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SUMMARY OF APPLICATION

COMMUNITY DEVELOPMENT

The Applicant, Spring Hills Cherry Hill LLC, is seeking Preliminary and Final Site Plan approval for construction of a sixty four (64) bed Assisted Living Facility with Alzheimer care, to be located on Block 463.09, p/o Lot 17, located at 1450 Marlton Pike (Rt. 70 West) within the Township of Cherry Hill, NJ. The property is located within the Highway Business (BZ) Zone, in which such a facility is a permitted use. The proposed building will be located in the northwest portion of the lot, to the rear of the existing Spring Hills Assisted Living Facility. The Applicant is requesting the following variances: Section 415.F where 70% Maximum lot coverage is permitted, 80.3% exists and 78.5% is proposed; Section 415.F requiring 25% open space where 19.7% currently exists and 21.5% is proposed; Section 508.G which limits the number of uninterrupted parking spaces without landscaped islands to 20, where 41 currently exist and 28 are proposed. The Applicant is requesting a design waiver from Section 510.B.1 to allow 1 loading space where 3 spaces are required. In addition to the foregoing, the Applicant is requesting any other waivers or variances the Board, or its professionals deem necessary.

The Applicant believes that the proposed development will advance the purposes of the Municipal Land Use Law, Cherry Hill Township Master Plan and Zoning Ordinance. The requested variances can be granted without substantial detriment to the public good and the benefits of granting the variances substantially outweigh any detriment that may be found. Grant of the variances, as well as the waiver, will not substantially impair the intent and purpose of the zone plan, zoning ordinance or Master Plan.