



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, June 2, 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

Approval of Meeting Minutes from May 19, 2022.

AGENDA ITEMS

21-Z-0022

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

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.

Michael Bruccoliere

1501 Route 70 West
Cherry Hill, NJ

21-Z-0045

Block(s) 385.01 Lot(s) 12
Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct a two-story 240 SF living space and bedrooms addition to the rear of the existing residence (by way of removing an existing rear deck) requiring side yard setback relief. The applicant is also seeking retroactive approval for the existing shed and patio locations due to nonconforming setback conditions.

Mike Heck

68 Madison Avenue
Cherry Hill, NJ

ADJOURNED TO THE JUNE 16, 2022 ZONING BOARD MEETING.

RESOLUTIONS

22-Z-0011

Block(s) 408.03 Lot(s) 6

Zone: Residential Agricultural Planned Community (RAPC)

Relief Requested: Bulk (C) Variances to permit the installation of a 10' x 16' x 8' storage shed within the front yard.

Renee Robinson

1275 Charleston Road

Cherry Hill, NJ

19-Z-0051

Block(s) 71.01 Lot(s) 2

Zone: Regional Business (B4)

Relief Requested: A request for a one (1) year extension of approvals due to delays in obtaining NJDEP approval. Specifically, the extension of approvals request relates to the applicant's Zoning Board approval for a preliminary and final major site plan with use and bulk variances, granted on May 21, 2020, and memorialized on June 18, 2020, for the redevelopment of an existing car wash and to construct a 2,474 SF drive-through coffee shop.

Route 70 West, LLC

2348 Route 70 West

Cherry Hill, NJ

MEETING ADJOURN