



You couldn't pick a better place.

ZONING BOARD
OF ADJUSTMENT
ANNUAL REPORT
2025

Cherry Hill Township
Department of Community Development

ZONING BOARD OF ADJUSTMENT MEMBERS

January 1, 2025 to December 31, 2025

Jonathan Rardin, Esq., Chairperson
Nacovin Norman, Vice Chairperson
Jay Jones (appointed Regular Member 1/23/25)
Rob Connor (resigned 12/23/25)
Greg Bruno
Joseph DiSalvo (resigned 5/5/25)
Sophia Tyris (resigned 10/8/25)
Kevin Cockfield (appointed Alternate #1 2/10/25 and appointed Regular Member 10/14/25)
Neelima Straiges (appointed 10/14/25)
Anju Pejavara, Alternate #2

ZONING BOARD OF ADJUSTMENT PROFESSIONALS

January 1, 2025 to December 31, 2025

Allen S. Zeller, Esq., Zoning Board of Adjustment Solicitor, Zeller & Wieliczko, LLP
Matthew Wieliczko, Esq. Zoning Board of Adjustment Alternate Solicitor, Zeller & Wieliczko, LLP
Eric Riso, Esq. Zoning Board of Adjustment Alternate Solicitor, Zeller & Wieliczko, LLP
Stacey Arcari, PE, PP, CME, PTOE, Zoning Board of Adjustment Engineer, Environmental Resolutions, Inc. (ERI)
C. Jeremy Noll, PE, CME, CPWM, Zoning Board of Adjustment Engineer, Environmental Resolutions, Inc. (ERI)

CHERRY HILL TOWNSHIP DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING & ZONING STAFF

January 1, 2025 to December 31, 2025

Kathleen Cullen, Director of Community Development
Jacob Richman, PP, AICP, Board Secretary & Planner, Deputy Director of Community Development
Mara Wuebker, PP, AICP, Alt. Board Secretary & Planner, Deputy Director of Community Development
Samuel Opal, PP, Alternate Board Secretary, Assistant Planner
Kathleen Gaeta, Zoning Officer
Keath Mahan, Zoning Enforcement Officer
Eric Mathiesen, Rental Housing & Zoning Enforcement Inspector
Steven Schomp, Rental Housing Inspector

INTRODUCTION

The New Jersey Municipal Land Use Law (“MLUL”), N.J.S.A. 40:55D-70.1, requires that the Zoning Board of Adjustment (“Zoning Board”), “shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by Resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Zoning Board of Adjustment shall send copies of the report and Resolution to the Governing Body and Planning Board.”

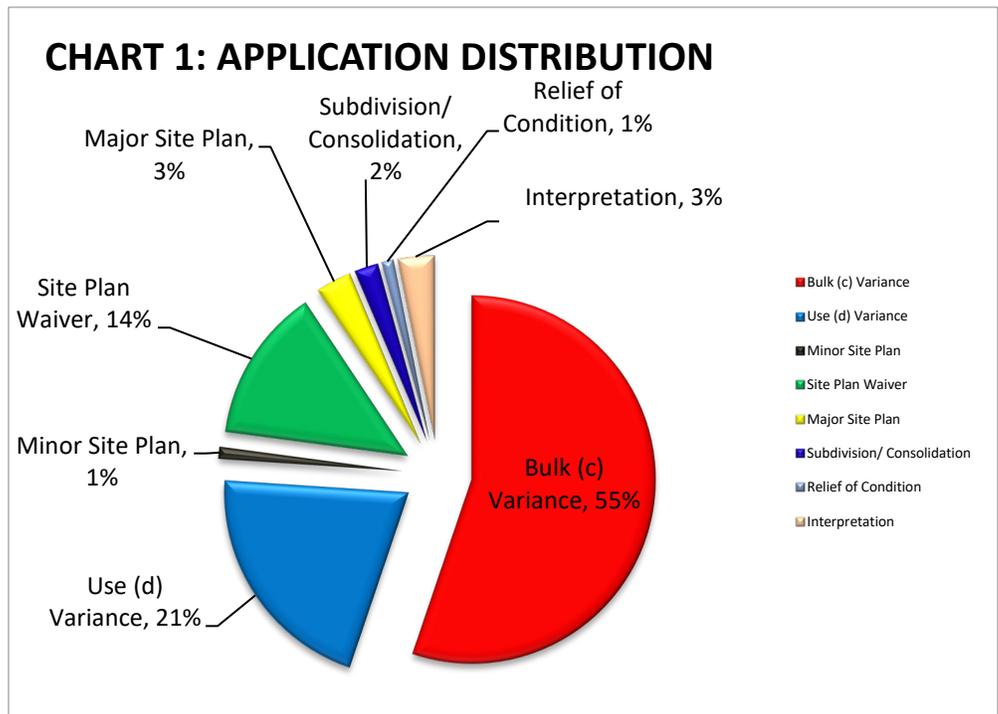
This report summarizes the activity of the Zoning Board from January 1, 2025 through December 31, 2025, and presents its findings on applications and appeals of the Zoning Ordinance provisions, which included variance requests and site planning.

