



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT Thursday, April 6, 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**

*Approval of Meeting Minutes from March 16, 2017*

### **AGENDA ITEMS**

#### **16-Z-0035**

Block(s) 340.01/340.31 Lot(s) 26/99

Zone: Limited Office (O1); Residential (R2); Multi-Residential (R20) Zones.

*Relief Requested: A minor subdivision and minor site plan with a (d1) variance and a (d2) expansion of a non-conforming use variance to permit onsite, accessory parking in the Residential (R2) and Multi-Residential High Rise (R20) Zones to serve a regional orthopedic medical principal use in a Limited Office (O1) zone, where such use is not permitted in the R2 and R20 Zone; to permit an increase in density (d5) from 22.43 dwelling unit per gross usable acre is permitted to 23.97 dwelling unit per gross usable acre is permitted, where a maximum density of 20 dwelling unit per gross usable acre is permitted (this is a result of a reduction of acreage, as part of a subdivision); and to permit bulk (c) variances (Block 340.01, Lot 26 and Block 340.31, Lot 99) to construct a 712 SF lobby (at 499 Cooper Landing Road) for a regional orthopedic medical office use along with various site improvements.*

#### **499 Ropa Realty, LLC**

499 & 401 Cooper Landing Road  
Cherry Hill, NJ 08002

### **RESOLUTIONS**

None.

**MEETING ADJOURN**