



ZONING BOARD OF ADJUSTMENT
Thursday, July 21, 2016
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Secretary Paul Stridick at 7:31 pm.

PLEDGE OF ALLEGIANCE: Led by Secretary Stridick.

OPMA STATEMENT: Read by Secretary Stridick in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Wyatt Sklar; Dan DiRenzo, Jr.; Bruce Schwartz; Ivy Rovner; Larry Terry, Sr.; and Jonathan Rardin.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Jacob Richman, PP, AICP, Planner; Stacey Arcari, PE, Zoning Board Engineer; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

COMMENTS FROM THE PUBLIC: None.

ADMINISTRATIVE ITEMS

Oath for Jonathan Rardin, Regular Member of the Zoning Board of Adjustment. Following the oath being administered by Solicitor Diamantis, Mr. Rardin took over as Chairperson.

Approval of Meeting Minutes from June 16, 2016. Mr. Sklar made a Motion to Approve the Minutes from June 16, 2016, which was seconded by Mr. Schwartz, with affirmative votes by DiRenzo, Schwartz, Rardin, Rover, and Sklar. Motion carried.

AGENDA ITEMS

16-Z-0017

Block(s) 292.02 Lot(s) 1
Zone: Residential (R2)

Craig H. Taylor Holdings, LLC

725 Cooper Landing Road
Cherry Hill, NJ 08034

Relief Requested: Bulk (C) variances to construct a new two-story single-family dwelling and various site improvements on a pre-existing undersized lot, which requires various setback variances.

Applicant's Representatives: Leonard Rossetti, Esq. – Applicant's Attorney; Gregory Simonds, PE – Applicant's Engineer; and Craig Taylor – Applicant.

Exhibits Submitted: A-1: Plot & Grading Plan; A-2: Aerial Photograph; A-3: Color Rendering Elevation; and A-4: Property Interest Letters.

Mr. Rossetti introduced the application for bulk variances in order to construct a new two-story single family dwelling on a vacant lot. Mr. Simonds submitted exhibits A-1 through A-3 and elaborated on the characteristics of the proposed new home which will have a driveway out onto Poplar Terrace. Mr. Simonds detailed the requested variances which include two pre-existing nonconformities related to lot size and lot frontage as well as new variance to permit a secondary front yard setback of 8.92' where 25' is required. Mr. Simonds noted that the pre-existing home on the lot had a secondary front yard setback of 6.6'. Mr. Simonds explained that the lot is undersized and exceptionally narrow and that it would be unrealistic to propose a 15' wide house in this area. Mr. Simonds confirmed that the house is approximately 28' in height and then provided an overview of the site characteristics which include two (2) proposed drywells which will manage stormwater on the property. Foundation plantings will also be provided and no perimeter fencing is proposed as part of this application. Mr. Simonds affirmed that the applicant complies with all Residential Site Improvements Standards (RSIS) and that sidewalk will be installed along the Poplar Terrace frontage of the property in order to connect the existing sidewalks.

Mr. Taylor confirmed that the proposed home is a three (3) bedroom home. Mr. Simonds confirmed that the driveway and attached garage provides three (3) off-street parking spaces. Mr. Taylor added that the home is approximately 2,700 SF

and briefly described the contemplated floor plan. Mr. Taylor noted that the house is built on speculation and that there is no prospective buyer at this time. Mr. Taylor submitted exhibit A-4 showing that he approached neighbors of the property to see if they were interested in purchasing the proposed home but that those neighbors were not interested. Mr. Taylor testified that the rendering in exhibit A-3 is consistent with what the finished product will look like.

Ms. Arcari briefly went over her grading review of the property and asked, as a condition of approval, that the applicant disclose the location and maintenance related to the drywells to future homeowners. The applicant agreed to this condition. Mr. Richman and Mr. Stridick noted that the variance testimony was adequate, that the variances can be granted without undue harm to the zone plan and neighboring property owners, and that many workshops were held in order to get a good plan before the Zoning Board.

Public Comment: Anthony Leanza, Sr., of 9 Poplar Terrace stated that the pre-existing building, the current remaining foundation, and the existing lot on the property was/is an eyesore. Mr. Leanza stated he is happy that the property will finally be redeveloped and generally supports the proposed application. However, Mr. Rossetti asked that the existing construction fence be fixed as it is falling down and in disrepair. Mr. Rossetti noted that the prior issues surrounding the property were not the responsibility of the applicant. Mr. Stridick explained the lengthy history of the property, particularly in regard to prior home on the site, the numerous building violations levied against that structure, and the time it took to get the building demolished. A number of the Zoning Board members concurred that the site was an eyesore and that they are happy to see a proposed new home.

Motion: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. Sklar and seconded by Mr. Terry, with affirmative votes for approval by DiRenzo, Sklar, Schwartz, Rardin, Terry and Rovner, for the approval of the Bulk (C) Variances. Motion carries 6-0.

RESOLUTIONS:

None.

Meeting Adjourned: at 8:04 pm.

ADOPTED:



JONATHAN RARDIN, CHAIRMAN

ATTEST:



JACOB RICHMAN, PP, AICP
ZONING BOARD ALT. SECRETARY