



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, July 18, 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 June 20, 2024

AGENDA ITEMS

19-Z-0030

Block(s) 71.01 Lots 2.02 & 3

Zone: Regional Business (B4) Zone and Redevelopment Area 5 – Western Gateway Phase II Overlay.

Relief Requested: Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation (combining Lots 2.02 & 3) to construct two (2) hotels with 131 rooms and 120 rooms, respectively, and to construct a 4,250 SF restaurant pad site along with various site improvements. The applicant also is requesting their second of three permitted one (1) year extension of approvals.

KM Hotels, LLC

2342 & 2348 Route 70 West

19-Z-0051

Block(s) 71.01 Lot 2.01

Zone: Regional Business (B4) Zone and Redevelopment Area 5 – Western Gateway Phase II Overlay.

Relief Requested: Bifurcated Amended Site Plan with Bulk (C) Variances to redevelop the existing car wash facility into a 3,979 SF car wash facility with modified access and to construct a 2,474 SF drive-through coffee shop along with various site improvements. The applicant also is requesting their third of three (3) permitted one (1) year extension of approvals.

Route 70 West, LLC

2352 Route 70 West

RESOLUTIONS

24-Z-0001

Block(s) 338.06 Lot 2

Zone: Residential (R2)

Relief Requested: Bulk (C) Variances seeking retroactive approval for an as-built 340 SF detached garage and elevated floating deck requiring setback relief. The proposal also involves removing as-built nonconforming structures and expanding the primary driveway by 215 SF and adding a 315 SF open porch with elevated deck.

Jonathan Kozak

110 Chapel Ave E

Cherry Hill, NJ

MEETING ADJOURN