



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, December 16, 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 December 2, 2021.

AGENDA ITEMS

21-Z-0009

Block(s) 519.11 Lot(s) 2

Zone: Institutional (IN)

Public Service Electric & Gas (PSE&G)

850 Evesham Road

Cherry Hill, NJ

Relief Requested: Preliminary & Final Major Site Plan and Minor Subdivision with Use d(3) & d(6) Variances and Bulk (C) Variances to subdivide off a 10.627 acre vacant wooded portion of existing Lot 2 (currently a 21.109 acre parcel occupied by M'Kor Shalom) in order to permit the construction of a new 230/13 kV electrical substation (aka Echelon Substation) for PSE&G to provide an additional power source to the area. The new Echelon Substation will include the installation of a four (4) breaker 230kV air insulated switchgear (AIS) ring bus Class H substation and specific equipment includes a new control house, two (2) 230/13kV transformers, four (4) breakers, a 13kV shelter isle switchgear, and associated lightning masts, monopoles, an A-Frame, and security fencing.

ADJOURNED TO A FUTURE MEETING OF THE ZONING BOARD OF ADJUSTMENT MEETING.

RESOLUTIONS

EXECUTIVE SESSION (CLOSED) TO DISCUSS LITIGATION AND/OR ATTORNEY CLIENT PRIVILEGED MATTERS WITH REGARD TO PROPOSED CONSENT ORDERS AMENDING PRIOR AFFORDABLE HOUSING JUDGEMENTS AND/OR SETTLEMENT AGREEMENTS RELATED TO COAH LITIGATION (FAIR SHARE HOUSING CENTER, INC., ET AL V. CHERRY HILL PLANNING BOARD AND TOWNSHIP OF CHERRY HILL, ET AL.) AND THE TOWNSHIP'S OBLIGATIONS UNDER APPLICABLE LAW AND REGULATIONS FOR COAH ROUNDS 1, 2 AND 3 HOUSING OBLIGATIONS. (NO FORMAL ACTION WILL BE TAKEN)

RESOLUTIONS – OPEN PUBLIC MEETING

If Applicable: Resolutions Endorsing the Proposed Consent Orders Amending Prior Affordable Housing Judgements and/or Settlement Agreements

Fair Share Housing Center, Inc., et al. v. Cherry Hill Township, et al., Superior Court of New Jersey, Camden County, Docket Nos.: L-04889-01 & L-2609-15, to authorize Allen S. Zeller, Esq., Attorney for the Zoning Board of Adjustment, to execute the proposed Consent Orders and take any other appropriate action on behalf of the Cherry Hill Township Zoning Board in this regard.

MEETING ADJOURN