



ZONING BOARD OF ADJUSTMENT
Thursday, June 4, 2015
ADOPTED 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:** William Carter; Wyatt Sklar; Ivy Rovner; Steven Sweeney; and Jonathan Rardin, Chairperson
- **Professionals in attendance:** Paul Stridick, AIA, Director of Community Development; Jacob Richman, PP, AICP, Planning Technician; Matt Litvinas, PE, CME, Zoning Board Engineer; and Allen Zeller, Esq., Zoning Board Solicitor;

COMMENTS FROM THE PUBLIC: None received.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from May 21, 2015. Mr. Carter made a Motion to Approve the Minutes from 05-21-2015, which was seconded by Ms. Rovner, with affirmative votes by Sklar, Rardin, Rovner, and Carter. Motion carried.

AGENDA ITEMS

15-Z-0010

Block(s) 500.01 Lot(s) 8
Zone: Residential (R2) Zone

Relief Requested: Preliminary and final major site plan with a use D(2) and bulk (C) variances to construct a replacement Burn Building with a 54' Training Tower (also known as the "Burn Building").

The Commissioners of Fire District No. 13

1100 Markkress Road
Cherry Hill, NJ

Applicant's Representatives: Richard Braslow, Esq. – Attorney for the applicant; Cliff Quay, PE, PP – Engineer/Planner for the applicant; and Tom Kolbe – Fire Chief.

Exhibits Submitted: A-1: PowerPoint Presentation; A-2: Aerial Photograph of the Surrounding Area; and A-3: Previously submitted site plan.

Mr. Braslow introduced the application and asked that the Board to view Exhibit A-1, a PowerPoint presentation prepared by the Commissioners of Fire District # 13.

Mr. Kolbe began the PowerPoint presentation by giving an overview of the Cherry Hill Fire Department (CHFD) and the prior burn buildings on the site. Mr. Kolbe explained that they mainly use the burn buildings to practice ladder and firefighting techniques and that smoke and fire are rarely used in their exercises. An overview of the community that CHFD serves was presented and it was noted what the fire risks are for various types of buildings they may come across in Cherry Hill. Mr. Kolbe discussed the benefits of the training facility, including that the CHFD can coordinate with the Cherry Hill Police Department (CHPD) in training exercises.

Mr. Kolbe stated that the original training tower was built in 1973 and was 6 stories tall. It was deemed unsafe in 2009 and subsequently demolished in 2011. The new tower being proposed needs a height variance because the 54' high training tower proposed is necessary in order to conduct specific training exercises. The original burn buildings were 41 years old and 26 years old, respectively, but were deemed unsafe and taken down in 2014. Mr. Kolbe gave a detailed cost analysis of using other nearby training facilities versus having their own facility and concluded that having their own training facility was more cost effective in the long term.

Mr. Kolbe explained that the smoke used onsite will be generated by natural straw, excelsior, or smoke machine fluid. He then showed a prior training video of smoke coming out of the old training tower to demonstrate how quickly the smoke dissipates. Mr. Kolbe stated that any water runoff (from when using the fire hoses) will be directed towards an existing retention basin onsite. It was further explained that the proposed training tower is State of the Art and gave an overview of the structural components of the burn building. The life expectancy of the proposed burn building is at least 30 years.

Mr. Kolbe noted that the building will be locked when not in use and since the Fire Station is operating at all hours, they will always be able to make sure there are no trespassers. The prevailing winds will carry the smoke from west to east and will dissipate as it crosses the eastern property line (Markkress Road). Only the top two floors of the training tower will be visible from Route 70 westbound and screened by trees when traveling on Route 70 eastbound. Training exercises will primarily take place during the spring, summer, and fall as conditions are too poor in the winter. Mr. Kolbe explained how the current building stock in Cherry Hill requires firefighters to know how to fight fires on buildings taller than 4 stories. Mr. Kolbe finished the presentation by showing model of the proposed training tower with a sandstone color scheme. Mr. Braslow added that the Fire Commission already granted approval for the training tower (but that they still need Zoning Board approval).

