



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, November 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 November 6, 2025

RESOLUTIONS

19-Z-0041

Block(s) 339.11 Lot 14

Zone: Multi-Residential (High-Rise) (R20) & Residential (R2)

Relief Requested: Site Plan Waiver with a Use d(5) Variance to convert three (3) ground floor commercial units (units #110, #108 and #104) into three (3) residential units at the Sussex House Apartments

Sussex House Realty, LLC

1001 Kings Highway North

Cherry Hill, NJ

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

AGENDA ITEMS

25-Z-0038

Block(s) 257.01 Lot 11
Zone: Residential (R1)

Relief Requested: Bulk (C) Variance to construct a six (6') tall vinyl fence less than twenty-five (25') from the secondary front yard.

Michael Liska

35 Colmar Road
Cherry Hill, NJ

25-Z-0036

Block(s) 342.09 Lot 10
Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct two (2) first floor additions, one being 140 SF and the other being 53 SF in size, that require aggregate side yard setback relief. The purpose of the two additions are to slightly expand the width of the existing attached garage and various rooms (kitchen, dining room, laundry, etc.) on the first floor of the house in order to make the interior ADA accessible. The applicant also proposes a compliant 140 SF porch in the front yard.

Christopher Connolly

270 Sawmill Road
Cherry Hill, NJ

25-Z-0024

Block(s) 337.01 Lot 9
Zone: Residential (R2)

Relief Requested: Bulk (C) Variance to construct a 11'-11" x 22'-2" (260 SF) living room addition requiring rear yard setback relief.

Christopher & Patrice Gibbon

10 Dean Lane
Cherry Hill, NJ

25-Z-0037

Block(s) 513.49 Lot 6
Zone: Residential (R1)

Relief Requested: Bulk (C) Variances to construct a first floor 13' x 27' (351 SF) master bedroom and bathroom addition in the side yard of the existing single-family dwelling.

Jeremy Lippman

152 Thornhill Road
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

MEETING ADJOURN