



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT
Thursday, October 17, 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 September 19, 2024

AGENDA ITEMS

24-Z-0021

Block(s) 338.03 Lot 6
Zone: Residential (R2)

Relief Requested: Site Plan Waiver with a Use (D) Variance to convert an existing medical office (a legal nonconforming use) into mixed-use three-chair salon and associated living quarters within a single-family residential zoning district.

T&S Studio, LLC

511 Kings Highway North
Cherry Hill, NJ

23-Z-0008

Block(s) 104.01 Lot 12
Zone: Residential (R2)

Relief Requested: Minor Subdivision with Use (d) and Bulk (C) Variances to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots.

726 Northwood, LLC

726 Northwood Avenue
Cherry Hill, NJ

RESOLUTIONS

24-Z-0017

Block(s) 437.01 Lot 29
Zone: Industrial Restricted (IR)

J&T Brothers, LLC

1197 & 1201 Marlkrass Road
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Use (d) and Bulk (C) Variances to convert a previously approved (and recently constructed) 4,800 SF four (4) tenant commercial pad site into a single tenant dental office along with signage modifications. No new site improvements are proposed. Site plan approvals were granted by the Planning Board under Application No. 22-P-0004.

21-Z-0011

Block(s) 434.24 Lot 6 & 7

Zone: Residential (R1)

Relief Requested: Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation to consolidate two (2) vacant lots and construct a 8,885 SF daycare facility (Kiddie Academy) for 150 children with a 3,500 SF fenced-in play area and associated site improvements.

MIRA Properties

700 Kresson Road & 498 Browning Lane

Cherry Hill, NJ

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