Mr. Quay explained that the applicant requires a D2 variance and height bulk variances to permit the training tower as the proposed burn building/training tower is considered an expansion of a non-conforming use and that the accessory tower structure exceeds the height standards for that zone. Mr. Quay noted that the site is split zoned Industrial Restricted (IR) and Institutional (IN). Mr. Quay elaborated that while the applicant is asking for an expansion of a non-conformity, the application is really for the reconstruction of something that was already there. Mr. Quay believes the site is well suited for the use.

Mr. Quay submitted Exhibit A-2 in order to show how the proposed use will not impair the surrounding properties/uses. He noted that the prior tower was not a detriment to the neighboring properties to the best of the applicant's knowledge. Mr. Quay noted that the bulk variance to exceed the allowable height in the zone is necessary as a training tower that is any smaller than 54' is ineffective for training purposes. The proposed training tower will serve the public good as CHFD will be able to partake in valuable firefighting training.

Mr. Quay submitted Exhibit A-3 in order to give an overview of the site plan, drainage, and other site characteristics. Mr. Quay noted that they are also proposing only one (1) façade sign (as opposed to two signs as previously submitted) which will face Route 70. A variance is required as the façade sign will be located on an elevation that does not have street frontage. The Department of Community Development will review the proposed façade sign administratively if the variance is granted. Mr. Quay went through ERI's review letter dated May 5, 2015, including the design waivers. Mr. Quay stated that the applicant can comply with all noted waivers except for the PVC piping size which will remain at 10". Mr. Quay went through the Department of Community Development letter dated May 18, 2015. Mr. Quay noted that no lighting is proposed but they will set up portable night lighting during night time exercises. The applicant will be replacing one tree but are not proposing any other landscaping. Lastly, the existing drive aisles will remain.

Public Discussion: None

The Zoning Board of Adjustment members expressed their satisfaction that all criteria have been met and that the proposed Training Tower/Burn Building is an appropriate use at the subject site.

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

RESOLUTIONS:

14-Z-0038

Block(s) 429.02 Lot(s) 3
Zone: Residential (R2) Zone

Relief Requested: Bifurcated Use (D)1 variance to demolish a vacant single family home and construct a model home with a faux detached 3-car garage that will be used as the Schaeffer Homes' office space.

Schaeffer Family Trust

42 Haddonfield-Berlin Road
Cherry Hill, NJ

Motion to Ratify: Following the review of the resolution, Mr. Carter made a motion which was seconded by Mr. Sweeney, to memorialize the resolution for Schaeffer Family Trust. Affirmative votes by Carter, Sweeney, Sklar, and Rardin. The resolution is memorialized.

14-Z-0030

Block(s) 341.11 Lot(s) 12
Zone: Residential (R2) Zone

Foundation House of NJ, LLC

995 Kingston Drive
Cherry Hill, NJ

Relief Requested: Use (D)1 variance to permit a for-profit, sober living facility for men within the Single Family Residential (R2) zone, where such use is not specifically permitted.

Motion to Ratify: Following the review of the resolution, Mr. Sklar made a motion which was seconded by Mr. Carter, to memorialize the resolution for Foundation House of NJ, LLC. Affirmative votes by Carter, Sweeney, Sklar, and Rardin. The resolution is memorialized.

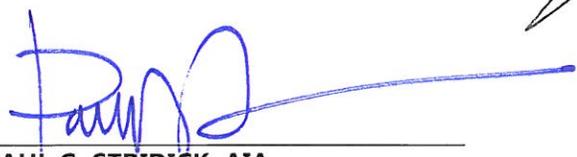
Meeting Adjourned: at 8:25 pm.

ADOPTED: 6.18.2015

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

JONATHAN RARDIN, CHAIRMAN

ATTEST:

A handwritten signature in blue ink, appearing to be 'Paul G. Stridick', with a long horizontal line extending to the right.

**PAUL G. STRIDICK, AIA
ZONING BOARD SECRETARY**

