



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, April 4, 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**

*Approval of Meeting Minutes from March 7, 2024*

### **DISCUSSION ITEMS**

*Proposed Sustainable Land Use Pledge Resolution in furtherance of 'Sustainable Jersey' Certification. No formal action needed by Board.*

### **AGENDA ITEMS**

#### **24-Z-0006**

Block(s) 431.07 Lot 1.01

Zone: Residential (R2)

*Relief Requested: Bulk (C) Variance to construct a 5' Vinyl fence in the front & secondary front yard of the existing single-family residence.*

**Zachary Goldberg**

102 Valleybrook Road E

Cherry Hill, NJ

### **RESOLUTIONS**

#### **23-Z-0022**

Block(s) 478.01 Lots 3 & 4

Zone: Limited Office (O1)

*Relief Requested: Bifurcated Use (d)1 Variance to construct eight (8) residential units, including six (6) townhouses and two (2) stacked affordable housing units attached to the row of townhouses.*

**Town Square Real Estate Holding, LLC**

1905-1907 Pointview Avenue

Cherry Hill, NJ

**MEETING ADJOURN**