



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, December 15, 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 December 1, 2022.

AGENDA ITEMS

19-Z-0045

Block(s) 465.06 Lot 4

Zone: Industrial Restricted (IR)

Relief Requested: Preliminary & Final Major Site Plan with a Use (D) Variance to permit the continuance of an as-built 490 SF cooler addition and related parking lot modifications as well as construct various site improvements to the existing office/warehouse use requiring use variance relief due to encroachments into the Stream Buffer Overlay

Deli On The Go Realty, LLC

615 Deer Road

Cherry Hill, NJ

22-Z-0024

Block(s) 285.25 Lots 2 & 3

Zone: General Office (O2)

Relief Requested: A bifurcated Use (d)1 Variance to construct two (2) new pad sites and associated site improvements at an existing office complex. The eastern pad site consists of a proposed 9,366 SF daycare with a 6,159 SF playground (permitted use). The western pad site consists of a proposed 2,476 SF Starbucks with a drive-thru as well as an attached 2,800 SF retail space (non-permitted use).

The Center at Cherry Hill, LLC

1800-1820 Chapel Avenue West

Cherry Hill, NJ

RESOLUTIONS

22-Z-0040

Block(s) 528.18 Lot 22

Zone: Residential Agricultural Planned Community (RAPC)

Relief Requested: Bulk (C) Variances seeking retroactive approval for a deck attached to an above-ground pool, a driveway expansion, and a patio expansion requiring setback relief.

Anthony & Stephanie DiGuglielmo

1760 Lark Lane

Cherry Hill, NJ

MEETING ADJOURN