved with Conditions
☐ Valid Nonconforming Use/Structure is established by
 ☐ Zoning Board of Adjustment ☐ Zoning Officer

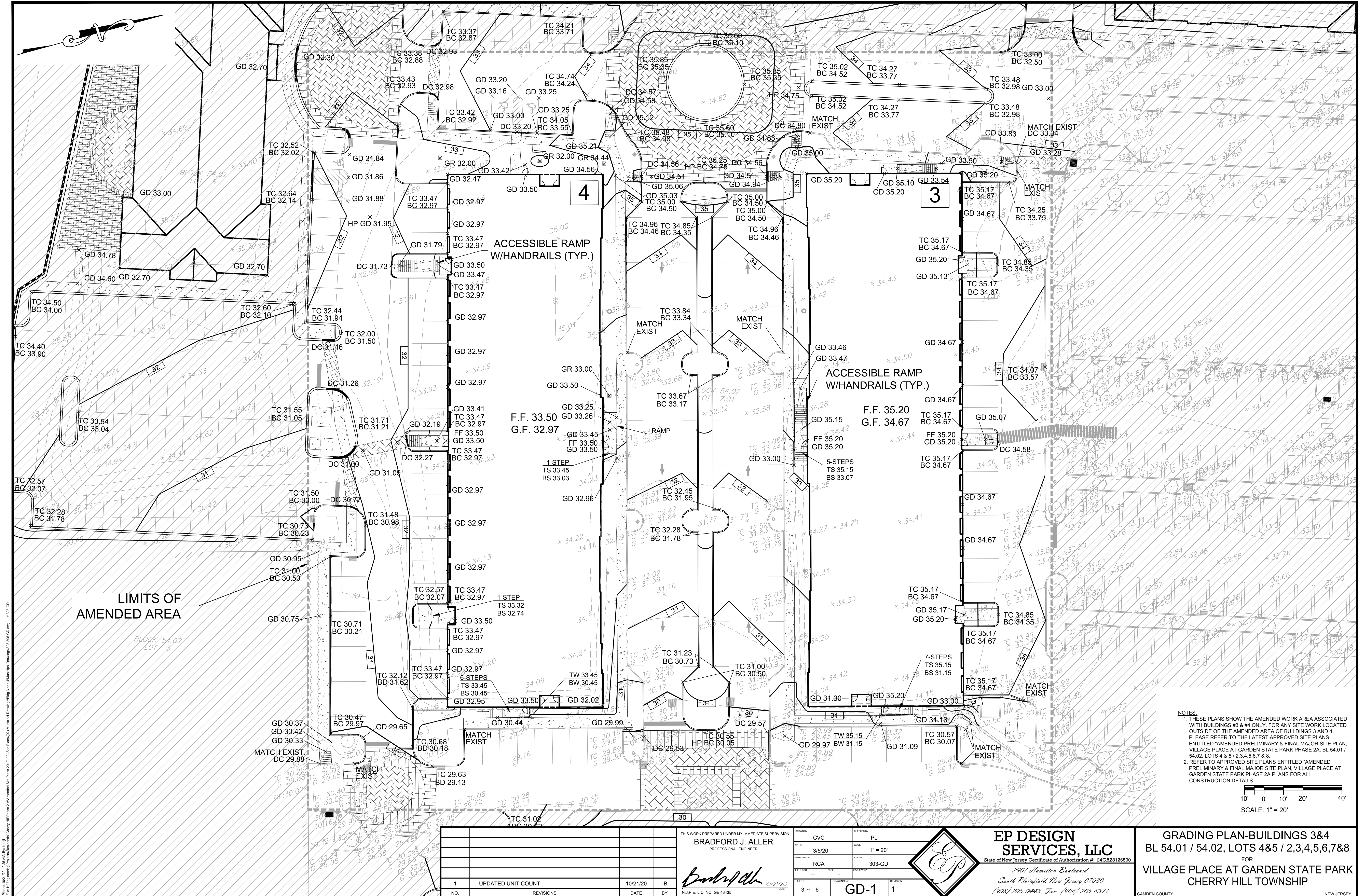
4/26/2021

Date _____

This Zoning Permit is based on the information presented by the applicant, including the application and attached plans, and applies only to the improvements requested as described above. It allows for the application of Building Permits or Certificate of Occupancy (CO) from the Division of Code Enforcement. Additional permits may be required.

A Zoning Permit shall be valid or effective for one (1) year from the date of issuance thereof, and shall thereafter be null and void. If the use, change of use, extension of non-conforming use, erection, construction, repair remodeling, conversion, removal, destruction or moving, alteration, or relocation of a building or structure authorized by such permit shall have been substantially commenced within one (1) year from the date of issuance and proceeded with due diligence the Zoning Officer may extend the Zoning Permit.

Plotted 10/21/20 - 2:35 AM By: jhvj
File: H:\Engineering\Projects\Residential\Cherry Hill\Phase 2\Amended Site Plans\2019\02 Site Plans\02 Municipal Drawings\Bldg 3 and 4\Municipal Drawings\305-02.dwg -- 305-02



NOTES:
1. THESE PLANS SHOW THE AMENDED WORK AREA ASSOCIATED WITH BUILDINGS #3 & #4 ONLY. FOR ANY SITE WORK LOCATED OUTSIDE OF THE AMENDED AREA OF BUILDINGS 3 AND 4, PLEASE REFER TO THE LATEST APPROVED SITE PLANS ENTITLED 'AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, VILLAGE PLACE AT GARDEN STATE PARK PHASE 2A, BL. 54.01 / 54.02, LOTS 4 & 5 / 2,3,4,5,6,7 & 8'.
2. REFER TO APPROVED SITE PLANS ENTITLED 'AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, VILLAGE PLACE AT GARDEN STATE PARK PHASE 2A PLANS FOR ALL CONSTRUCTION DETAILS.

