



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, January 19, 2017**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Solicitor Cosmas Diamantis, Esq. at 7:52 PM.

**PLEDGE OF ALLEGIANCE:** Led by Cosmas Diamantis, Esq.

**OPMA STATEMENT:** Read by Cosmas Diamantis, Esq. in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Jonathan Rardin; Daniel DiRenzo, Jr.; Wyatt Sklar; Larry Terry, Sr.; Bruce Schwartz; Nacovin Norman; and Jeff Potter.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Acting Director; Jacob Richman, PP, AICP Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS - Reorganization**

**Election of Chair.** Mr. Sklar nominated Jonathan Rardin to serve as Chairperson and was seconded by Mr. DiRenzo. The motion passes unanimously with Mr. Rardin abstaining.

Chairperson Rardin then took over leading the meeting from Solicitor Diamantis.

**Election of Vice Chair.** Mr. Potter nominated Dan DiRenzo, Jr. to serve as Vice-Chairperson and was seconded by Mr. Norman. The motion passes unanimously with Mr. DiRenzo abstaining.

Solicitor Diamantis administered the oath to Jonathan Rardin (Chair) and Dan DiRenzo, Jr. (Vice-Chair).

**Adoption of Agenda Policies & Procedures.** Mr. Terry made the motion to adopt the policies and procedures and was seconded by Mr. Schwartz. A unanimous all in favor was cast by the Board.

**Adoption of Zoning Board Bylaws.** Ms. Luciani noted one change to the Bylaws (with such change also being made by the Planning Board) to eliminate "Comments from the Public not related to Agenda items" as not having such a portion of on the agenda is not non-compliant with the Open Public Meetings Act. Additionally, it wasn't clear why it appeared on agendas previously. Lastly, Ms. Luciani noted that having such an item on the agenda could lead to arbitrary comments being made to applications not yet before the Board. Mr. Sklar made a motion to approve the 2017 Zoning Board Bylaws, which was seconded by Mr. DiRenzo. A unanimous all in favor was cast by the Board.

**Adoption of Meeting Dates.** Mr. Terry made a motion to approve the meeting dates of the Zoning Board for 2017, which was seconded by Mr. Schwartz. A unanimous all in favor was cast by the Board.

**Adoption of Official Newspapers.** Mr. Potter made a motion to approve the Courier-Post and the Philadelphia Inquirer as the designated newspapers for 2017, which was seconded by Mr. Norman. A unanimous all in favor was cast by the Board.

**Appointment of Secretary.** Mr. Sklar nominated Lorissa Luciani to serve as Secretary and was seconded by Mr. DiRenzo. A unanimous all in favor was cast by the Board.

**Appointment of Alternate Secretary.** Mr. Norman nominated Jacob Richman to serve as Alternate Secretary and was seconded by Mr. Potter. A unanimous all in favor was cast by the Board.

**Appointment of Solicitor.** Mr. Terry made a motion to nominate the law firm of Zeller & Wieliczko, LLP as Zoning Board Solicitor, which was seconded by Mr. Schwartz. A unanimous all in favor was cast by the Board.

**Appointment of Engineer.** Mr. Sklar made a motion to nominate the engineering firm of Environmental Resolutions Inc. as Zoning Board Engineer, which was seconded by Mr. DiRenzo. A unanimous all in favor was cast by the Board.

**2016 Zoning Board Annual Report**

**Discussion:** Mr. Rardin noted that a change was requested in Caucus to amend paragraph 3 on page 6 of the Report to the findings of the Department’s research into the permitted height for fences on corner lots would be referred/shared with the Township Council and Planning Board. Ms. Luciani confirmed that this language will be added to the final report. Mr. Schwartz requested to be able to put a motion on the table to include language on the chart of Zoning Board decisions regarding the votes which were taken in that there should be a footnote added to the column of the decisions indicating if the decision was approved by unanimous vote. Mr. Schwartz added if the decision was not approved by unanimous vote, the votes should be recorded and listed on the Annual Report.

**Proposed Amendment to the 2016 Zoning Board Annual Report.** Mr. Schwartz made a motion to approve the proposed amendment regarding adding a footnote containing vote records to the Zoning Board Annual Report’s Chart of Decisions. Mr. Rardin seconded the motion. Mr. Schwartz voted in the affirmative, with Mr. Rardin, Mr. DiRenzo, Mr. Sklar, Mr. Terry, Mr. Norman, and Mr. Potter voting against the proposed amendment. The motion is denied with one (1) in favor and six (6) against.

**Adoption of the 2016 Zoning Board Annual Report.** Mr. Terry made a motion, which was seconded by Mr. Schwartz to adopt the 2016 Zoning Board Annual Report. A unanimous all in favor was cast by the Board.

*Adoption Meeting Minutes from December 1, 2016.* Mr. Norman made a motion, which was seconded by Mr. DiRenzo, to adopt the Meeting Minutes from December 1, 2016 Affirmative votes by Rardin, DiRenzo, Schwartz, and Nacovin. Minutes are approved.

**AGENDA ITEMS:**

**16-Z-0035**

Block(s) 340.01 Lot(s) 26  
Zone: Limited Office (O1) and Residential (R2) Zones.

*Relief Requested: An interpretation as to whether a variance from N.J.S.A. 40:55-70d(2) is in order to expand and/or intensify a non-conforming use (parking and medical office use in the R2 Zone); and a minor site plan with a use (d1) variance for offsite parking (Block 340.31, Lot 99), a possible (d2) variance for the expansion of a non-conforming use (Block 340.01, Lot 26) (based on the findings of the interpretation above), and bulk (c) variances (Block 340.01, Lot 26) to construct a 712 SF lobby for a medical office use along with various site improvements.*

***NOTICE CARRIED TO THE FEBRUARY 2, 2017 ZONING BOARD OF ADJUSTMENT MEETING***

Mr. Rardin announced that the applicant has requested the application to be carried to February 2, 2017.

**16-Z-0025**

Block(s) 340.31 Lot(s) 99  
Zone: Multi-Residential (R20) Zone.

*Relief Requested: A site plan waiver with use D(1) and bulk (C) variances to install twelve (12) telecommunications antennas and related equipment on the rooftop of the existing condominium building (Playa Del Sol) and for the installation of a ground-mounted 30 kW diesel generator.*

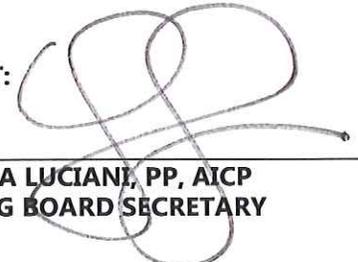
***APPLICATION WITHDRAWN AS APPLICANT WILL PROCEED WITH ZONING PERMIT (ZP #10950) UNDER SECTION 6409 OF THE “MIDDLE CLASS TAX RELIEF AND JOB CREATION ACT OF 2012”***

Mr. Rardin announced that the application has been withdrawn.

**RESOLUTIONS:** None.

**Meeting Adjourned:** at 8:10 PM.

**ADOPTED:** JANUARY 19, 2017

**ATTEST:**  
  
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**LORISSA LUCIANI, PP, AICP**  
**ZONING BOARD SECRETARY**

**499 Ropa Realty, LLC**  
499 Cooper Landing Road  
Cherry Hill, NJ 08002  
*499 Ropa Realty, LLC*  
*499 Cooper Landing Road*  
*Cherry Hill, NJ 08002*  
**Cellco Partnership d/b/a Verizon Wireless**  
401 Cooper Landing Road  
Cherry Hill, NJ 08002  
**JONATHAN RARDIN, CHAIRMAN**