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## ZONING BOARD OF ADJUSTMENT

Thursday, June 5, 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 May 15, 2025*

### **RESOLUTIONS**

#### **25-Z-0019**

Block(s) 528.48 Lot 3  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variances to construct a 507 SF deck around an existing (under construction) partial above-ground pool along with a 510 SF paver patio system (with an associated 273 SF walkway) and 80 SF shed in the rear yard of the existing single-family residence.*

#### **Steven Cornforth**

404 Barby Lane  
Cherry Hill, NJ

### **AGENDA ITEMS**

#### **25-Z-0004**

Block(s) 484.01 Lot 1  
Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) and Bulk (C) Variances to install a 627.84 kW-DC rooftop solar photovoltaic (PV) system containing 1,308 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

#### **Solar Landscape, LLC**

1 Keystone Avenue  
Cherry Hill, NJ

**25-Z-0005**

Block(s) 493.01 Lot 1

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 542.88 kW-DC rooftop solar photovoltaic (PV) system containing 928 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

2 Keystone Avenue

Cherry Hill, NJ

**25-Z-0006**

Block(s) 485.01 Lot 1

Zone: Industrial Restricted (IR) with a Restricted Business (IR-RB) Overlay

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 493.74 kW-DC rooftop solar photovoltaic (PV) system containing 844 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

1931 Olney Avenue

Cherry Hill, NJ

**25-Z-0007**

Block(s) 497.01 Lot 1

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 610.56 kW-DC rooftop solar photovoltaic (PV) system containing 1,272 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

1939 Olney Avenue

Cherry Hill, NJ

**25-Z-0008**

Block(s) 468.04 Lot 4

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 311.52 kW-DC rooftop solar photovoltaic (PV) system containing 649 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

2 Pin Oak Lane

Cherry Hill, NJ

**25-Z-0009**

Block(s) 494.01 Lot 1

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance to install a 288.48 kW-DC rooftop solar photovoltaic (PV) system containing 601 panels on top of an existing commercial building along with associated wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

2020 Springdale Road

Cherry Hill, NJ

**25-Z-0010**

Block(s) 495.01 Lot 1

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 852.48 kW-DC rooftop solar photovoltaic (PV) system containing 1,776 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**Solar Landscape, LLC**

2030 Springdale Road

Cherry Hill, NJ

**25-Z-0011**

Block(s) 468.05 Lot 1

Zone: Industrial Restricted (IR)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 408 kW-DC rooftop solar photovoltaic (PV) system containing 850 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy*

**Solar Landscape, LLC**

2040 Springdale Road

Cherry Hill, NJ

*Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**25-Z-0012**

Block(s) 468.04 Lot 3  
Zone: Industrial Restricted (IR)

**Solar Landscape, LLC**

2050 Springdale Road  
Cherry Hill, NJ

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 430.08 kW-DC rooftop solar photovoltaic (PV) system containing 896 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**25-Z-0013**

Block(s) 468.01 Lots 15 & 16  
Zone: Industrial Restricted (IR)

**Solar Landscape, LLC**

2080 Springdale Road  
Cherry Hill, NJ

*Relief Requested: Site Plan Waiver with a Use d(1) Variance and to install a 588.48 kW-DC rooftop solar photovoltaic (PV) system containing 1,226 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.*

**MEETING ADJOURN**