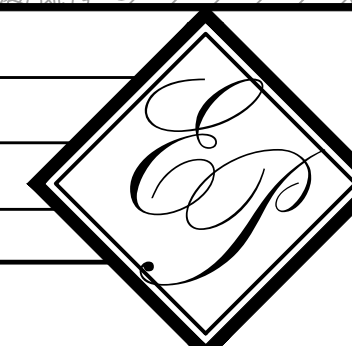
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SCALE: 1" = 20'

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10/21/20			
N.J.P.E. LIC. NO. GE 43435			
1	UPDATED UNIT COUNT	10/21/20	IB
NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER
10/21/20

DRAWN BY: CVC
DATE: 3/5/20
APPROVED BY: RCA
PROJECT NO: 303-GD
SHEET: 3 OF 6
DRAWING NO: GD-1

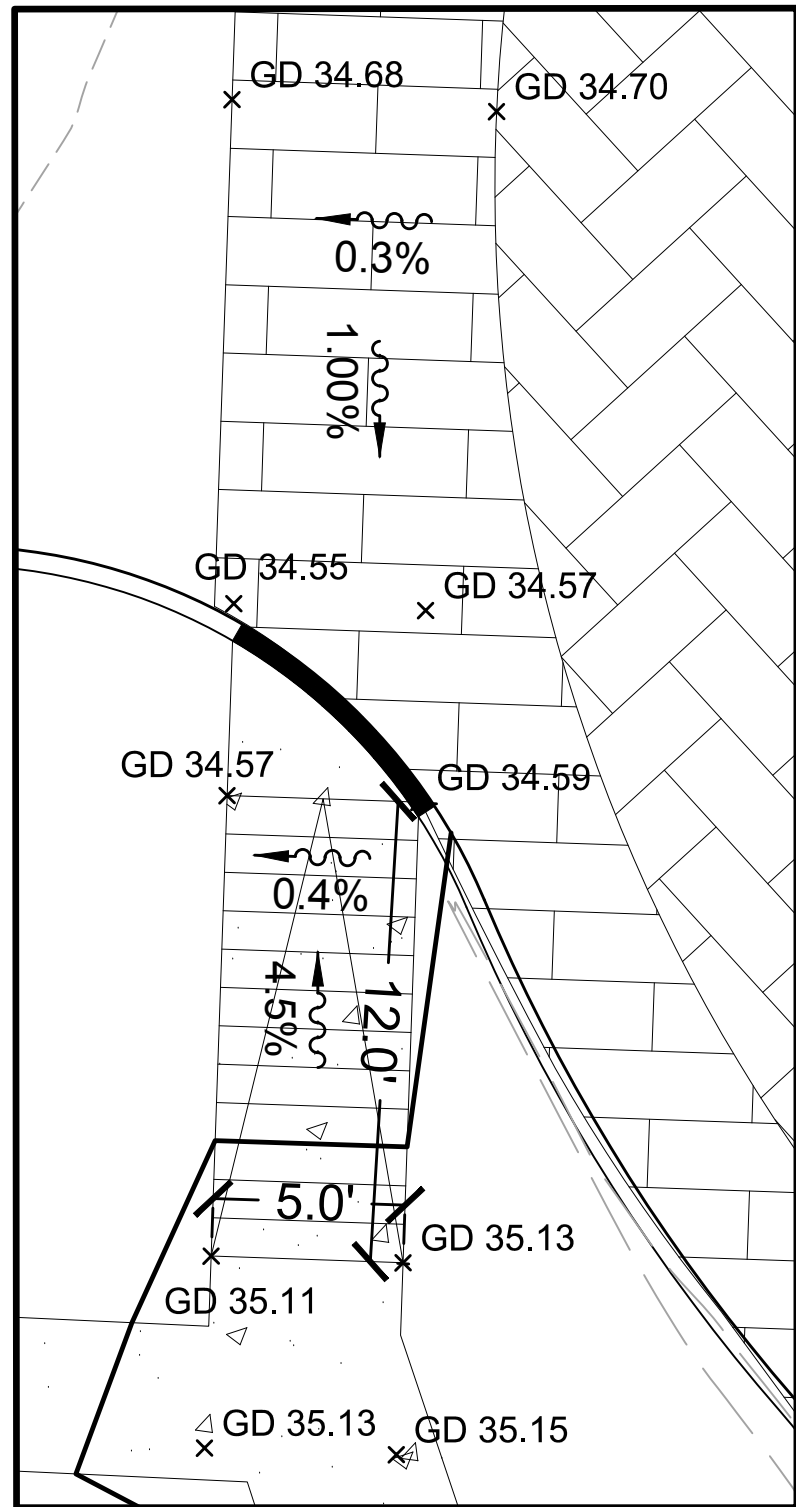
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SCALE: 1" = 20'
PROJECT NO: 303-GD
SHEET: 3 OF 6
DRAWING NO: GD-1



