



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, July 18, 2019

### AGENDA

*CAUCUS – 7:00 P.M.*

*MEETING COMMENCEMENT – 7:30 P.M.*

#### **PLEDGE OF ALLEGIANCE**

#### **STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW**

In accordance with Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

#### **ROLL CALL**

- Roll Call of Zoning Board Members
- Swearing in of Professionals

#### **BOARD POLICY**

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all cell phones and all other electronic devices for the duration of the meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

#### **ADMINISTRATIVE ITEMS**

Appointment & Oath of Regular Member (Ann Madden Tufano)  
Appointment & Oath of Regular Member (Marshall Spevak)  
Reappointment & Oath of Regular Member (Daniel DiRenzo, Jr.)  
Reappointment & Oath of Regular Member (Wyatt Sklar)  
Reappointment & Oath of Alternate #2 Member (Jill Roth-Gutman)  
*Approval of Meeting Minutes from May 16, 2019*

#### **AGENDA ITEMS**

##### **19-Z-0009**

Block(s) 125.05 Lot(s) 5 & 6

Zone: Single-Family Residential (R3)

##### **Thayer Properties, Inc. and Community Capital, LLC**

510 & 514 Beechwood Avenue

Cherry Hill, NJ 08002

*Relief Requested: A minor subdivision for a lot line adjustment as the existing dwelling located on Lot 6 is currently situated directly on the existing lot line and encroaching onto Lot 5. The proposal would shift the aforementioned lot line and respective lot dimensions and setbacks for both Lots 5 and 6. As such, all encroachments are being removed and no variances are being requested.*

**19-Z-0021**

Block(s) 471.01 Lot(s) 7

Zone: Highway Business (B2) Zone and Residential (R1) Zone (Split Zone Lot).

*Relief Requested: A use (d1) variance with preliminary major site plan only with bulk (C) variances to construct 64, one-bedroom multi-family units, which are 100% affordable senior and supportive needs housing units, accompanied by various site improvements including stormwater, landscaping, lighting and other site improvements.*

**Fortitude Realty, LLC**

1991 Route 70 East

Cherry Hill, NJ 08003

***APPLICATION HAS BEEN RESCHEDULED TO THE THURSDAY, AUGUST 1, 2019 ZONING BOARD HEARING***

**RESOLUTIONS**

**19-Z-0001**

Block(s) 435.08 Lot(s) 12

Zone: Single-Family Residential (R2)

*Relief Requested: A bulk (C) variance to construct a 19' x 16' three season room addition over an existing patio and to permit that addition to have a rear yard setback of 14.3', where a minimum of 25' is required. The applicant also seeks relief to permit the continued existence of a nonconforming storage shed located at the southwest corner of the site to be located less than five (5') from both the side and rear property lines, where a minimum side and rear yard setback of five (5') is required.*

**Paul & Roxanne Chick**

1304 Beaverbrook Drive

Cherry Hill, NJ 08034

***MEETING ADJOURN***