



ZONING BOARD OF ADJUSTMENT
Thursday, May 21, 2015
APPROVED 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:** Daniel DiRenzo, Jr.; William Carter; Wyatt Sklar; Ivy Rovner; Scott Marcus; and Jonathan Rardin, Chairperson
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Jacob Richman, PP, AICP, Planning Technician; and Allen Zeller, Esq., Zoning Board Solicitor;

COMMENTS FROM THE PUBLIC: None received.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from May 7, 2015. Mr. Marcus made a Motion to Approve the Minutes from 05-07-2015, which was seconded by Mr. DiRenzo, with affirmative votes by Sklar, Rardin, DiRenzo, Marcus, and Carter. Motion carried.

AGENDA ITEMS

15-Z-0004

Block(s) 494.01 Lot(s) 1

Zone: Industrial Restricted (IR) Zone

Relief Requested: A site plan waiver with a use D(1) Variance to permit an after-school learning center (Cherry Hill Kumon Center) in the Industrial Restricted zone.

Yung Chung

2020 Springdale Road – Suite 200

Cherry Hill, NJ

Applicant's Representatives: Kenneth Morgan, Esq. – Attorney for the applicant; Jim Miller, PP, AICP – Planner for the applicant; and Yung Chung – Applicant and Owner of Cherry Hill Kumon Center.

Exhibits Submitted: None.

Mr. Morgan introduced the application for the Cherry Hill Kumon Center, which is an afterschool enrichment program from pre-k through 12th grade students. The applicant, Yung Chung, is moving the Kumon Center program from a different location in Cherry Hill to 2020 Springdale Road, Suite 200, which is an Industrial Restricted (IR) zoned property that does not permit such uses. No changes are proposed to the site, other than some minor interior renovations Ms. Chung has been operating the Cherry Hill Kumon Center for 25 years.

Ms. Chung described the proposed Kumon Center site operations and stated they will be similar to the existing Kumon Center located just down the road from the subject site. The Kumon Center will teach students math, reading, and study habits. Students will be dropped off by parents then picked up after their session. Ms. Chung mentioned that in addition to the existing Cherry Hill location, she operates another Kumon Center in Mount Laurel (approximately 15 years). Ms. Chung stated that she wants to move to this new location because the rent is more affordable and the building is more spacious. There will be 12 to 14 mentors hired to teach at the Kumon Center in addition to her husband, whom also teaches.

Ms. Chung explained that 40% of the total student population will come to the Kumon Center once per week while the other 60% will have sessions twice per week. Each session will last 30 minutes to 60 minutes depending upon if the student is learning one subject or two subjects. Ms. Chung estimated that there will be 50 students on average in the building at any given time. The Kumon Center will only be open on Tuesdays and Fridays from 3:30pm until 7:30pm. Parents will be able to drop off their students when it is convenient for them, so there are no set appointment times. The

inside will consist of two offices, two classrooms, and a reception area. There will be 50 desks and 6 small tables for use by the students. The small tables are generally for the younger children. Ms. Yung does not expect issues with congestion in the parking lot as many families have multiple kids that they bring to the Kumon Center, so essentially, there will be carpooling. The only instance where parents stay and wait for their children to finish their classes is when it involves pre-k kids. This is because the Kumon Center will make the parents stay in order to watch their kids.

Mr. Miller went through the positive and negative criteria of the application in order to justify the use variance request. Mr. Miller stated that the educational nature of the proposed use is a positive for the community and is inherently beneficial. Additionally, the site is particularly suited for the use as there is adequate space and no improvements are necessary to the site in order to accommodate the use. There is an overabundance of parking on the site and the activity that the Kumon Center will generate will help make the site livelier. Mr. Miller noted that in sites around the subject site, non-industrial uses are popping up including other schools. Essentially, the industrial character of the area is not as prevalent anymore. Since the building is not fully occupied, the occupancy of the Kumon Center will reduce the vacancy rate.

Mr. Miller argued that since there are other child oriented businesses nearby, the Kumon Center won't impair the intent of the Zone Plan or impair neighboring uses. It was testified that the Kumon Center is a very low intensity business. The Kumon Center will help create a transitional area between heavier industrial uses and the nearby Point of Woods residential neighborhood. The other uses in the industrial plaza include small scale contractors (which won't be a safety hazard to the kids), a martial arts studio, a Rutgers related use, and some vacant spaces. Mr. Miller estimated that there will be 10 to 25 cars generated per session and didn't notice parking issues at other Kumon Center locations, which are also in strip plazas. The applicant will present a sign rendering with a sign permit for their business following approval and they will also obtain the necessary permits for the interior renovations. Mr. Morgan noted that the landlord of the industrial plaza will make sure all permits are properly obtained.

Public Discussion: None

The Zoning Board of Adjustment members expressed their satisfaction that all criteria have been met and that the proposed Kumon Center is a good use at the subject site.

Motion to approve: Motion made by Ms. Rovner and seconded by Mr. Marcus, with affirmative votes for approval by DiRenzo, Carter, Rovner, Marcus, Sklar, and Rardin. Motion carried.

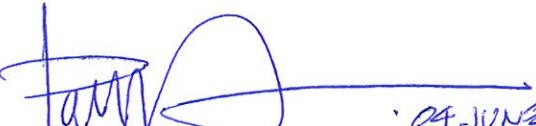
RESOLUTIONS: None.

Meeting Adjourned: at 8:02 pm.

ADOPTED:


JONATHAN RARDIN, CHAIRMAN

ATTEST:


PAUL G. STRIDICK, AIA
PLANNING BOARD SECRETARY

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