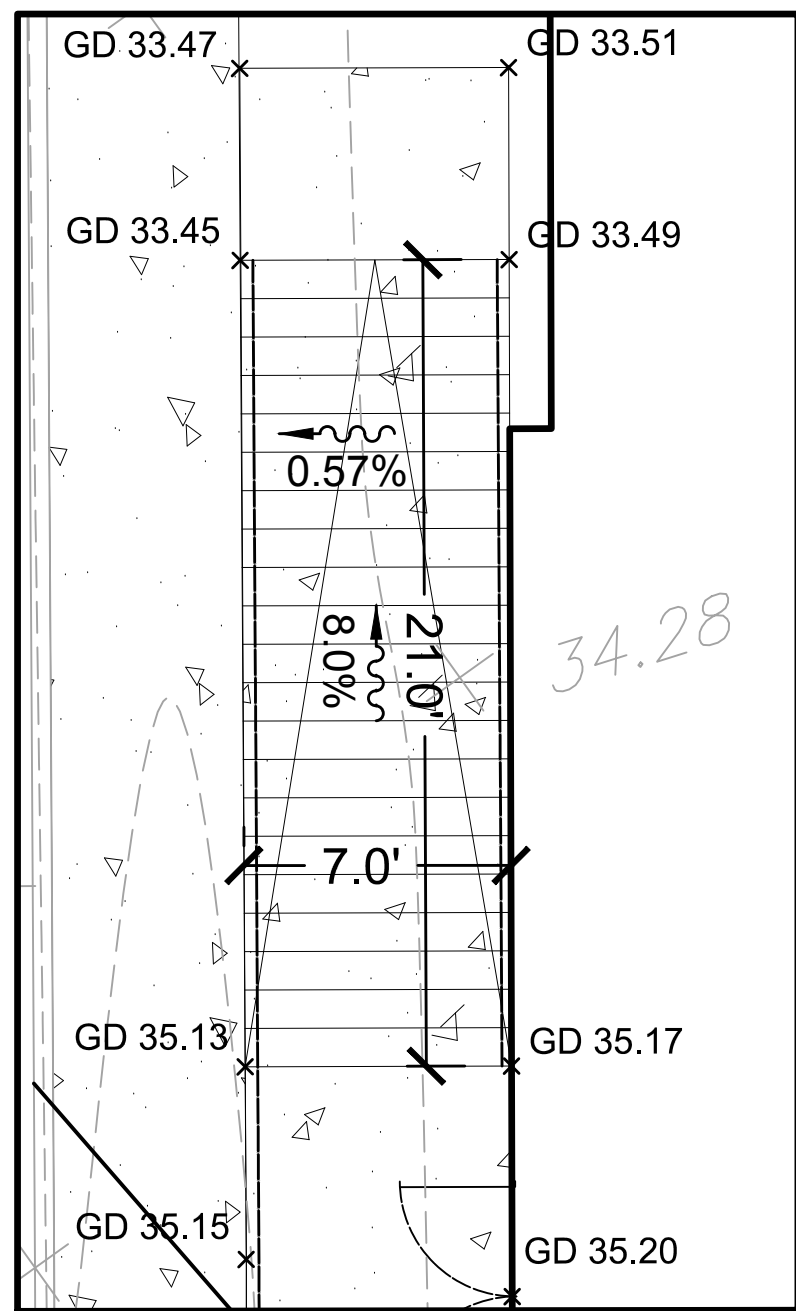
EP DESIGN SERVICES, LLC
State of New Jersey Certificate of Authorization #: 24GA28128800
2001 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-6371

GRADING PLAN-BUILDINGS 3&4
BL 54.01 / 54.02, LOTS 4&5 / 2,3,4,5,6,7&8
FOR
VILLAGE PLACE AT GARDEN STATE PARK
CHERRY HILL TOWNSHIP
CAMDEN COUNTY NEW JERSEY

