



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, June 4, 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., 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, notice of this virtual teleconference meeting was posted on the entrance door to the Township Municipal Building, posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<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 of Adjustment 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 Public/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 May 21, 2020

RESOLUTIONS

19-Z-0030

Block(s) 71.01 Lot(s) 2

Zone: Regional Business (B4)

and Redevelopment Area 5 – Western Gateway Phase II

Relief Requested: Multiple use (D) variances and preliminary & final major site plan with bulk (C) variances and a minor subdivision to construct two hotels and a restaurant with accessory onsite parking, signage and various site improvements.

KM Hotels, LLC

2352 Route 70 West

Cherry Hill, NJ

AGENDA ITEMS

19-Z-0026

S&P Cherry Hill, LLC

Block(s) 470.01 Lot(s) 14, 15, 16 & 18
Zone: Limited Office (O1)

1900 Route 70 East, Springdale – Rear, and 1803 & 1807 Springdale Road
Cherry Hill, NJ 08034

Relief Requested: A bifurcated preliminary and final major site plan with associated bulk (c) variances for signage to redevelop multiple existing sites into a CVS Pharmacy with a drive-thru along with various other site improvements.

16-Z-0042

M.B.J. Associates, LLC (Land Rover)

Block(s) 133.01, 148.01 and 135.01 Lot(s) 1, 12, 9 & 10
1115 Sherwood Avenue, 1014 Haddonfield Road, and
1200 & 1208 Wynwood Avenue
Cherry Hill, NJ

Zone: Highway Business (B2) Zone and Limited Office (O1) Zone.

Relief Requested: Use d(1) variances to permit off-site parking for inventory storage of vehicles and preliminary and final major site plan with bulk (C) variances and a lot consolidation (of Block 135.01, Lots 9 and 10) to permit the construction of a 34,662 SF building expansion (consisting of a 9,395 SF mezzanine for a total GFA of 44,027 SF) to the new Land Rover/Jaguar dealership along with associated site improvements.

THE APPLICATION FOR MBJ ASSOCIATES, LLC (#16-Z-0042) HAS BEEN RESCHEDULED TO THE JUNE 18, 2020 ZONING BOARD OF ADJUSTMENT MEETING WITH CAUCUS TO START AT 6:00PM AND THE MEETING TO FOLLOW DIRECTLY THEREAFTER.

MEETING ADJOURN