



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, April 17, 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 20, 2025

Approval of Meeting Minutes from April 3, 2025

AGENDA ITEMS

23-Z-0034

Block(s) 281.01 Lot 27

Zone: Highway Business (B2)

Relief Requested: Site Plan Waiver with a Use d(1) Variance to install a 800 kW-AC rooftop solar photovoltaic (PV) system containing 1,850 panels on top of an existing commercial building (At Home and Big Lots) along with associated electrical infrastructure. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply all renewable energy generated back into the grid for prospective customers to purchase.

Ecogy Energy NJ VII, LLC

949 Church Road

Cherry Hill, NJ

RESOLUTIONS

24-Z-0037

Block(s) 447.02 Lot 1 (C0301)

Zone: Limited Office (O1)

Relief Requested: Use d(1) Variance to convert the second story of an existing office building into a two-bedroom residential apartment along with minor site improvements consisting of the relocation of an existing dumpster.

Ryan Zeng

1211 Kings Highway North

Cherry Hill, NJ

23-Z-0020 (Amended)

Block(s) 579.01 Lot 10

Zone: Residential (R3)

Relief Requested: Bulk (C) Variances to construct a two-story single-family dwelling consisting of three (3) bedrooms with an attached two-car garage on an existing vacant undersized corner lot requiring principal structure setback relief and driveway requiring setback relief. The application was ultimately denied by the Board.

Glenn Trace

199 Eleanore Terrace

Cherry Hill, NJ

MEETING ADJOURN