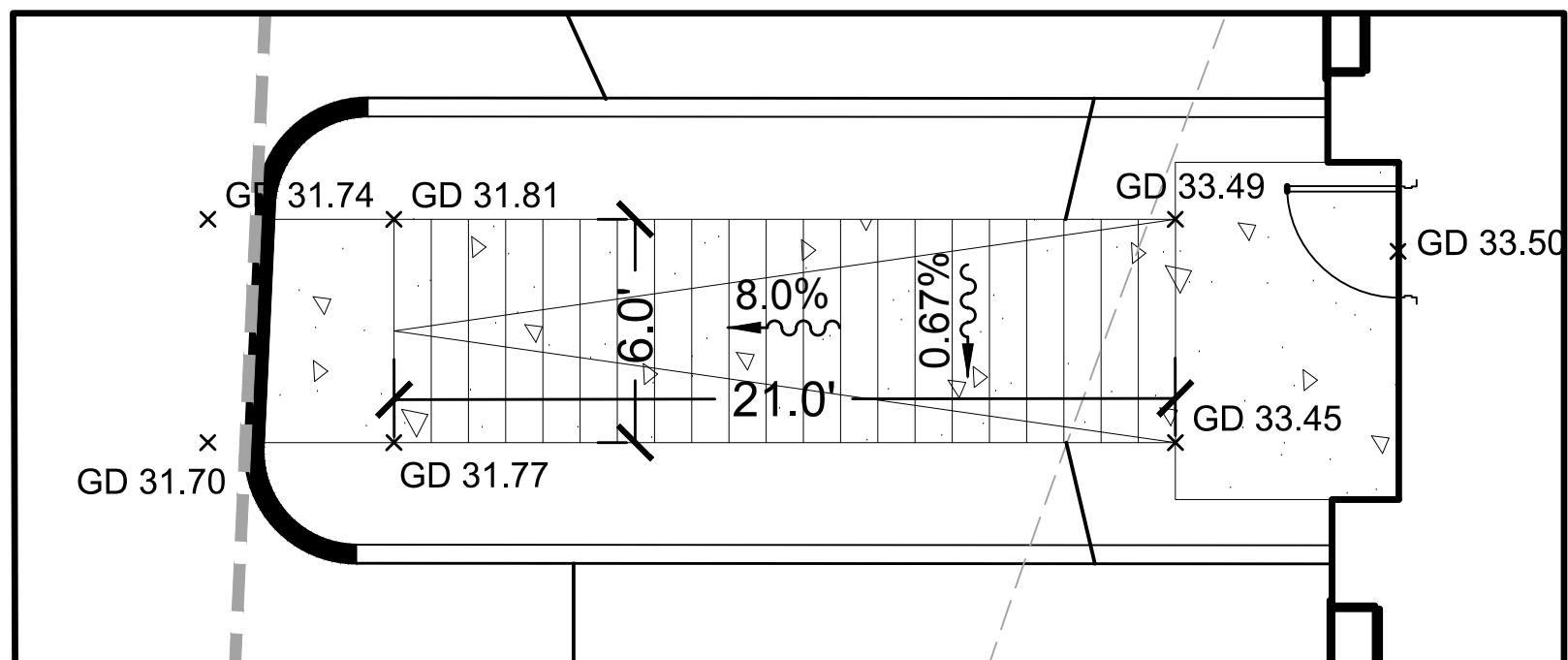
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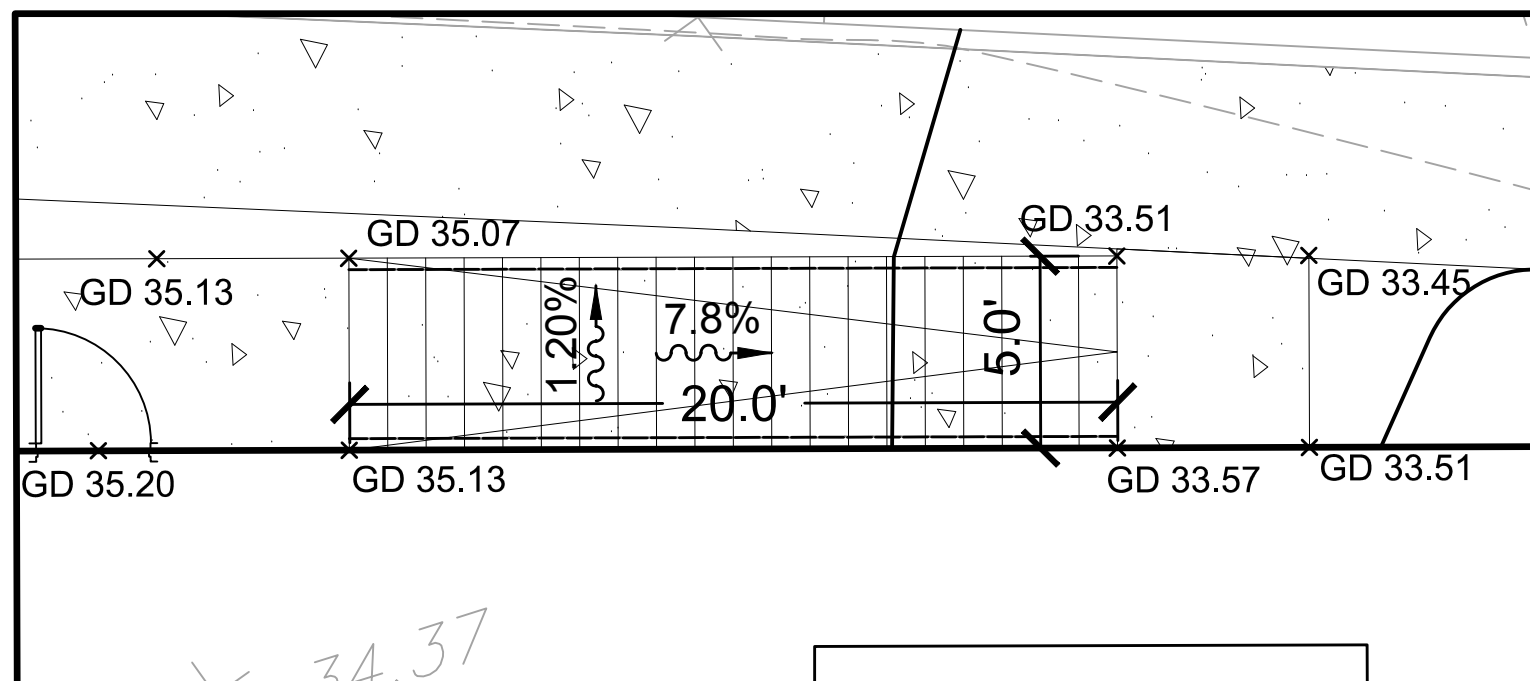
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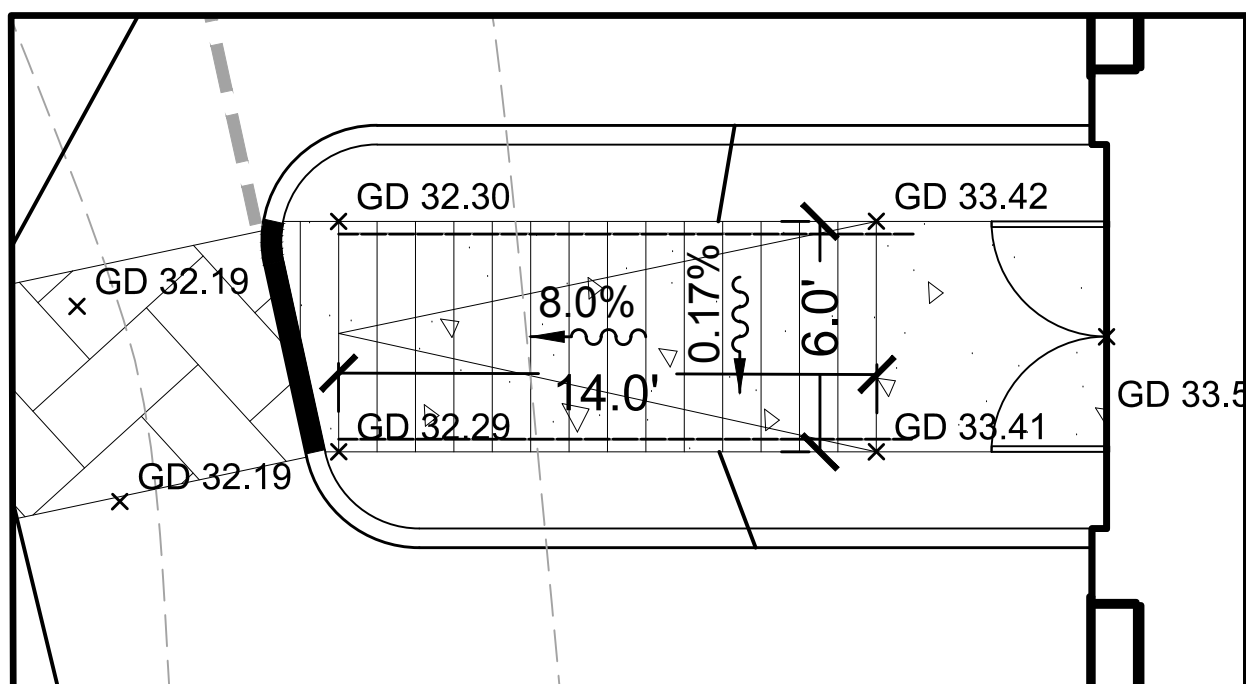
