



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, August 1, 2019

AGENDA

CAUCUS – 7:00 P.M.

MEETING COMMENCEMENT – 7:30 P.M.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

ROLL CALL

- Roll Call of Zoning Board Members
- Swearing in of Professionals

BOARD POLICY

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all cell phones and all other electronic devices for the duration of the meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

ADMINISTRATIVE ITEMS

Appointment & Oath of Alternate #1 Member (Greg Bruno)

Approval of Meeting Minutes from July 18, 2019

AGENDA ITEMS

19-Z-0008

Block(s) 7.01 & 9.01 Lot(s) 1 & 3 and 2 & 3
Zone: Highway Business (B2)

Cooper Health System & CHNJ Owner, LLC

2339 & 2349 Route 70 West and 3 & 11 South Harvard Avenue
Cherry Hill, NJ 08002

Relief Requested: A use (d1) variance and preliminary and final major site plan with bulk (C) variances, as well as a lot consolidation, to construct 56 off-site parking spaces for Cooper Health Systems, as well as to construct two (2) off-site multi-tenant signs for Cooper Health System and Crowne Plaza Hotel (located on the Crowne Plaza Hotel parcel at the new entrance locations).

19-Z-0021

Block(s) 471.01 Lot(s) 7
Zone: Highway Business (B2) Zone and Residential (R1) Zone (Split Zone Lot)

Fortitude Realty, LLC

1991 Route 70 East
Cherry Hill, NJ 08003

Relief Requested: A use (d1) variance with preliminary major site plan only with bulk (C) variances to construct 64, one-bedroom multi-family units, which are 100% affordable senior and supportive needs housing units,

accompanied by various site improvements including stormwater, landscaping, lighting and other site improvements.

APPLICATION HAS BEEN RESCHEDULED TO THE THURSDAY, AUGUST 15, 2019 ZONING BOARD HEARING

RESOLUTIONS

19-Z-0009

Block(s) 125.05 Lot(s) 5 & 6

Zone: Single-Family Residential (R3)

Thayer Properties, Inc. and Community Capital, LLC

510 & 514 Beechwood Avenue

Cherry Hill, NJ 08002

Relief Requested: A minor subdivision for a lot line adjustment as the existing dwelling located on Lot 6 is currently situated directly on the existing lot line and encroaching onto Lot 5. The proposal would shift the aforementioned lot line and respective lot dimensions and setbacks for both Lots 5 and 6. As such, all encroachments are being removed and no variances are being requested.

MEETING ADJOURN