



ZONING BOARD OF ADJUSTMENT
Thursday, July 10, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Alternate Secretary Zappasodi at 7:30 pm.

PLEDGE OF ALLEGIANCE: Led by Alternate Secretary Zappasodi. Mr. Zappasodi announced that the oath for Zoning Board Vice-Chairperson Biviji would be next.

ADMINISTRATIVE ITEMS

Reappointment of Farhat Biviji, a Regular Member to the Zoning Board of Adjustment. Solicitor Wieliczko administered the oath for regular Member of the Zoning Board of Adjustment to Mrs. Biviji. Board members offered congratulations to Mrs. Biviji.

OPMA STATEMENT: read by Vice Chairperson Biviji in compliance with the Sunshine Law.

ROLL CALL

- **Members in Attendance:** Daniel DiRenzo, Jr.; William Carter; Scott Marcus; and Farhat Biviji, Vice-Chairperson.
- **Professionals in Attendance:** Anthony Zappasodi, Esq, Planning Administrator; Jacob Richman, Planning Technician; and Matthew Wieliczko, Esq., Zoning Board Solicitor. Solicitor Wieliczko administered oath to Mr. Zappasodi.

COMMENTS FROM THE PUBLIC: None received.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from June 19, 2014. Mr. DiRenzo made a Motion to Approve the Minutes from June 19, 2014, which was seconded by Mr. Marcus, with affirmative votes by DiRenzo, Marcus, and Biviji. Abstention by Carter. Motion carried.

AGENDA ITEMS

14-Z-0007

Block(s) 425.01 Lot(s) 5
Zone: Residential (R2) Zone

3P Holdings, LLC
2 Coleman Avenue
Cherry Hill, NJ

Relief Requested: A bulk (C) variance to permit the installation of a free-standing sign that is approximately six (6') feet by six (6') feet with approximately twenty-four (24) square feet of text within the R2 Residential Zone, where the maximum size permitted on a sign within a Residential Zone is three (3) square feet in area.

The Attorney for the Applicant sent correspondence to Mr. Zappasodi requesting an adjournment of this matter to July 24, 2014.

Motion to Adjourn: Motion to Adjourn application 14-Z-0007 until July 24, 2014 was made by Mr. Carter and seconded by Mr. DiRenzo, with affirmative votes by DiRenzo, Carter, Marcus, and Biviji. Motion carried.

Solicitor Wieliczko made an announcement that this matter will be adjourned to July 24, 2014 and that said announcement shall function as the legal notification requirement and that the Applicant will not have to send out new additional written legal notices to those property owners within 200 feet of the parcel.

14-Z-0013

Block(s) 340.30 Lot(s) 2
Zone: Residential (R20) Zone

New Cingular Wireless PCS, LLC (AT&T)
2995 Chapel Avenue West
Cherry Hill, NJ

Relief Requested: A site plan waiver with a use (D1) variance and bulk (C) variances to collocate twelve (12) telecommunications antennae, a related equipment shelter, generator, and other improvements on the rooftop of the Towers of Windsor, where telecommunications facilities are not a permitted accessory use within the Residential (R20) zone as per §409.D and §432.D of the Zoning Ordinance.

The Attorney for the Applicant sent correspondence to Mr. Zappasodi requesting an adjournment of this matter to the next available meeting date.

Motion to Adjourn: Motion to Adjourn application 14-Z-0013 until July 24, 2014 was made by Mr. Carter and seconded by Mr. DiRenzo, with affirmative votes by DiRenzo, Carter, Marcus, and Biviji. Motion carried.

Solicitor Wieliczko made an announcement that this matter will be adjourned to July 24, 2014 and that said announcement shall function as the legal notification requirement and that the Applicant will not have to send out new additional written legal notices to those property owners within 200 feet of the parcel.

RESOLUTIONS

14-Z-0004

Block(s) 4.01 Lot(s) 6

Zone: Residential (R2) Zone

Relief Requested: A Use (D1) Variance in order to permit a residential duplex or multifamily dwelling within the Residential (R2) zone. Alternatively, in the event that a Use Variance cannot be granted, then the Applicant will request a Certificate of Nonconformity for a duplex (multi-family residential use).

Motion to ratify: Motion made by Mr. Carter and seconded by Mrs. Biviji, with affirmative votes by Carter and Biviji. Abstentions by Carter and Marcus. Motion carried.

John Princiotta

4 W Hoffman Avenue

Cherry Hill, NJ

Meeting Adjourned: 7:39 pm.