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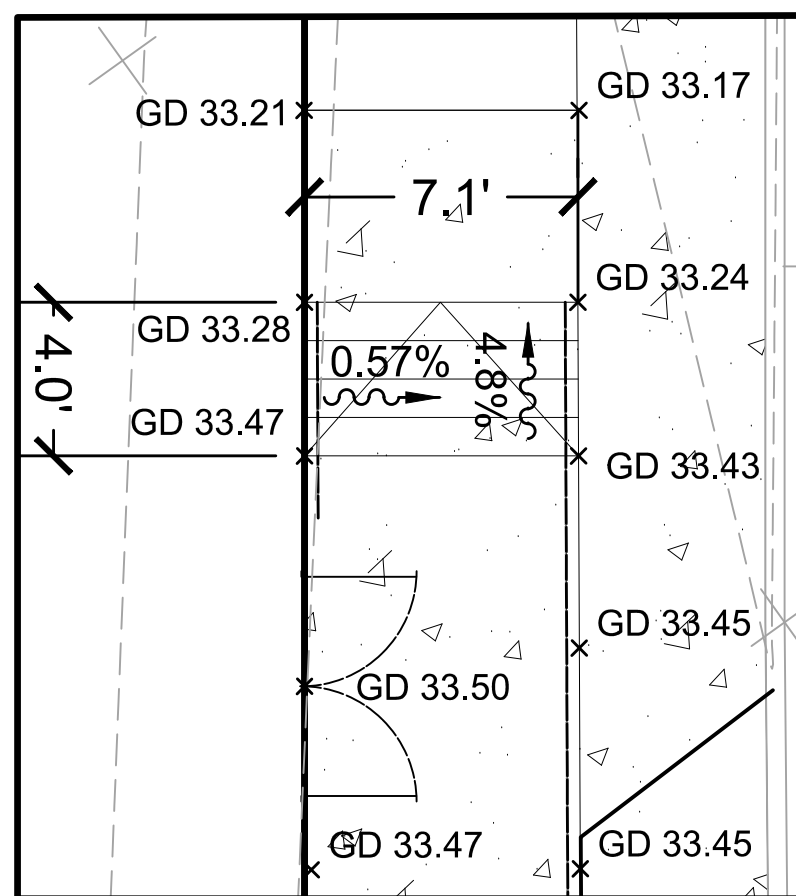
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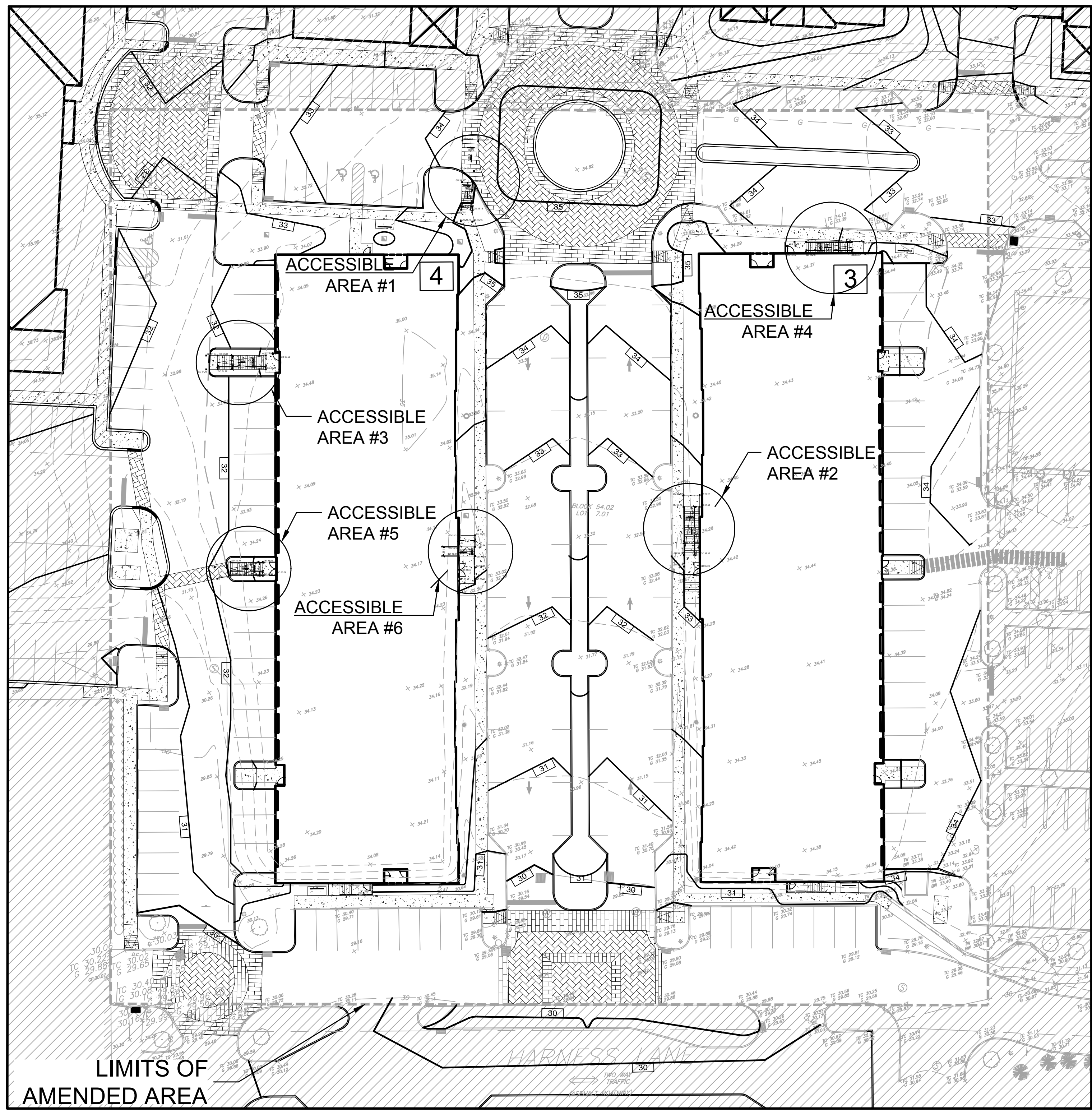
ACCESSIBLE AREA #4
SCALE: 1"=5'