HISTORY

The Cherry Hill Township Zoning Board met twenty (20) times from January 23, 2025 to December 18, 2025, which included thirty-two (32) applications that were heard with a rendered decision (see **Appendix A: Zoning Board Decisions**). This does not include one (1) additional application that was heard in its entirety but ultimately was withdrawn prior to a vote being taken. Therefore, a total of thirty-three (33) applications were heard by the Board in 2025.

The applications were geographically distributed throughout the Township (see **Appendix D: 2025 Zoning Board Applications Map**). Regarding the applications made to the Zoning Board in 2025, and generally continuing the trend of the majority of applications, fifty-five (55%) percent of the applications heard by the Board were located along Municipal roadways within various residential neighborhoods of the Township, whereas 2024 had a greater majority of applications (68%) located along municipal roadways. County and State Roadway applications accounted for thirty-three (33%) percent and twelve (12%) percent, respectively, of the remainder of the 2025 applications. Of note, however, is that Applications involving

located along Municipal roadways within various residential neighborhoods of the Township, whereas 2024 had a greater majority of applications (68%) located along municipal roadways. County and State Roadway applications accounted for thirty-three (33%) percent and twelve (12%) percent, respectively, of the remainder of the 2025 applications. Of note, however, is that Applications involving



Use (D) variance requests tend to be predominately located along municipal roadways, but in 2025, a majority were located County roadways. The reason for this shift has to do with a particular set of applications that Board had never previously considered prior to this year and is elaborated upon further below in the Annual Report.

Looking just at applications in 2025 that involved use (D) variance requests, sixty-seven (67%) percent of such requests concerned properties located along County Roadways or State Highways, which represents a moderate increase compared to 2024 (58%) and just below 2023 and 2022 which had seventy-three (73%) percent and seventy-five (75%) percent of applications located along such roadways, respectively. Nonetheless, applications involving Use (D) variance requests continue to be predominately located along County Roadways or State Highways.

As many applications involved more than one request, a total of ninety-six (96) requests were made before the Zoning Board. There were more bulk (C) requests than use (D) variance requests sought, due mainly in part to applicants requesting multiple bulk (C) variances, as shown in **Chart 1: Application Distribution**. Overall, there were fifty-three (53) requests for bulk (C) variances, which constitutes a slight decrease from

the sixty-six (66) requests in 2024 but still significantly exceeds by a wide margin the number of similar requests made in 2023 (25 requests in total) and 2022 (31 requests in total). Conversely, regarding use (D) variances, there were twenty (20) requests this year, which more than doubled the number of such requests in 2024 (9 requests in total) and still outgained the fifteen (15) requests made in 2023 and more than quadrupled the four (4) requests from 2022. Furthermore, the total number of bulk (C) variances and use (D) variances made to the Board accounted for a moderate decrease in percentage of all overall requests in 2025 (76%) as compared to 2024 (89%). This appears to be a result

TABLE 1: TYPES OF DECISIONS

Types of Decisions	Total	Approved	Denied	Withdrawn
Appeal	-	-	-	-
Interpretation	3	0 (0%)	0	3
Request for Extension	-	-	-	-
Certificate of Nonconformity	-	-	-	-
Relief of Condition	1	0 (0%)	0	1
Res Judicata	-	-	-	-
Bulk Variance	53	46 (87%)	2	5
Use Variance	20	17 (85%)	0	3
Subdivision	2	1 (50%)	0	1
Minor Site Plan	1	1 (100%)	0	0
Major Site Plan	3	2 (67%)	0	1
Site Plan Waiver	13	13 (100%)	0	0
Amended Site Plan	-	-	-	-
Total	96	80 (83%)	2	14

