



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, September 5, 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

Approval of Meeting Minutes from August 15, 2019

AGENDA ITEMS

19-Z-0023

Block(s) 284.02 Lot(s) 7 & 8

Zone: Highway Business (B2)

I.K. Properties, LLC

2433 Church Road

Cherry Hill, NJ 08002

*Relief Requested: An Interpretation per N.J.S.A. 40:55D-70(b) from the Zoning Board of Adjustment to determine if the subject property is being used as a "Medical/Dental Office or Clinic (outpatient facility)," which requires a minimum number of parking spaces based upon (two (2) for each doctor, plus one (1) for each two hundred (200) square feet of gross floor area," **OR** if the property is being used as an "Office, General/Professional," which requires a minimum number of parking spaces based on "one (1) for every two hundred fifty (250) square feet of GLA." The applicant is seeking a favorable interpretation to classify the use as "Office, General/Professional," which is contrary to the finding of the Cherry Hill Township Department of Community Development, where a change in occupancy Zoning Permit had been denied, as it was determined by the Zoning Officer that the use should be classified as a "Medical/Dental Office or Clinic (outpatient facility)." Should the Zoning Board grant an unfavorable interpretation, a bulk (C) variance shall be required and is requested to permit 16 parking spaces, where 40 are required.*

RESOLUTIONS

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.

MEETING ADJOURN