ACCESSIBLE AREA #5
SCALE: 1"=5'



ACCESSIBLE AREA #6
SCALE: 1"=5'



ACCESSIBLE AREAS LOCATIONS
SCALE: 1"=30'

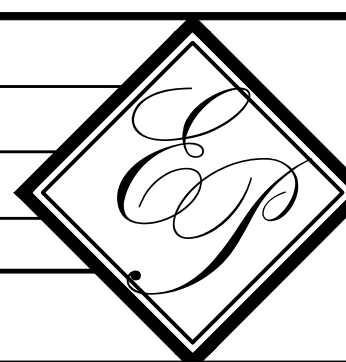
- NOTES:
1. THESE PLANS SHOW THE AMENDED WORK AREA ASSOCIATED WITH BUILDINGS #3 & #4 ONLY. FOR ANY SITE WORK LOCATED OUTSIDE OF THE AMENDED AREA OF BUILDINGS 3 AND 4, PLEASE REFER TO THE LATEST APPROVED SITE PLANS ENTITLED 'AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, VILLAGE PLACE AT GARDEN STATE PARK PHASE 2A, BL 54.01 / 54.02, LOTS 4 & 5 / 2,3,4,5,6,7 & 8'.
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10' 0 10' 20' 40'
SCALE: 1" = 20'

1	UPDATED UNIT COUNT	10/21/20	IB
NO.	REVISIONS	DATE	BY

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION
BRADFORD J. ALLER
PROFESSIONAL ENGINEER
Bradford J. Aller
N.J.P.E. LIC. NO. GE 43435

DRAWN BY: CVC
DATE: 3/5/20
APPROVED BY: RCA
FIELD BOOK: ---
SHEET: 4 OF 6
PROJECT NO.: 304-GD
DRAWING NO.: GD-2
REVISION: 1