of a substantial increase in the number of ancillary requests, particularly site plan waivers (13 in total) that were mostly associated with a set of community solar applications to be discussed in more detail below. Still, the Board continued to handle complex applications in 2025, which from a zoning analysis perspective are those that involve multiple requests for relief, including bulk (C) variances. For example, there were seventeen (17) total site plan or site plan waiver requests in 2025 (amounting to 18% of all requests), but the total site plan or site plan waiver requests in 2024 were four (4), which only amounts to five (5%) percent of all requests made that year. This speaks to the complexity of issues the Board considered this year as there were significantly more applications this year (33 total applications) compared to 2024 (19 total applications) and 2023 (21 total applications). Even though site plan or site plan waiver requests made up less of the overall proportion of requests, it speaks to the complexity of applications that the Board considered in 2025.

DISCUSSION OF DECISIONS

The Zoning Board approved eighty-three (83%) percent of the requests made, although if discounting the requests that were withdrawn, the Zoning Board approved ninety-six (96%) of the requests made, which is nearly identical to 2024 when eighty-two (82%) of the requests made were approved but when discounting tabled applications the approval rate increased to ninety-six (96%) percent. To better understand the decisions of the Zoning Board, the types of applications are discussed below in greater detail. A full list of applications heard by the Zoning Board is included as **Appendix A**.

APPEALS

No appeals of the administrative officer were heard before the Zoning Board this year.

INTERPRETATIONS & RELIEFS OF CONDITION

No interpretations were heard before the Zoning Board this year; however, two applications (Application No. 23-Z-0023 for Kiu Nhuc Hy and Application No. 24-Z-0014 for Sangermano Management, LLC) initially had requested interpretations on whether microblading/permanent cosmetics is a permitted use in the Professional Office (O3) zone and whether indoor go-kart facilities are a permitted recreational use and whether arcades are permitted accessory use in the Regional Business (B4) zone, respectively, but subsequently withdrew their requests at the beginning of their respective hearings. As such, the Board never weighed in nor decided on such interpretation requests. In general, interpretations are not requested or recommended due to their impact on the entire Township, rather than a specific property. Use variance requests are generally recommended as an alternative to interpretation requests. The general exceptions to this are interpretation requests involving the interpretation of Resolutions of previous Zoning or Planning Board applications.

Regarding reliefs of conditions (i.e. conditions imposed upon applicants by the Board that they need to comply with as a condition of their approval), there was one (1) matter involving MBJ Associates, LLC (Application No. 23-Z-0024) where the applicant in 2023 had obtained bifurcated Use d(1) Variance approval to construct a 122-space off-site vehicle inventory lot to store vehicles associated with MBJ's dealership. As part of the approval, the Board, in addition to requiring that the applicant come back for site plan approval, include in their site plan sidewalks and curbing around the perimeter of the subject

property. When the applicant returned to the Zoning Board in 2025 for their site plan approvals, the applicant had originally requested relief from providing the required sidewalks and curbing around the perimeter of the property. The applicant ultimately withdrew their request and subsequently agreed to uphold the condition of approval by providing for the requisite curbing and sidewalks.

BULK (C) VARIANCES

Bulk (C) variances have been divided into two (2) general categories – Residential and Non-Residential. A total of fifty-three (53) bulk (C) variance requests were heard by the Zoning Board divided among twenty-six (26) applications. Forty-six (46) of the bulk (C) variance requests were ultimately approved, while two (2) requests were denied (from Application No. 23-Z-0020), and four (4) requests were withdrawn (from Application No. 24-Z-0014).

As compared to the previous year, the nature of the variance requests changed in that residential bulk variances became the non-dominant, but only slightly so, request type when comparing it to the percentage of non-residential bulk variance requests. Specifically, such variances (of which there were 26 in total) accounted for forty-nine (49%) percent of the overall bulk variance requests as compared to 2024's fifty-two (52%) percent, but still outpacing 2023's thirty-six (36%) percent but not substantially under the level of 2022's sixty-eight (68%).

