



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, July 6, 2023

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 31, 2023.

Approval of Meeting Minutes from June 15, 2023.

AGENDA ITEMS

23-Z-0004

Block(s) 425.01 Lot 16

Zone: Highway Business (B2)

Aisha Payton

1414 Brace Road

Cherry Hill, NJ

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.

23-Z-0010

Block(s) 213.01 Lot 10
Zone: Residential (R3)

Relief Requested: Bulk (C) Variance to construct a 741 SF attached garage addition over an existing side deck and patio requiring secondary front yard setback relief.

Stephanie Schaffhauser

114 Barlow Avenue
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 (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.

The Center at Cherry Hill, LLC

1800-1820 Chapel Avenue West
Cherry Hill, NJ

RESOLUTIONS

22-Z-0026

Block(s) 528.01 Lot 32
Zone: Residential (R2)

Relief Requested: Preliminary and Final Major Site Plan with use (d)1 & (d)6 variances and Bulk (C) Variances to construct a 175 unit senior living facility spread across two (2) buildings. Specifically, 85 independent living units will be located in one building while 66 assisted living units and 24 memory care units will be located in the other building. The proposal also includes a three-story commons building and various site improvements.

Caddis Acquisition Partners, LLC

350 Evesham Road & 110 Springdale Road
Cherry Hill, NJ

MEETING ADJOURN