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ZONING BOARD OF ADJUSTMENT
Thursday, February 1, 2018
APPROVED MINUTES

OPENING: The meeting was called to order by Daniel DiRenzo, Jr. at 7:34 PM.

PLEDGE OF ALLEGIANCE: Led by Daniel DiRenzo, Jr.

OPMA STATEMENT: Read by Daniel DiRenzo, Jr. in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Daniel DiRenzo, Jr.; Wyatt Sklar; Ivy Rovner; Jeff Potter; Nacovin Norman; Marshall Spevak; and Jill Roth-Gutman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP Planner; and Allen Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from January 18, 2018. Mr. Spevak made a motion, which was seconded by Mr. Norman, to adopt the Meeting Minutes from January 18, 2018. Affirmative votes by DiRenzo, Sklar, Potter, Norman, and Spevak. Minutes are approved.

AGENDA ITEMS:

17-Z-0040

Block(s) 468.01 Lot(s) 2

Zone: Industrial Restricted (IR) Zone

South Jersey Auto Auction

7 Carnegie Plaza

Cherry Hill, NJ

Relief Requested: A use (D) variance with a minor site plan to permit a wholesale auto auction for the sale and storage of used cars, where said sales are specifically prohibited. The application is also proposing minor improvements including fencing and landscaping to screen the proposed vehicles (of which 167 inventory car parking spaces are proposed along with 67 customer parking spaces).

CONTINUED FROM THE JANUARY 18, 2018 ZONING BOARD OF ADJUSTMENT MEETING

Applicant's Representatives: Jeff Daniels, Esq. – Applicant's Attorney.

Exhibits Submitted: A-4: Copy of the Sublease Agreement; and A-5: Signed Consent to Sublease.

Mr. DiRenzo announced that the application for South Jersey Auto Auction was continued from January 18, 2018 Zoning Board of Adjustment Meeting. Solicitor Zeller noted that two (2) of the Board members (Ivy Rovner and Jill Roth-Gutman) present for this meeting that weren't present for the prior meeting, have sign Certifications acknowledges that they listening to a recording of the testimony presented by the Applicant at the prior meeting and are therefore eligible to vote on the application.

Mr. Daniels gave a brief summary of the testimony that was presented to the Board on January 18, 2018 and reiterated that they requested an adjournment to allow them time to provide a signed consent to sublease. Mr. Daniels acknowledged that they do have the signed consent to sublease. Solicitor Zeller submitted Exhibits A-4 and A-5 into the record. Solicitor Zeller gave an overview of the applicable leases and agreements. Ms. Luciani reiterated a number of the

agreed upon conditions placed upon the application. Solicitor Zeller read into the record all of the conditions agreed to by the applicant at the prior meeting.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller (all conditions of which were agreed to by the applicant), a motion was made by Mr. Spevak and seconded by Mr. Sklar, with affirmative votes for approval by DiRenzo, Sklar, Potter, Rovner, Norman, Spevak, and Roth-Gutman for the approval of the Use d(1) Variance with conditions. Motion carries 7-0.

RESOLUTIONS:

17-Z-0040

Block(s) 468.01 Lot(s) 2
Zone: Industrial Restricted (IR) Zone

South Jersey Auto Auction

7 Carnegie Plaza
Cherry Hill, NJ

Relief Requested: A use (D) variance with a minor site plan to permit a wholesale auto auction for the sale and storage of used cars, where said sales are specifically prohibited. The application is also proposing minor improvements including fencing and landscaping to screen the proposed vehicles (of which 167 inventory car parking spaces are proposed along with 67 customer parking spaces).

Motion to Ratify: Following the review of the resolution, Mr. Spevak made a motion which was seconded by Mr. Norman, to memorialize the resolution for South Jersey Auto Auction. Affirmative votes by DiRenzo, Sklar, Potter, Rovner, Norman, Spevak, and Roth-Gutman. The resolution is memorialized.

17-Z-0033

Block(s) 340.02 Lot(s) 2
Zone: Highway Business (B2) Zone

McDonald's USA, LLC

24 Route 70 West
Cherry Hill, NJ

Relief Requested: A minor site plan with conditional d(3) use variances and bulk (C) variances for a substantial façade renovation including various drive-through, site and signage improvements to the existing McDonald's drive-through restaurant.

Motion to Ratify: Following the review of the resolution, Mr. Sklar made a motion which was seconded by Mr. Potter, to memorialize the resolution for McDonald's USA, LLC. Affirmative votes by DiRenzo, Sklar, Potter, Norman, and Spevak. The resolution is memorialized.

16-Z-0019

Block(s) 592.01 Lot(s) 5
Zone: Industrial Restricted (IR) Zone

Life Steps, LLC

10 Lakeside Avenue
Cherry Hill, NJ

Relief Requested: A bifurcated minor site plan with bulk (C) variances to convert a residence into a facility that provides support services for individuals with intellectual and developmental disabilities along with various site improvements.

Motion to Ratify: Following the review of the resolution, Mr. Spevak made a motion which was seconded by Mr. Sklar, to memorialize the resolution for Life Steps, LLC. Affirmative votes by DiRenzo, Sklar, Potter, Norman, and Spevak. The resolution is memorialized.

Meeting Adjourned: at 8:06 PM.

ADOPTED: 2/15/18

ATTEST:



JONATHAN RARDIN, CHAIRMAN



LORISSA LUCIANI, PP, AICP
ZONING BOARD SECRETARY