



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, December 21, 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.*, 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, 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 Board 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 7, 2023.

AGENDA ITEMS

23-Z-0031

Block(s) 369.01 Lot 21
Zone: Residential (R2)

Relief Requested: Bulk (C) Variance to permit the construction of a 1,065 SF second story addition inclusive of Master Bedroom with a walk-in closet and bathroom, along with two additional bedrooms and an attic that requires side yard setback relief.

Brian Cassano II

1108 Jefferson Avenue
Cherry Hill, NJ

23-Z-0033

Block(s) 437.04 Lot 19
Zone: Residential (R1)

Renata Dobbins

11 St. Moritz Lane
Cherry Hill, NJ

Relief Requested: Bulk (C) Variance to permit the construction of a 12' x 21' (252 SF) attached garage addition/expansion to an existing attached garage that would be in front of the front façade of the house where such a layout is not permitted.

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: Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances and a Minor Subdivision to construct two (2) new pad sites and associated site improvements and signage at an existing office complex. The eastern pad site consists of a proposed 10,000 SF daycare (Children of America) with a 5,828 SF playground (permitted use). The western pad site involves a proposed two (2) unit structure consisting of a 2,467 SF quick service restaurant (tenant TBD) and a 2,527 SF retail/personal service space (tenant TBD).

RESOLUTIONS

22-Z-0027

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

76 Berlin Rd, LLC

76 Haddonfield-Berlin Road
Cherry Hill, NJ

Relief Requested: A bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation 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 to house two (2) additional two-bedroom units (for a total of four (4) units) along with various parking and stormwater improvements.

23-Z-0026

Block(s) 442.01 Lots 5 & 8
Zone: Limited Office (O1)

Dr. Shammi Dhawan

13 West Ormond Avenue
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with a Use (d)1 Variance to convert a pregnancy care office into a veterinary office with wellness and urgent care services but without boarding/kenneling facilities.

MEETING ADJOURN