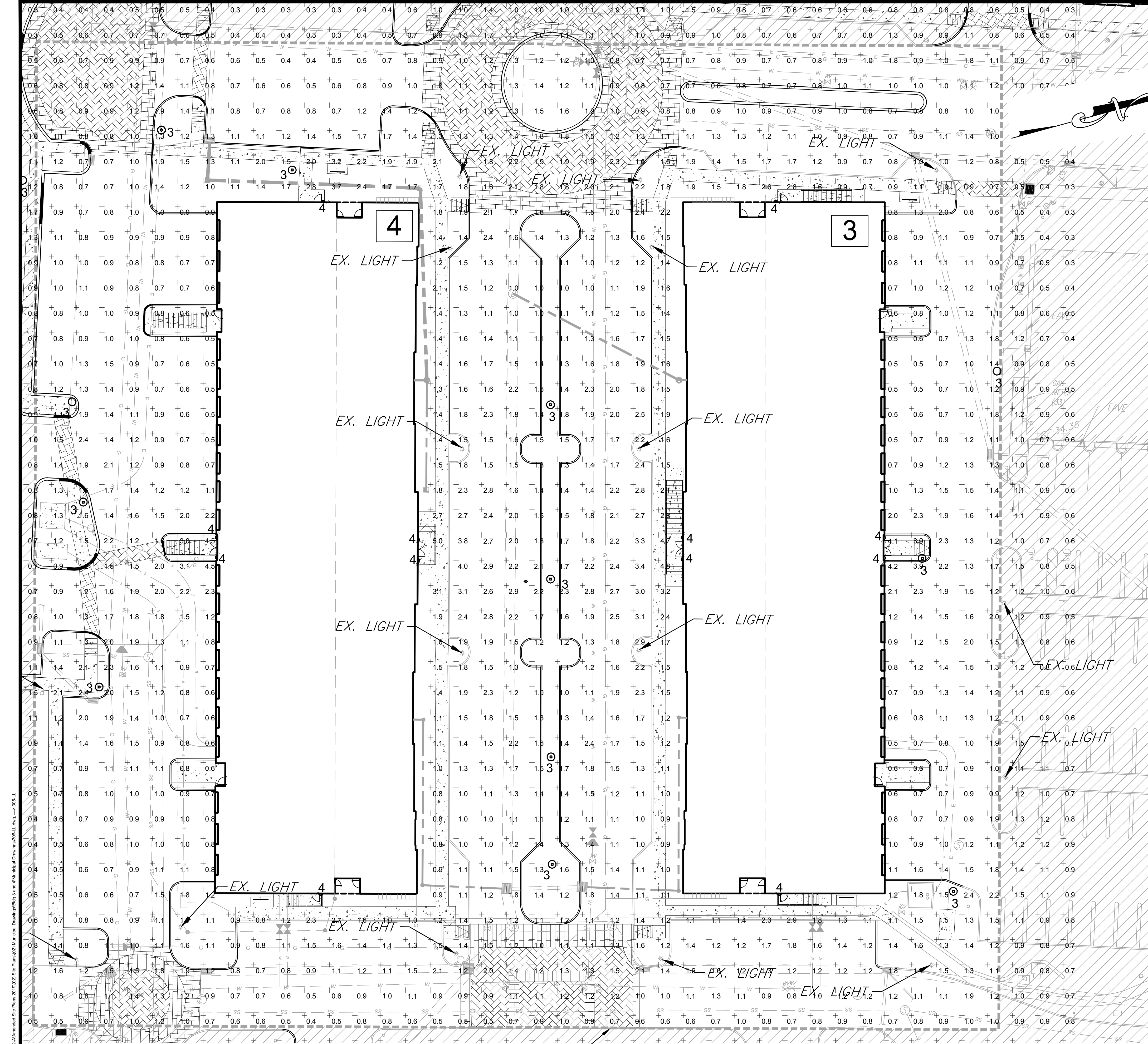


EP DESIGN SERVICES, LLC
State of New Jersey Certificate of Authorization #: 24GA28126800
2001 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-6371

ADA GRADING PLAN-BUILDINGS 3&4
BL 54.01 / 54.02, LOTS 4&5 / 2,3,4,5,6,7&8
FOR
VILLAGE PLACE AT GARDEN STATE PARK
CHERRY HILL TOWNSHIP
CAMDEN COUNTY NEW JERSEY

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Plotted: 10/21/20 10:37 AM By: jhvj
File: H:\Engineering\Projects\Residential\Cherry Hill\Phase 2\Amended Site Plan 20191002 Site Plan\02 Municipal Drawings\02-LL.dwg - 30x-L



LIMITS OF
AMENDED AREA

LUMINAIRE SCHEDULE (BUILDING # 3&4)							
Label	QTY	Catalog Number	Description	Lamp	Lumens	LLF	Watts
3	12	R34, SOLID ROOF, T REFLECTOR 175W MH, 12' POLE	L80 LUMINAIRE POLE MOUNT 12"	GLOBE	15000	0.72	175
4	12	21 WATT (1980 LUMENS) 120 VOLT INTEGRATED LED, CRI: 90 COLOR TEMP: 3000K	PANEL SCONCE	SONNEMAN	1980	0.72	21

Color: Black

Ordering Guide:
C365G: LUMINAIRE
CP365G: POLE

POLE: 4" STRAIGHT FLUTED
W/ 3" TENDON
0.022" WALL THICKNESS
6063-T6 ALUMINUM ALLOY

BASE: CAST ALUMINUM
#356PM ALLOY
W/ ACCESS COVER

BASE DETAIL:
REFERENCE TEMPLATE
#T01000735

Luminaire Detail
Scale 1/16

Luminaire Matrix

FASTENERS:
X HEX
- ALLEN

COLOR:
X BLACK
- WHITE
- VERDE
- BRONZE
- GREEN
- SILVER

REFLECTOR:
- SM REFLECTOR
- SM REFLECTOR WH/SS
- FULL TOP WH/SS
- H.S.S.
- INTERNAL LOUVER ASSY.
X FULL TOP

PHOTO CONTROL:
- BUTTON-EYE
- TWIST-LOCK RECEIPT
X NONE

SOCKET:
- MEDIUM
X MUGLA
- INDUCTIVE

WATTAGE:
- 75W MH
- 50W MH
- 50W MH
X 175W MH
- 250W MH
- 250W MH
- 50W HPS
- 50W HPS
- 250W HPS
- 250W HPS
- 50R
- 50R

VOLTAGE: (specify)
- 220V
- 240V
- 277V
- 347V

PRODUCT APPROVALS

HADCO

CUST.

CONFIDENTIAL:
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Full
Specification
(Complete Assembly)
Drawing

HADCO
a Genlyte company
ISO 9001:2000 Certified
"Over 50 Years of Excellence"
100 Craftway P.O. Box 128
Littletown, Pennsylvania 17343-0128
Phone: 717-359-7151
Fax: 717-359-9515
www.hadco.com

JOB NAME:
Cherry Hill
Race Track

REP. TERRITORY: 52
DRAWN BY: SMK

SCALE: DATE: 1:20 06/28/07

DRAWING NUMBER:
C365G-DWG01

REP: Dave Murphy

REV: A PCN 07-083

BY: DATE:

ACORN FIXTURE

Flat Box 2-Light Indoor/Outdoor LED
Panel Sconce
By SONNEMAN Lighting



Product Options

Finish: Textured Bronze, Textured Gray, Textured White

Details

- Dimmable when used with TRIAC or ELV dimmer (not included)
- Suitable for wet locations
- Designed by Robert Sonneman in 2018
- Material: Metal
- Shade Material: Aluminum
- ADA compliant
- UL Listed
- Warranty: Limited 1 Year
- Made in China

Dimensions

Backplate: Width 6", Height 25", Depth 0.5"
Fixture: Width 6", Height 25", Depth 2.5", Weight 9lbs
Shade: Width 6", Height 7", Depth 2.5"

