



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, April 15, 2021

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., P.L. 2020, c.11, and/or N.J.A.C. 5:39-1, et seq., and due to the current State of Emergency and/or Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this remote 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, posted on the entrance to Town Hall, 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 remote meeting, as well as the Zoning Board of Adjustment Secretary's contact information to assist anyone lacking the resources or ability to access this remote 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 electronic devices that are not being used in conjunction with the virtual 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 April 1, 2021.

AGENDA ITEMS

20-Z-0006

Block(s) 409.01 Lot(s) 7
Zone: Highway Business (B2)

Amici Restaurant/ Eagle One Real Estate, LLC

312 Kresson Road
Cherry Hill, NJ

Relief Requested: A site plan waiver with a bulk (C) variance to allow for a previously approved 575 sf kitchen expansion to increase the height of the approved structure from 14'-9" to 17'-6", a difference of 2'-9".

RESCHEDULED TO THE THURSDAY, MAY 6, 2021 ZONING BOARD OF ADJUSTMENT MEETING.

RESOLUTIONS

21-Z-0002

Block(s) 386.01 Lot(s) 32

Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct a 21' x 18' living room addition and a 20' x 12' deck addition in the rear yard of the existing single-family residence requiring side yard setback relief.

Jessica Plakis

19 Madison Avenue

Cherry Hill, NJ

20-Z-0013

Block(s) 521.17 Lot(s) 35 - 39

Zone: Neighborhood Business (B1)

Relief Requested: A use (d) variance and a preliminary & final major site plan with bulk (C) variances to construct one (1) new building in a portion of the existing shopping center for use as a retail strip center, including a Starbucks with drive-thru where drive through uses are not a permitted use. Additional improvements will include paved parking areas, driveways, utilities, lighting, landscaping, grading and accessory signs. Lots 35, 37, 38, and 39 will be consolidated as part of this improvement.

Town Center at Short Hills Cherry Hill I & II, LLC

480-488 Evesham Road

Cherry Hill, NJ

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