



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, November 7, 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 October 17, 2024*

#### **AGENDA ITEMS**

##### **24-Z-0029**

Block(s) 371.01 Lot 21

Zone: Residential (R2)

*Relief Requested: Bulk (C) Variances to demolish an existing 94 SF second story deck and construct a 288 SF second story deck with a 144 SF patio beneath surrounded by a five (5') tall privacy fence within the secondary front yard of the existing residential property.*

**Phillip Wiegand**

902 Jefferson Avenue

Cherry Hill, NJ

##### **23-Z-0023 (Amended)**

Block(s) 390.01 Lot 9

Zone: Professional Office (O3)

*Relief Requested: An Interpretation (pursuant to N.J.S.A. 40:55D-70(b)) to determine whether a standalone licensed microblading/permanent cosmetics business is a permitted use in the Professional Office (O3) zone or, in the alternative, if the applicant does not receive a favorable interpretation, a concurrent request for a Site Plan Waiver with a Use (d) Variance and Bulk (C) Variances to convert a former dental office into a standalone licensed microblading business.*

**Kiu Nhuc Hy**

406 Kings Highway South

Cherry Hill, NJ

**ADJOURNED TO THE DECEMBER 5, 2024 ZONING BOARD OF ADJUSTMENT MEETING.**

**EXECUTIVE SESSION (CLOSED): TO DISCUSS PENDING LITIGATION &/OR ATTORNEY-CLIENT PRIVILEGED MATTERS WITH REGARD TO A PROPOSED AMENDED SETTLEMENT AGREEMENT BETWEEN FAIR SHARE HOUSING CENTER, THE TOWNSHIP OF CHERRY HILL & VOLUNTEERS OF AMERICA (VOA) IN IN THE MATTER OF THE TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, SUPERIOR COURT OF NEW JERSEY, DOCKET NO. CAM-L-2609-15 WHERE THE VOA HAS PROPOSED TO CONSTRUCT A 64 UNIT, 100% AFFORDABLE HOUSING PROJECT CONSISTING OF 52 AGE RESTRICTED 55+ UNITS & 12 NON-AGE RESTRICTED SPECIAL NEEDS UNITS ON BLOCK 471.01, LOT 7, 1991 ROUTE 70 E. NO FORMAL ACTION WILL BE TAKEN IN EXECUTIVE SESSION.**

**RESOLUTIONS**

**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

**MEETING ADJOURN**