



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Wednesday, March 29, 2023
SPECIAL MEETING 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 March 2, 2023.

AGENDA ITEMS

23-Z-0003

Block(s) 285.03 Lot 2

Zone: Shopping Center Business (B3)

Relief Requested: Site Plan Waiver with a Use d(6) and Bulk (C) Sign Variances to increase the existing tenant space's building/façade height in order to accommodate an oversized façade sign identifying Total Wine at the Plaza at Cherry Hill shopping center.

Cherry Hill Wine and Spirits, Inc.

2110 Route 38

Cherry Hill, NJ

23-Z-0004

Block(s) 425.01 Lot 16
Zone: Highway Business (B2)

Relief Requested: Use d(1) Variance to permit a residence on a portion of the second floor of an existing two-story building which also contains a permitted hair salon on the first floor and permanent makeup business on a portion of the second floor.

Aisha Payton

1414 Brace Road
Cherry Hill, NJ

RESOLUTIONS

19-Z-0045

Block(s) 465.06 Lot 4
Zone: Industrial Restricted (IR)

Relief Requested: Preliminary & Final Major Site Plan with Use d(1) & Bulk (C) Variances 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-0027

Block(s) 429.02 Lot 9 & 10
Zone: Residential (R2)

Relief Requested: A bifurcated Use (d)1 Variance to convert a mixed-use building (containing a first floor office and second floor apartment) into two (2) one-bedroom apartments and to construct a two-story addition (with a footprint of 1,198 SF and 2,396 SF GFA) to house two (2) additional two-bedroom units (for a total of four (4) units) along with various parking and stormwater improvements. A Use (d)1 Variance is required as multi-family dwellings are not permitted in a single-family zoning district.

76 Berlin Rd, LLC

76 Haddonfield-Berlin Road
Cherry Hill, NJ

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