



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, August 16, 2018**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairman Jonathan Rardin at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Chairman Jonathan Rardin.

**OPMA STATEMENT:** Read by Chairman Jonathan Rardin in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Jonathan Rardin, Daniel DiRenzo, Jr.; Ivy Rovner; Wyatt Sklar; Jennifer Apell; Jeff Potter; and Nacovin Norman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS**

Solicitor Diamantis administered the oath of office to Zoning Board of Adjustment member Ivy Rovner (Regular Member).

*Adoption Meeting Minutes from August 2, 2018.* Mr. DiRenzo made a motion, which was seconded by Mr. Norman, to adopt the Meeting Minutes from August 2, 2018. Affirmative votes by Rardin, DiRenzo, Apell, Potter, and Norman. Minutes are approved.

**AGENDA ITEMS:**

**18-Z-0013**

Block(s) 577.01 Lot(s) 14

Zone: Residential (R3)

**Lindsey Rudko**

1 Perot Avenue

Cherry Hill, NJ 08003

*Relief Requested: Bulk (C) variances to permit a 6' high fence to be located at 6' from the property line in a secondary front yard, where 6' high fences in secondary front yards shall be located either at the front-most façade of the existing house or a minimum of 25', whichever is furthest.*

**Applicant's Representatives:** Lindsey Rudko – Applicant; and Jeremy Rudko – Co-Applicant.

**Exhibits Submitted:** A-1: Site Photographs

Mr. Rudko stated that they are requesting approval to permit the continued use of a six (6') tall white vinyl fence – installed five (5) years ago – in the front yard of their corner lot property which was installed in a location that was not authorized via their zoning approval that was originally received to install the fence. Mr. Rudko stated that they have not had any complaints about the fence during that time. Mr. Rudko stated that they only became aware of the zoning violation for the fence location when they went to apply for a deck permit. Mr. Rudko stated that the purpose of the fence is to enclose their yard to protect their two (2) children. Mr. Rudko also noted that the fence is located along a well-traveled road and that they have had break-ins at their property. The fence, Mr. Rudko stated, will help secure their property.

Mr. Rudko stated that they had a contractor install the fence and that it runs parallel to Evesham Road and is approximately 20' to 25' from the roadway. Ms. Rudko submitted Exhibit A-1 to provide the Zoning Board a visual of their property and the fence in question. Mr. Rudko detailed the location of their house as it relates to the neighboring streets and also noted the location of the fence. Mr. Rudko indicated that the pictures show that their next door neighbor has a similarly sized fence in their front yard that is located even closer to Evesham Road than theirs.

Ms. Luciani stated that the photographs show that the fence does not obstruct any sight triangles and as such, the fence will not be a detriment in that regard. Ms. Luciani sees the importance of the fence in that it will allow the Rudko's to enjoy their property. Ms. Luciani stated that the applicant has worked with the Department of Community Department to

address the nonconforming structures on the property and is in compliance with everything at this point except for the request for the fence location variance.

**Public Comment:** None.

**Motion:** Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Ms. Rovner and seconded by Mr. DiRenzo, with affirmative votes for approval by Rardin, DiRenzo, Sklar, Rovner, Potter, Apell, and Norman for the approval of the bulk (C) variances with conditions. Motion carries 7-0.

**RESOLUTIONS:**

None.

**Meeting Adjourned:** at 7:43 PM.

**ADOPTED:** 9/6/18

**ATTEST:**

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

  
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**JONATHAN RARDIN, CHAIRMAN**