



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, February 1, 2024

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

Oath of Office for Vice Chair

Approval of Meeting Minutes from January 18, 2024

AGENDA ITEMS

22-Z-0006

Block(s) 375.01 Lot 13

Zone: Residential (R2)

Joseph & Leslie Laganella

657 Park Drive

Cherry Hill, NJ

Relief Requested: Bulk (C) Variances to construct an attached garage to the existing residence requiring relief to exceed the front façade of the house and from meeting the side and aggregate side yard setback requirements. The proposed garage is approximately 31'-2" x 18'-9" in size (580 SF +/-) and is to be located entirely on top of an existing driveway.

22-Z-0036

Block(s) 14.01 Lots 3 thru 6

Zone: Regional Business (B4) with a Route 70 Western Gateway Phase II (Area No. 5) Overlay.

Relief Requested: Bifurcated Use d(1) Variance to construct a four (4) story self-storage facility (25,148 SF footprint - 100,592 SF total) along with various site improvements for Trojan Self-Storage.

Cherry Hill 70 Partners, LLC

Route 70 & South Union Avenue, Cherry Hill, NJ

RESOLUTIONS

22-Z-0024

Block(s) 285.25 Lots 2 & 3

Zone: General Office (O2)

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).

The Center at Cherry Hill, LLC

1800-1820 Chapel Avenue West

Cherry Hill, NJ

23-Z-0032

Block(s) 523.11 Lot 20

Zone: Residential (R1)

Relief Requested: Bulk (C) Variance to construct a 16' x 28' (448 SF) accessory utility building/workshop addition in the rear yard of the existing single-family residential property.

Mark Wilson

40 Doncaster Road

Cherry Hill, NJ

MEETING ADJOURN