



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, June 18, 2020

AGENDA

CAUCUS – 6:00 P.M.

MEETING COMMENCEMENT – Directly Following the Conclusion of Caucus.

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 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 June 4, 2020

RESOLUTIONS

19-Z-0028

Block(s) 468.02 Lot(s) 2

Zone: Industrial Restricted (IR)

Relief Requested: Use (d) variance and minor site plan with bulk (c) variances to convert an existing gas station into a drive-through Dunkin Donuts along with various site and signage improvements.

Trinetra Realty Holdings, LLC

2061 Springdale Road

Cherry Hill, NJ

19-Z-0051

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 to construct a car wash and drive-through restaurant with accessory onsite parking, signage and various site improvements.

Route 70 West, LLC

2352 Route 70 West
Cherry Hill, NJ

AGENDA ITEMS

20-Z-0009

Block(s) 295.01 Lot(s) 5
Zone: Residential (R2)

Relief Requested: bulk (C) Variance to install a six (6') tall wood fence within the front yard of the existing residential property.

Ryan Osinski

307 Washington Avenue
Cherry Hill, NJ

THE APPLICATION HAS BEEN RESCHEDULED TO THE THURSDAY, JULY 2, 2020 ZONING BOARD OF ADJUSTMENT MEETING AND NO NEW PUBLIC NOTICE WILL BE REQUIRED.

19-Z-0048

Block(s) 468.03 Lot(s) 2
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with Bulk (C) Sign Variances, with a potential relief of condition, to permit a 7.5 SF façade sign for the subtenant, South Jersey Auto Auction, where only one (1) façade sign is permitted per building and where there already exists two (2) façade signs identifying the tenants Fox Rehabilitation and Ameriflex. The applicant also requests bulk (C) sign variances to obtain retroactive approval of various façade and freestanding signage associated with Fox Rehabilitation and Ameriflex.

Fox Management Rehabilitation, LLC

7 Carnegie Plaza
Cherry Hill, NJ

THE APPLICATION HAS BEEN RESCHEDULED TO THE THURSDAY, JULY 2, 2020 ZONING BOARD OF ADJUSTMENT MEETING AND NO NEW PUBLIC NOTICE WILL BE REQUIRED.

20-Z-0004

Block(s) 231.01 Lot(s) 7
Zone: Residential (R3)

Relief Requested: Bulk (C) Variance to construct a second story master bedroom addition measuring 12' - 4" x 28' - 8" that requires side yard setback relief of 8.6' where a minimum of 10' is required.

Helene McGowan

39 Bryn Mawr Avenue
Cherry Hill, NJ

16-Z-0042

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.

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

MEETING ADJOURN