



You couldn't pick a better place.

# ZONING BOARD OF ADJUSTMENT

Thursday, December 5, 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 November 7, 2024*

### AGENDA ITEMS

#### **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 19, 2024 ZONING BOARD OF ADJUSTMENT MEETING.**

#### **24-Z-0025**

Block(s) 521.09 Lot 71  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variance to install a 20' x 50' in-ground pool with associated concrete decking in the rear yard of the existing single-family residential property requiring lot coverage relief.*

**Robert Fleishman**

18 Manor House Court  
Cherry Hill, NJ

**24-Z-0012**

Block(s) 285.02 Lots 2-6 & 9  
Zone: Shopping Center Business (B3)

**PREIT Services, LLC**

1 Mall Drive  
Cherry Hill, NJ

*Relief Requested: Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. The proposed use is permitted, however, the proposed lot adjustments results in one (1) of the lots not having a principal use (just parking) and the building exceeding the permitted height in the zone (although less tall than the existing office building), thus Use d(1) and d(6) Variances are required, respectively.*

**RESOLUTIONS**

**24-Z-0029**

Block(s) 371.01 Lot 21  
Zone: Residential (R2)

**Phillip Wiegand**

902 Jefferson Avenue  
Cherry Hill, NJ

*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.*

**MEETING ADJOURN**