



You couldn't pick a better place.
PLEDGE OF ALLEGIANCE

ZONING BOARD OF ADJUSTMENT

Thursday, June 1, 2023
AGENDA

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

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 18, 2023.

AGENDA ITEMS

22-Z-0024

Block(s) 285.25 Lots 2 & 3
Zone: General Office (O2)

The Center at Cherry Hill, LLC
1800-1820 Chapel Avenue West
Cherry Hill, NJ

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 (Children of America) with a 6,159 SF playground (permitted use). The western pad site involves a proposed two (2) unit structure consisting of a 2,564 SF quick service restaurant (tenant TBD) and a 2,888 SF retail space (tenant TBD), both of which are not permitted uses.

RESOLUTIONS

22-Z-0050

Block(s) 340.02 Lot 2
Zone: Highway Business (B2)

McDonald's USA, LLC
24 Route 70 West
Cherry Hill, NJ

Relief Requested: Minor Site Plan with Conditional Use d(3) and Bulk (C) Variances to expand McDonald's single order point drive-through lane into a dual order point drive-through lane along with various parking, site circulation, and signage changes.

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 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. (Total Wine)

2110 Route 38

Cherry Hill, NJ

MEETING ADJOURN