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ZONING BOARD OF ADJUSTMENT
Thursday, July 18, 2019
APPROVED MINUTES

OPENING: The meeting was called to order by Vice-Chairman Daniel DiRenzo, Jr. at 7:30 PM.

PLEDGE OF ALLEGIANCE: Led by Vice-Chairman Daniel DiRenzo, Jr.

OPMA STATEMENT: Read by Vice-Chairman Daniel DiRenzo, Jr. in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Daniel DiRenzo, Jr.; Wyatt Sklar; Marshall Spevak; Jeff Potter; Ann Madden Tufano; and Jill Roth-Gutman.
- **Professionals in attendance:** Natalie Shafiroff PP, AICP, Supervisor; Jacob Richman, PP, AICP, Planner; Jeremy Noll, PE, Zoning Board Engineer; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Solicitor Diamantis administered the oath to Ann Madden Tufano (regular member), Marshall Spevak (regular member), Daniel DiRenzo, Jr. (regular member), Wyatt Sklar (regular member), and Jill Roth-Gutman (alternate #2 member).

Adoption Meeting Minutes from May 16, 2019. Mr. Spevak made a motion, which was seconded by Mr. Potter, to adopt the Meeting Minutes from May 16, 2019. Affirmative votes by DiRenzo, Potter, and Spevak. Minutes are approved.

AGENDA ITEMS:

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.

Applicant's Representatives: Brandon Croker, Esq. – Applicant's Attorney; Jill Barber, PP – Applicant's Professional Planner; and Edward Brady, PE – Applicant's Professional Engineer.

Exhibits Submitted: A-1: Minor Subdivision Plan.

Mr. Croker introduced the application for a minor subdivision/lot line adjustment and gave an overview of the site and surrounding area. Mr. Croker submitted exhibit A-1 and noted that both properties presently have a single-family dwelling located on them with the house on Lot 5 having been built around 1920 and the house on Lot 6 having been built in the late 1980's. Mr. Croker noted that the house on Lot 6 was built directly on the property line thus creating the existing encroachment. Mr. Croker stated that the applicant is proposing a lot line adjustment to rectify the existing encroachment and that this can be accomplished without creating the need for any new variances. Mr. Croker indicated that the property owner intends to eventually sell the properties and that the approval of this application will help in that endeavor.

Ms. Barber stated that the proposed application removes the existing lot line encroachment and will bring both lots into conformity. Ms. Barber stressed that the dwellings will be unaffected by the proposed application. Ms. Barber did note, however, the presence of two (2) existing nonconforming conditions which the applicant requested to be recognized as such. Mr. Richman clarified that the preexisting nonconforming conditions are related to the house on Lot 5, specifically the front yard setback to the existing house and the side yard setback to the existing detached garage; however, the setback conditions are unaffected by the proposed lot line adjustment.

Mr. Croker provided a brief overview of the history of the site development and why the Zoning Board has jurisdiction in this matter concerning the minor subdivision. Specifically, Mr. Croker noted that the area is mixed use and that an adjacent trucking business had received use variance approvals to expand their parking lot by utilizing Lot 6 and a portion of Lot 5; however, the development never took place. Lastly, Mr. Croker concluded his testimony by agreeing to the conditions noted in the review letters issued by the Department of Community Development and the Zoning Board Engineer.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. Spevak and seconded by Ms. Roth-Gutman, with affirmative votes for approval by DiRenzo, Sklar, Spevak, Potter, Tufano, and Roth-Gutman for the approval of the Minor Subdivision. Motion carries 6-0.

RESOLUTIONS:

19-Z-0001

Block(s) 435.08 Lot(s) 12

Zone: Single-Family Residential (R2)

Paul & Roxanne Chick

1304 Beaverbrook Drive

Cherry Hill, NJ 08034

Relief Requested: A bulk (C) variance to construct a 19' x 16' three season room addition over an existing patio and to permit that addition to have a rear yard setback of 14.3', where a minimum of 25' is required. The applicant also seeks relief to permit the continued existence of a nonconforming storage shed located at the southwest corner of the site to be located less than five (5') from both the side and rear property lines, where a minimum side and rear yard setback of five (5') is required.

Motion to Ratify: Following the review of the resolution, Mr. Potter made a motion which was seconded by Mr. Spevak, to memorialize the resolution for Paul & Roxanne Chick. Affirmative votes by DiRenzo, Potter, and Spevak. The resolution is memorialized.

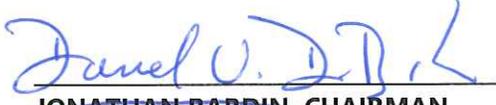
Meeting Adjourned: at 7:52 PM.

ADOPTED: 8/1/19

ATTEST:



LORISSA LUCIANI, PP, AICP
ZONING BOARD SECRETARY



JONATHAN RARDIN, CHAIRMAN
DANIEL V. DiRENZO JR.