



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, October 21, 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.chnj.gov/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 October 7, 2021.

AGENDA ITEMS

19-Z-0034

Block(s) 430.02 Lot(s) 1
Zone: Limited Office (O1)

Relief Requested: A site plan waiver with a use (D) variance to convert a portion of an existing office building into a residential dwelling unit, where residential dwelling units are not permitted.

903-907 Berlin Road, LLC

907 Haddonfield-Berlin Road
Cherry Hill, NJ

21-Z-0033

Block(s) 387.01 Lot(s) 5
Zone: Limited Office (O1)

Relief Requested: Site Plan Waiver with Use d(1) Variances to convert the first floor commercial space into a residence while keeping the second floor space as a residence, thus resulting in a duplex, whereas residential uses and duplexes are not permitted in the O1 zone.

Brand & Shetty Investment Group, LLC

501 Route 70 West
Cherry Hill, NJ

RESOLUTIONS

21-Z-0036

Block(s) 404.25 Lot(s) 17

Zone: Residential Agricultural Planned Community (RAPC)

Relief Requested: Bulk (C) Variances to permit the retroactive approval of a previously constructed 16' x 18' family room addition requiring rear yard setback relief.

Kristine Biller

128 Farmington Road

Cherry Hill, NJ

21-Z-0024

Block(s) 286.17 Lot(s) 36

Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to install an irregularly shaped in-ground pool with associated concrete decking that exceeds the permitted lot coverage and does not meet the setback requirement from the principal structure.

Michael Imbesi

10 Wagon Lane

Cherry Hill, NJ

21-Z-0035

Block(s) 382.01 Lot(s) 8

Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct a second story bedroom addition over an existing attached garaged requiring side yard setback

Ashley Paul

122 Edison Avenue

Cherry Hill, NJ

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