



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, March 20, 2025
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 6, 2025

AGENDA ITEMS

24-Z-0014

Block(s) 55.01 Lot 1

Zone: Regional Business (B4)

Relief Requested: Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances to construct a 55'-8" tall 89,000 SF sized Supercharged entertainment facility (consisting of an indoor multi-level go kart track with accessory arcade, bowling alley, and restaurant/bar uses) along with various site improvements, a 283 space parking area (inclusive of 29 EV ready spaces), and façade signage. The proposal includes a subdivision of the existing parcel into two (2) lots with one of the lots (0.31 acres) to contain the existing Garden State Park Gatehouse (to be preserved) while the remaining lot (9.69 acres) will contain Supercharged.

Sangermano Management, LLC

2200 Route 70 West

Cherry Hill, NJ

RESOLUTIONS

24-Z-0033

Block(s) 526.05 Lot 5

Zone: Residential Agricultural (RA)

Relief Requested: Bulk (C) Variances to construct a 1½ story indoor basketball court addition totaling 2,858 SF with associated stormwater management infrastructure in the rear yard of the existing single-family residence that requires side yard setback and lot coverage relief.

James Maransky

1149 Winding Drive

Cherry Hill, NJ

MEETING ADJOURN