



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT Thursday, April 16, 2020 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 the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., notice of this meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, and filed with the Municipal Clerk.

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-9.1 (P.L. 2020, c.11), and due to the current State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19 to protect the health and safety of residents, Board Members, Township staff, professionals, and applicants, electronic notice of this virtual teleconference meeting was posted on the Township of Cherry Hill Department of Community Development's webpage at <https://www.cherryhill-nj.com/117/Zoning-Board-of-Adjustment> at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this virtual teleconference meeting, as well as the Zoning Board Secretary's contact information to assist anyone lacking the resources or ability for technological access to this meeting.

### **ROLL CALL**

- Roll Call of Zoning Board Members, Professionals, and Staff
- 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**

#### **Reorganization (continued from March 5, 2020)**

Appointment of Zoning Board Engineer

Zoning Board of Adjustment Annual Report – 2019 (*continued to May 7, 2020*)

*Approval of Meeting Minutes from March 5, 2020*

### **AGENDA ITEMS**

**The following applications have been postponed indefinitely and new public notice will be provided:**

- 1) Application #16-Z-0042 – MJB Associates, LLC;
- 2) Application #19-Z-0030 – KM Hotels, LLC;
- 3) Application #19-Z-0051 – Route 70 West, LLC; and
- 4) Application #20-Z-0004 – Helene McGowan.

**RESOLUTIONS**

**18-Z-0038**

Block(s) 41.01 Lot(s) 2, 3, 4 & 5 (with Lot 1)

Zone: Highway Business (B2)

*Relief Requested: A bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances to convert a vacant computer repair business into an e-sports gaming and indoor amusement venue (inclusive of an approximate 420 SF rear building addition) on Lot 2 with parking areas presently utilized by Lots 1 and 2 to be expanded into Lots 3 through 5. Lots 3 through 5 (owned by the applicant) are proposed to be consolidated and enter into a modified easement agreement for access, parking and drainage with the owner of Lot 1.*

**VR Philly, Inc.**

2101 Route 70 West

Cherry Hill, NJ

**19-Z-0049**

Block(s) 434.04 Lot(s) 9

Zone: Residential (RAPC)

*Relief Requested: A bulk (C) variance to install a six (6') foot high cedar wood fence within the secondary front yard of the existing residential property where only three (3') is permitted.*

**Phillip M. Silcox & Pam R. Jenoff**

1601 Mayflower Lane

Cherry Hill, NJ

**MEETING ADJOURN**