



ZONING BOARD OF ADJUSTMENT
Thursday, February 21, 2013
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Rardin at 7:30 PM.

PLEDGE OF ALLEGIANCE: Led by Chairperson Rardin.

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

ROLL CALL

- **Members in Attendance:** Michael Maitland; Ivy Rovner; William Carter; Harry Schmoll; Samuel Kates; Daniel DiRenzo; Farhat Biviji, Vice-Chairperson; Jonathan Rardin, Chairperson.
- **Professionals in Attendance:** Paul Stridick, AIA, Secretary; Anthony Zappasodi, Esq., Alternate Secretary; Chris Noll, PE, Engineer; Deena Greble, Esq., Solicitor; Jacob Richman, Planning Technician.
- **Swearing in:** Solicitor Greble administered oath to Msrs. Zappasodi and Noll.

BOARD POLICY STATEMENT: Read by Chairperson Rardin.

COMMENTS FROM THE PUBLIC: None received.

APPLICATIONS:

12-Z-0045

Block(s) 471.07 Lot(s) 21

Zone: RAPC Zone

Relief Requested: Bulk (c) variances for a kitchen addition in the side yard setback.

Frances Rissmiller

106 Wexford Drive

Cherry Hill, NJ 08003

Frances Rissmiller and her contractor Cindy Cipriani, of Cipriani Builders were sworn in by Solicitor Greble. The Applicant proposes to build an 8.5' by 17' kitchen addition onto the existing single family dwelling. As proposed, the kitchen addition would be 4.03 feet from the side property line, where 10 feet is required, and a combined 18.59 feet as the aggregate side yard setback, where 24 feet is required. The Applicant presented the following: a packet of color photographs of similar additions within her neighborhood marked as Exhibit "A-1"; a photograph of the proposed view from a neighbor's property marked as Exhibit "A-2"; a rendering of the side view of proposed addition marked as Exhibit "A-3"; and photographs of the existing home marked as Exhibit "A-4".

The Applicant testified that: the materials used for the addition will blend with the existing home and neighborhood aesthetics, no trees will be removed, downspouts will be utilized for stormwater management, the addition will never be used as an accessory dwelling unit, and the Plans will be revised to accurately reflect the exact location of the addition in relation to the side property line.

The hearing was opened to the public for comment by Chairperson Rardin. No one from the public commented on the application. The public comment portion of the hearing was closed by Chairperson Rardin.

Mr. Zappasodi from the Department of Community Development testified with regard to his department's review letter dated February 8, 2013. The Applicant agreed to comply with the comments/conditions contained therein.

Motion to approve the Bulk Variances for side yard and aggregate side yard setbacks with enumerated conditions as specified: motion made by Mr. Maitland and seconded by Mr. Schmoll, with affirmative votes by Maitland, Rovner, Carter, Schmoll, Kates, Biviji, and Rardin. None were opposed. Motion carried.

12-Z-0044

Block(s) 21.01 Lot(s) 6

Zone: Regional Business (B4) Zone

Relief Requested: A Minor Site Plan with Use (d1) and (d5) variances along with Bulk (c) variances for an office with warehouse space.

Modernfold Styles, Inc

802 King Ave

Cherry Hill, NJ 08002

The Applicant proposes to relocate his existing business into a larger building within the same industrial park.

The Applicant was represented by Attorney Patrick McAndrew, Esq. and offered the following professionals as experts: Michael Avila, PE of Avila Engineering, Nadine Danenberg, RA, and Ron Kohn, Vice President and General Manager of Modernfold Styles Inc. All witnesses were sworn in by Solicitor Greble. Mr. Kohn testified that the business, which installs movable partitions, has been in Cherry Hill since 1980. There are approximately four employees within the office, with three outside sales representatives and nine installers who do the custom fabrications at different sites. The hours of operation are 8:30am to 5:00pm during the week and they generally receive one delivery per week from their manufacturer. The buildings are part of a condominium association that shares a common parking lot. The existing building is the entirety of lot 6.

Mr. Avila provided a brief overview of the proposed improvements as the project engineer and planner. A color rendering of the site was marked as Exhibit "A-1". A revised Floor Plan dated 2/21/13 by Danenberg Design was marked as Exhibit "A-2". A Trip Generation Report by Shropshire Associates was marked as Exhibit "A-3". The breakdown within the existing 10,008 square foot building is now proposed as: 5,002 square feet dedicated for the office use and 5,006 square feet dedicated for the warehouse/storage use. Based upon the revised floor area computation, the request for a Use Variance for the size of the office was no longer necessary and was formally withdrawn. Mr. Avila stated that the warehouse component of the project needed a Use Variance. He provided testimony regarding the purposes of the MLUL and opined that there would be no detriment to the community since it is a good adaptive use with no increase in traffic. Mr. Avila stated that bulk variances were necessary: for a secondary façade sign without street frontage and for an oversized freestanding directional sign. He stated that design waivers were necessary for: loading areas/space; parking spaces in common lot; lighting and floodlights, and the proposed location of the directional sign.

Mr. Noll from Environmental Resolutions, Inc. testified with regard to his office's review letter dated February 6, 2013. He highlighted the need to have a night light test completed by his office and the need for proof of the written cross-easement for parking. Mr. Zappasodi from the Department of Community Development testified with regard to his department's review letter dated February 8, 2013. He highlighted the need for revised plans showing the exact breakdown of floor space for each component of the proposed use. The Applicant agreed to comply with the comments/conditions contained in both review letters.

The hearing was opened to the public for comment by Chairperson Rardin. No one from the public commented on the application. The public comment portion of the hearing was closed by Chairperson Rardin.

After hearing some of the concerns from the board members regarding the proposed size of the directional sign, the Applicant revised its application in order to withdraw the Bulk Variance request for the eight square foot freestanding directional sign.

Motion to approve the Use Variance for a warehouse/storage use with an office with enumerated conditions as specified: motion made by Mr. Schmoll and seconded by Mr. Maitland, with affirmative votes by Maitland, Rovner, Carter, Schmoll, Kates, Biviji, and Rardin. None were opposed. Motion carried.

Motion to approve Minor Site Plan with associated design waivers as enumerated and Bulk Variance for a secondary façade sign without street frontage: motion made by Vice-Chairperson Biviji and seconded by Mr. Carter, with affirmative votes by Maitland, Rovner, Carter, Schmoll, Kates, Biviji, and Rardin. None were opposed. Motion carried.

ADMINISTRATIVE ITEMS - RESOLUTIONS

11-Z-0047

Block(s) 53.01 Lot(s) 17
Zone: Residential (R2) Zone

Lenny PT

1710 Park Boulevard
Cherry Hill, NJ 08002

Bulk (C) variances are requested to permit four (4) parking stalls for a home occupations where eight (8) stalls are required, to permit seven (7) total parking stalls where eleven (11) stalls are required, and to permit two (2) driveways where one (1) driveway is permitted.

Motion to ratify: motion made by Mr. Kates and seconded by Mrs. Rovner, with affirmative votes by Maitland, Rovner, Carter, Schmoll, Kates, and Rardin. Abstention by Vice-Chairperson Biviji. Motion carried.

Meeting adjourned: at 9:10 PM.