



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, January 19, 2023**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Cosmas Diamantis, Esq. at 7:40 PM.

**PLEDGE OF ALLEGIANCE:** Led by Cosmas Diamantis, Esq.

**STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW**

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<https://www.chnj.gov/117/Zoning-Board-of-Adjustment>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Zoning Board of Adjustment Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

**ROLL CALL**

- **Members in attendance:** Jonathan Rardin; Daniel DiRenzo, Jr.; Wyatt Sklar; Marshall Spevak; Joseph DiSalvo; and Greg Bruno;
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Jacob Richman PP, AICP, Alternate Secretary; Samuel Opal, Planning & Zoning Assistant; and Allen Zeller, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS - Reorganization**

**Election of Chair.** Mr. Spevak nominated Jonathan Rardin to serve as Chairperson and was seconded by Mr. Bruno. Mr. DiRenzo made a motion to elect Jonathan Rardin and was seconded by Mr. Spevak. The motion passes unanimously.

Chairman Jonathan Rardin took over the meeting from Cosmas Diamantis, Esq.

**Election of Vice Chair.** Mr. DiRenzo nominated Marshall Spevak to serve as Vice-Chairperson and was seconded Mr. DiSalvo. The motion passes unanimously. Mr. Bruno made a motion to elect Jonathan Rardin and was seconded by Mr. Sklar. The motion passes unanimously.

Solicitor Zeller swore in Jonathan Rardin (Chair) and Marshall Spevak (Vice-Chair).

**Adoption of Agenda Policies & Procedures.** Mr. Spevak made the motion to adopt the agenda policies and procedures and was seconded by Mr. Sklar. The motion passed unanimously.

**Adoption of Meeting Dates and Official Newspapers.** Mr. DiRenzo made a motion to approve the meeting dates of the Zoning Board for 2023, and to approve the Philadelphia Inquirer and Courier Post as the designated newspaper for 2023, which was seconded by Mr. Bruno. The motion passed unanimously.

**Adoption of Zoning Board Bylaws.** Mr. Bruno made a motion to approve the 2023 Zoning Board Bylaws, which was seconded by Mr. Sklar. The motion passed unanimously.

**Appointment of Secretary.** Mr. Spevak nominated Cosmas Diamantis, Esq. for Secretary for the year 2023. The motion was seconded by Mr. DiSalvo. The motion passes unanimously.

**Appointment of Alternate Secretary #1 and Alternate Secretary #2.** Mr. Bruno nominated Jacob Richman, PP, AICP, for Alternate Secretary #1 and Samuel Opal for Alternate Secretary #2 for the year 2023. The motion was seconded by Mr. DiSalvo. The motion passes unanimously.

**Appointment of Solicitor.** Mr. DiRenzo nominated Zeller & Wieliczko, LLP, for Zoning Board Solicitor for the year 2023. The motion was seconded by Mr. Bruno. The motion passes unanimously.

**Appointment of Engineer.** Mr. Bruno nominated the engineering firm of Environmental Resolutions Inc. as the Zoning Board Engineer for 2023. The motion was seconded by Mr. DiRenzo. The motion passes unanimously.

**Adoption of the 2022 Zoning Board Annual Report.** Mr. Spevak made a motion, which was seconded by Mr. Bruno to adopt the 2022 Zoning Board Annual Report. The motion passes unanimously. The 2022 Zoning Board Annual Report is adopted.

*Adoption Meeting Minutes from December 15, 2022.* Mr. Bruno made a motion, which was seconded by Mr. DiSalvo, to adopt the Meeting Minutes from December 15, 2022. Affirmative votes by Rardin, DiRenzo, Spevak, DiSalvo, and Bruno. Minutes are approved.

**AGENDA ITEMS:**

**19-Z-0045**

Block(s) 465.06 Lot 4

Zone: Industrial Restricted (IR)

*Relief Requested: Preliminary & Final Major Site Plan with a Use (D) Variance to permit the continuance of an as-built 490 SF cooler addition and related parking lot modifications as well as construct various site improvements to the existing office/warehouse use requiring use variance relief due to encroachments into the Stream Buffer Overlay*

**Deli On The Go Realty, LLC**

615 Deer Road

Cherry Hill, NJ

**Applicant's Representatives:** Peter Chacianas, Esq. – Applicant's Attorney; Leo Schwartzberg – Applicant; and Kris Kluk, PhD, PE – Applicant's Engineer.

**POSTPONED TO THE FEBRUARY 16, 2023 ZONING BOARD MEETING.**

**RESOLUTIONS:**

None.

**Meeting Adjourned:** at 8:02 PM.

**ADOPTED:** 2/2/23

  
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**JONATHAN RARDIN, CHAIRMAN**

**ATTEST:**

  
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**JACOB RICHMAN, PP, AICP, ALT. SECRETARY**