



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, November 6, 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 October 16, 2025

AGENDA ITEMS

25-Z-0035

Block(s) 110.01 Lot 8
Zone: Residential (R3)

Relief Requested: Bulk (C) Variances to construct a one-story 274 SF bedroom and bathroom addition in the rear yard of an existing dwelling requiring setback relief and to reconstruct the existing driveway associated with the property located along Williams Street. The resulting addition would provide for a third bedroom and second bathroom for what would be an affordable dwelling to be constructed by Habitat for Humanity. The applicant also proposes a small (10 SF) deck addition.

Habitat for Humanity South Central NJ

117 Chapel Avenue West
Cherry Hill, NJ

25-Z-0034

Block(s) 370.01 Lot 21
Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct a one-story 380 SF addition to connect the existing two-story dwelling to an existing one-story detached garage requiring setback relief. The proposed addition will contain a great room and half-bath.

Tom Filocco & Nancy Ryan

67 Grant Avenue
Cherry Hill, NJ

RESCHEDULED TO THE NOVEMBER 20, 2025 ZONING BOARD MEETING – NEW PUBLIC NOTICE TO BE PROVIDED

RESOLUTIONS

25-Z-0021

Block(s) 437.01 Lot 17.01
Zone: Industrial Restricted (IR)

Relief Requested: Minor Site Plan with a Use d(1) Variance and Bulk (C) Variances to convert a former office into a youth enrichment and educational center along with various site and parking improvements (Phase 1) as well as to install a new 2,000 SF fenced-in outdoor play area (Phase 2).

Inspire A Learner, LLC

1155 Markkress Road
Cherry Hill, NJ

23-Z-0030

Block(s) 184.01 Lot 59
Zone: Residential (R3)

Relief Requested: Use (d)1 Variance to permit the existing dwelling to be utilized as a residential duplex. Specifically, the dwelling contains an existing apartment (Unit 447B) and a former deli (Unit 447A) that was converted into an additional residential unit without approvals. Unit 447B is an existing 2-bedroom unit and Unit 447A was converted into a 2-bedroom unit.

Premtim Dedja

447 State Street
Cherry Hill, NJ

25-Z-0002

Block(s) 524.02 Lot 4
Zone: Residential Agricultural (RA)

Relief Requested: Bulk (C) Variances to install a six (6') foot tall vinyl fence in the secondary front yard to enclose an existing in-ground swimming pool.

N Patricia Jines

4 Wilderness Drive
Cherry Hill, NJ

24-Z-0012

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

Relief Requested: Request for Extension of Major Subdivision Approvals associated with the Preliminary & Final Major Site Plan involving the construction of a 120,000 SF (60,000 SF footprint) two-story Dick's House of Sports store along with associated site improvements and an adjustment of five (5) lots. The specific request is to extend the deadline to file the major subdivision plat with the county retroactive to November 4, 2025 for an additional ninety-five (95) days until February 6, 2026.

PREIT Services, LLC

1 Mall Drive
Cherry Hill, NJ

MEETING ADJOURN