



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, March 3, 2022

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

Appointment & Oath of Regular Member (Joseph DiSalvo)
Approval of Meeting Minutes from February 17, 2022.

AGENDA ITEMS

22-Z-0001

Block(s) 528.64 Lot(s) 16
Zone: Residential (R1)

Relief Requested: Bulk (C) Variance to construct a 12' x 35' roof cover over an existing paver patio requiring rear yard setback relief.

Trevor & Stella Cezair
1734 Country Club Drive
Cherry Hill, NJ

21-Z-0043

Block(s) 518.02 Lot(s) 20
Zone: Residential (R1)

Eli & Karin Hen

18 Partridge Court
Cherry Hill, NJ

Relief Requested: Bulk (C) Variances to permit the installation of a 24' x 41' in-ground pool and associated concrete decking and a patio that exceeds the permitted maximum lot coverage and to permit a horseshoe driveway where residential uses are restricted to one curb cut/driveway per lot.

21-Z-0022

Block(s) 364.01 Lot(s) 3
Zone: Professional Office (O3)

Michael Bruccoliere

1501 Route 70 West
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with a Use (d) Variance and Bulk (C) Variance to convert an existing two-family dwelling into a single-family residence with a real estate office along with ADA improvements and landscape buffering as required. Specifically, the applicant proposes to convert the first floor apartment into a real estate office and reside in the existing second floor apartment.

ADJOURNED TO THE THURSDAY, APRIL 7, 2022 ZONING BOARD OF ADJUSTMENT MEETING.

RESOLUTIONS

21-Z-0044

Block(s) 404.39 Lot(s) 2
Zone: Residential (R1)

Didrence Ames & Jenika Miles

1246 Sequoia Road
Cherry Hill, NJ

Relief Requested: Bulk (C) Variances to permit the installation of a 12' x 28' in-ground pool and associated concrete decking that exceeds the permitted maximum lot coverage.

MEETING ADJOURN