With respect to the specific requested types of non-residential bulk variances (27 total requests made), signage, which is historically one of the top few or topmost requested relief (accounting for approximately a third of all such requests the last couple of years); this year, it became one of the least requested at two (2) such requests and instead, lot coverage relief far outpaced all requests with fifteen (15) which accounts for fifty-five (55%) of all non-residential bulk variance requests. Lot coverage in the last couple of years only accounted for ten-to-fifteen (10-15%) percent of all such requests so this was marked increase. Otherwise, parking-related variances and accessory structure setback related variances, accounting for four (4) and five (5) such requests in total (or a third of all such requests), respectively, are generally one of the top requested variance types and continue to be so in 2025. One of the main reasons that lot coverage was the main request was due to a large set of community solar applications that sought to install ground-mounted electrical infrastructure equipment on concrete pads on sites that already exceeded lot coverage. The remaining non-residential bulk (C) variance relief request was for the height of an accessory structure (one such request) as it involved the height of telecommunications antennas. It shall be noted that, like in years past, bulk (C) signage variance requests were in conjunction with applications for Site Plan approval. It shall also be noted that signage relief requests are primarily sent to the Planning Board in conjunction with a site plan waiver; however, in cases where there is, or was, a use (D) variance request, associated signage requests remain under the jurisdiction of the Zoning Board, like in the cases of Sangermano Management, LLC (Application No. 24-Z-0014 – though such request was ultimately withdrawn), and Inspire a Learner, LLC (Application No. 25-Z-0021) where the applicants requested sign relief as part of their Major Site Plan or Minor Site Plan requests.

It shall also be noted that twelve (12) of the fifty-three (53) total bulk (C) variance requests (accounting for nearly a quarter of the total requests) were in conjunction with only four (4) of the thirty-three (33) total applications (accounting for 12% of the total applications) heard by the Zoning Board in 2025. These

four (4) applications (Application Nos. 19-Z-0021, 23-Z-0024, 24-Z-0014, and 25-Z-0021) all involved requests for a site plan and/or subdivision approval.

With respect to the distribution of bulk (C) variance requests amongst residential and non-residential applicants, with the exception of this year and 2023, residential relief requests have typically dominated in terms of the total number of requests as compared to non-residential relief requests. While 2024 saw residential relief requests returning to the majority (in line with most recent years other than this year and 2023), the majority was slim as noted above. One of the reasons residential relief requests were generally more prevalent in recent years was due to the lockdowns during the COVID-19 pandemic where businesses were uncertain of their prospects, and with people staying at home, they did not submit as many applications to the Zoning Board. Homeowners during that time focused on ways they could improve their dwellings/land (possibly due to the lockdown restrictions). But in 2023, with lockdown restrictions having been lifted for quite some time (early 2022), commercial development rebounded and ultimately exceeded residential relief requests. 2024 data had suggested that there was more of an "evening out" occurring with residential and non-residential development, at least as far as the Zoning Board agendas were concerned, and 2025 seems to reflect the trend as application types and bulk variances request were relatively evenly split.

Nonetheless, unlike residential applicants who are not subject to site plan requirements (as they are deemed "bulk (C) only" applications), non-residential applicants who make application to the Zoning Board may not only trigger the need for a site plan, but also a number of related bulk (C) variance requests because site plans tend to be more complex. When looking at the specific numbers, there were thirteen (13) bulk (C) only applications versus seventeen (17) site plan/site plan waiver applications made to the Zoning Board in 2025. In 2024 there were ten (10) bulk (C) only applications while the number of site plan/site plan waiver applications amounted to four (4). In 2023 there were six (6) bulk (C) only applications versus nine (9) site plan/site plan waiver applications. In 2022 there were eleven (11) bulk (C) only applications versus four (4) site plan/site plan waiver applications while in 2021 there were fifteen (15) bulk (C) only applications versus six (6) site plan/site plan waiver applications. Generally speaking, the bulk (C) only applications outpace the site plan/site plan waiver applications but the current year and 2023 show that there are periods where non-residential applications are the larger share of what the Board considers. When considering just the total bulk variance relief requests, the data suggests that the reason the number of non-residential variance requests closely matched the number of residential variance requests is due to the complexity of the commercial applications.

