



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, January 19, 2017
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 Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

ROLL CALL

- Roll Call of Zoning Board Members
- 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 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 cell phones and all other electronic devices for the duration of the 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

Reorganization

- | | |
|------------------------------------|--------------------------------|
| Election of Chair | Election of Vice Chair |
| Oaths of Office | Adoption of Agenda Procedures |
| Adoption of Zoning Board Bylaws | Adoption of Official Newspaper |
| Establishment of Meeting Dates | Appointment of Secretary |
| Appointment of Alternate Secretary | Appointment of Solicitor |
| Appointment of Engineer | |

Zoning Board of Adjustment Annual Report – 2016

Approval of Meeting Minutes from December 1, 2016

AGENDA ITEMS

16-Z-0035

Block(s) 340.01 Lot(s) 26

Zone: Limited Office (O1) and Residential (R2) Zones.

Relief Requested: An interpretation as to whether a variance from N.J.S.A. 40:55-70d(2) is in order to expand and/or intensify a non-conforming use (parking and medical office use in the R2 Zone); and a minor site plan with a use (d1) variance for offsite parking (Block 340.31, Lot 99), a possible (d2) variance for the expansion of a non-conforming use (Block 340.01, Lot 26) (based on the findings of the interpretation above), and bulk (c) variances (Block 340.01, Lot 26) to construct a 712 SF lobby for a medical office use along with various site improvements.

NOTICE CARRIED TO THE FEBRUARY 2, 2017 ZONING BOARD OF ADJUSTMENT MEETING

499 Ropa Realty, LLC

499 Cooper Landing Road
Cherry Hill, NJ 08002

16-Z-0025

Block(s) 340.31 Lot(s) 99

Zone: Multi-Residential (R20) Zone.

Cellco Partnership d/b/a Verizon Wireless

401 Cooper Landing Road
Cherry Hill, NJ 08002

Relief Requested: A site plan waiver with use D(1) and bulk (C) variances to install twelve (12) telecommunications antennas and related equipment on the rooftop of the existing condominium building (Playa Del Sol) and for the installation of a ground-mounted 30 kW diesel generator.

APPLICATION WITHDRAWN AS APPLICANT WILL PROCEED WITH ZONING PERMIT (ZP #10950) UNDER SECTION 6409 OF THE "MIDDLE CLASS TAX RELIEF AND JOB CREATION ACT OF 2012"

RESOLUTIONS

None.

MEETING ADJOURN