



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, June 20, 2013**  
**Draft MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairperson Rardin at 7:32 pm.

**PLEDGE OF ALLEGIANCE:** Led by Chairperson Rardin.

**OPMA STATEMENT:** Read by Chairperson Rardin in compliance with Sunshine Law.

**ROLL CALL**

- **Members in attendance:** William Carter; Harry Schmoll; Daniel DiRenzo Jr.; Farhat Biviji, Vice-Chairperson; and Jonathan Rardin, Chairperson.
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Anthony Zappasodi, Esq., Planning Administrator; Jacob Richman, Planning Technician; and Harry Chung, Esq., Solicitor.

**COMMENTS FROM THE PUBLIC:** None received.

**ADMINISTRATIVE ITEMS**

**Regular Meeting Minutes from June 6, 2013:** Mr. Schmoll made a Motion to Approve the Minutes from 6/6/13, which was seconded by Chairperson Rardin, with affirmative votes by Schmoll and Rardin. Abstentions by Carter, DiRenzo, and Biviji. None opposed.

**RESOLUTIONS**

**05-Z-0050**

Block(s) 285.23 Lot(s) 5

Zone: Single Family Residential (R2) Zone

*Relief Requested: An amended preliminary & final major site plan for Regency Court townhouses, which received a use (D) variance (NJSA 40:55D-70(d)(1)) for the construction of thirty-six (36) townhouses, where multifamily residential was not permitted in the R2 zone (Application #05-Z-0050).*

**Motion to ratify:** Motion was made by Mr. Carter and seconded by Mr. DiRenzo, with affirmative votes by Carter, Schmoll, DiRenzo, Biviji, and Rardin. Motion carried.

**JVS Regency Court, LLC**  
610 Cooper Landing Road  
Cherry Hill, NJ 08003

**13-Z-0009**

Block(s) 436.02 Lot(s) 1

Zone: Industrial Restricted (IR) Zone

*Relief Requested: Bulk (C) sign variances to install a double sided multi-tenant freestanding/monument sign.*

**Motion to ratify:** Motion was made by Mr. Schmoll and seconded by Chairperson Rardin, with affirmative votes by Schmoll and Rardin. Abstentions by Carter, DiRenzo, and Biviji. Motion carried.

**Cherry Hill Real Estate Associates, LLC**  
1637-1641 Route 70 East  
Cherry Hill, NJ

**13-Z-0014**

Block(s) 436.02 Lot(s) 1

Zone: Residential (R1) Zone

*Relief Requested: Bulk (C) variance to permit a bilco door in the rear yard setback.*

**Motion to ratify:** Motion was made by Mr. Schmoll and seconded by Chairperson Rardin, with affirmative votes by Schmoll and Rardin. Abstentions by Carter, DiRenzo, and Biviji. Motion carried.

**Eric & Laurie Grossman**  
1814 Russet Drive  
Cherry Hill, NJ

**Meeting Adjourned:** 7:40 pm.