



water plan will be for the entire site including future development of the proposed additional building space shown on the site plan.

Whereas the proposed building is permitted by right in a B-4, General Commercial Business district and the general development standards of the Township and complies with the specific standards contained in the zoning ordinance; staff recommends approval of site plan S-11-14 with the conditions listed in staff's report.

Mr. Beebe, a representative from CMS & D, on behalf of Cedargrove Opportunities LLC, had no problem with the nine (9) conditions listed in staff's report.

Mr. Brucker then asked for public comments in favor or in opposition to the proposed site plan.

There being no comments, Mr. Brucker closed the public hearing portion of the proposed site plan.

Discussion followed among the Planning Commission members.

Motion by Mr. Nolan, supported by Mr. Nelson, to recommend approval of the proposed site plan S-11-14 upon the following nine (9) conditions listed below:

1. Approval of a final site plan by the Community Development Department, Fire Department, Building Department and the Department of Public Services.
2. A Storm Water Management Plan will need to be reviewed and approved by the Township Engineer prior to the issuance of a building permit.
3. The following items need to be indicated on the final site plan and are required to be installed:
  - a) Landscaping plan submitted and approved by staff.
  - b) Lighting plan, including the location of poles and fixtures, submitted and approved by staff.
  - c) A paved pedestrian connection from the public sidewalk, denoted by a change in surface and color, provided on the site.
  - d) Installation of Cardinal Square elements at key locations.
  - e) Dimensions for the street right of way and proposed right of way and required setbacks shall be indicated on the final site plan. The setback for Fashion Square Boulevard is 78' without a berm.
4. Any mechanical equipment, including generators, is required to be screened with landscaping and material consistent with the building.
5. Lights shall not exceed 25-feet in height. A photometric plan and lighting details are required.
6. Colored elevations and a detailed description of the materials are required.