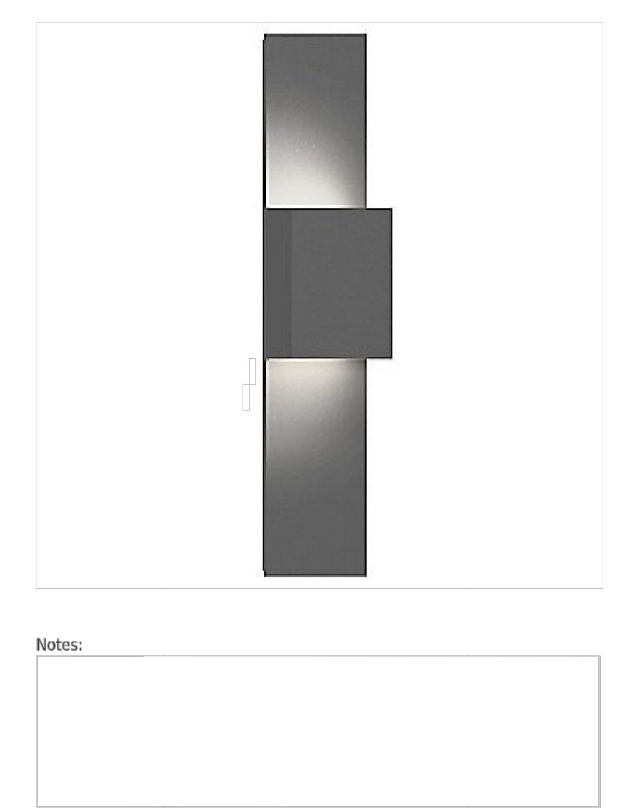
Lighting

- 21 Watt (1980 Lumens) 120 Volt Integrated LED, CRI: 90 Color Temp: 3000K

Additional Details

Product URL:
<https://www.ylighting.com/flat-box-2-light-indoor-outdoor-led-panel-sconce-by-sonneman-lighting-SNMP202386.html>

Rating: UL Listed



Prepared by: _____

Prepared for: _____

Project: _____

Room: _____

Placement: _____

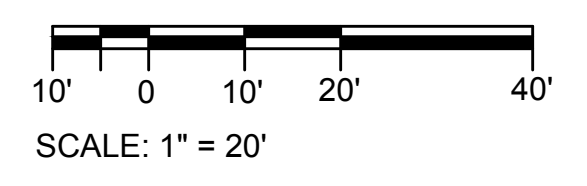
Approval: _____



NOTES:

1. THESE PLANS SHOW THE AMENDED WORK AREA ASSOCIATED WITH BUILDINGS #3 & #4 ONLY. FOR ANY SITE WORK LOCATED OUTSIDE OF THE AMENDED AREA OF BUILDINGS 3 AND 4, PLEASE REFER TO THE LATEST APPROVED SITE PLANS ENTITLED "AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, VILLAGE PLACE AT GARDEN STATE PARK PHASE 2A, BL 54.01 / 54.02, LOTS 4 & 5 / 2,3,4,5,6,7 & 8.
2. REFER TO APPROVED SITE PLANS ENTITLED "AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN, VILLAGE PLACE AT GARDEN STATE PARK PHASE 2A PLANS FOR ALL CONSTRUCTION DETAILS.

WALL SCONCE



THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION			
BRADFORD J. ALLER			
PROFESSIONAL ENGINEER			
N.J.P.E. LIC. NO. GE 43435			
1	UPDATED UNIT COUNT	10/21/20	IB
NO.	REVISIONS	DATE	BY

DRAWN BY: CVC	CHECKED BY: PL
DATE: 3/5/20	SCALE: 1" = 20'
APPROVED BY: RCA	PROJECT NO: 306-LL
FIELD BOOK: ---	PAGE: ---
SHEET: 6 of 6	DRAWING NO: LL-1
REVISION: 1	

EP DESIGN SERVICES, LLC
State of New Jersey Certificate of Authorization #: 24GA28128500
2001 Hamilton Boulevard
South Plainfield, New Jersey 07080
(908) 205-0443 Fax: (908) 205-6371

LIGHTING PLAN- BUILDINGS 3&4
BL 54.01 / 54.02, LOTS 4&5 / 2,3,4,5,6,7&8
FOR
VILLAGE PLACE AT GARDEN STATE PARK
CHERRY HILL TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

THIS DRAWING AND THE INFORMATION ON IT ARE CONFIDENTIAL AND ARE THE PROPERTY OF EP DESIGN SERVICES, LLC. AND MAY NOT BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE ONE IDENTIFIED HERE ON WITHOUT WRITTEN CONSENT FROM EP DESIGN SERVICES, LLC.

BLEW

Surveying | Engineering | Environmental

August 29, 2024

Cherry Hill Township
Building Inspector / Code Enforcement

Reference: Park Lane at Garden State – Phase II
3302 Del Mar Drive
Cherry Hill, 80002
BLEW Project Number: 24.6187

Dear Department Staff,

BLEW, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against the property? (if Yes, please provide details below, or by attachment) ☐ Yes ☒ No

2. How frequently is the property inspected by the building department?
☒ During construction activity ☒ To investigate a citizen complaint ☐ Annually
☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable): 6/29/2024

4. When was the original core/shell Certificate of Occupancy issued? NO

5. Is a copy of the original core/shell Certificate of Occupancy available? ☐ Yes ☒ No
(Please send copy if available)

6. Are there any open building department permits? ☒ Yes ☐ No
(If Yes, please describe below or by attachment)

Permit Lod1- 1667, Lod1- 1667+A for
new Apartment Building

We appreciate your assistance with this information. Please email this page and any additional attachments to ian.white@blewinc.com and alexis.martin@blewinc.com. Also, please include the responder's name, title, and contact info.

Respectfully,
BLEW & Associates, P.A.

BLEW

Surveying | Engineering | Environmental