In looking at residential bulk (C) variance requests in 2025, there are some common threads in terms of the type of requests made, of which there were twenty-six (26) in total, as compared to previous years such as setbacks for principal structures which was the most requested this year with fifteen (15) such requests while in 2024 there nine (9) such requests making it the second most requested relief that year. 2024's most requested relief was for accessory structure setbacks with twelve (12) such requests while in 2025 this was tied for the third most requested relief with three (3) such requests. In looking at accessory structure related requests, this category can involve relief associated with location/setbacks, number, or size/dimensions of such structures, specifically decks, patios, sheds, pool, driveways, unclassified out-structures, etc. 2024's third most requested relief was for garage related variance relief of which there were six (6) such requests while for 2025 this was the least requested of the variances with only one (1)

such request made. It shall be noted that, due to an increase in the number of garage specific requests that were made in 2023 and 2024 as compared to prior years, the Department started tracking garage-related variances as a separate item, regardless of whether attached (which would be associated with the principal structure) or detached (an accessory structure). Moving on to fence related relief, interestingly, 2025 had the same number of variance requests (4 in total) which was the same number requested in 2024; however, this was the second most requested relief in 2025 but only the fourth most requested relief in 2024. Another common request involved lot coverage with three (3) total requests in 2025 compared to only one (1) in 2024. As noted above, garages and fencing were placed in separate categories due to their specific prevalence over other accessory structures in the types of applications the Zoning Board considers. Typically speaking, residential bulk (C) variance relief requests were in conjunction with homeowners looking to improve their property through various upgrades to their homes; however, one application for Glenn Trace (Application No. 23-Z-0020) involved two (2) bulk (C) variance requests to construct a new single-family dwelling on a vacant, undersized lot; however, that application was ultimately denied. As an aside, there was one (1) application involving bulk (C) variances associated with a multi-residential application for VOADV Property, Inc. (Application No. 19-Z-0021) which had requested a single bulk (C) variance for the height of their perimeter fence.

While the Planning Board generally has jurisdiction over site plans, site plan waivers, and subdivisions, the Zoning Board retains jurisdiction when the use in question was previously granted or requires a new a use (D) variance in order to operate. If such a request also involves bulk (C) variances, the Zoning Board will retain jurisdiction over those requests as well. This was the case with the following applications: 1) Kiu Nhuc Hy (Application No. 23-Z-0023) for a Site Plan Waiver; 2) MJB Associates (Application No. 23-Z-0024) for a bifurcated Preliminary & Final Major Site Plan; 3) Sangermano Management, LLC (Application No. 24-Z-0014) for a Preliminary & Final Major Site Plan (which was ultimately not voted upon due to the withdrawal of the application); 4) Ecology Energy NJ VII, LLC (Application No. 23-Z-0034) for a Site Plan Waiver; 5) VOADV Property, Inc. (Application No. 19-Z-0021) for a Final Major Site Plan; 6) Solar Landscape, LLC (Application Nos. 25-Z-0004 through 25-Z-0013) for a Site Plan Waiver; 7) New Cingular Wireless PCS, LLC (Application No. 25-Z-0029) for a Site Plan Waiver; 8) Inspire a Learner, LLC (Application No. 25-Z-0021) for a Minor Site Plan; and 9) Sussex House Realty, LLC (Application No. 19-Z-0041) for a Site Plan Waiver. All of these applications involved at least a Use (D) Variance except for VOADV Property, Inc. as that site was governed under a previous Use (D) Variance approval and therefore the Zoning Board retained jurisdiction. Please see **Appendix A** for more information.

It shall also be reiterated that the Zoning Board denied two bulk (C) variance requests, specifically in the application involving Glenn Trace (Application No. 23-Z-0020) who had requested relief to construct a home on a vacant lot. Additionally, there were five (5) bulk (C) variance requests that were withdrawn associated with Sangermano Management, LLC (Application No. 24-Z-0012) involving a proposed site plan application for an indoor go-kart facility. The entire site plan application was withdrawn before a vote could be taken and therefore, the bulk requests were not ultimately voted upon. Withdrawals and/or tabling of variances and associated applications can occur when applicants are unable to comply with the Zoning Ordinance, find alternative solutions, or provide corrected information. Generally, however, bulk (C) variance requests are withdrawn primarily due to the legal justification for the requested bulk (C) variances being unable to be met; however, applicants are always encouraged to comply with the Zoning Ordinance where feasible. The breakdown of the bulk (C) variance requests is included in **Table 2: Bulk**

Variations. A full list of bulk (C) variations is included in **Appendix B: Bulk (C) Variations.**

TABLE 2: BULK VARIANCES 2025			
Residential		Non-Residential	
Principal Structure Setback	15	Parking (Count/Buffer/Setback)	4
Accessory Structure Setback	3	Accessory Structure Setback	5
Lot Coverage	3	Lot Coverage	15
Fence	4	Signage	2
Garage	1	Height (Accessory Structure)	1
TOTAL	26	TOTAL	27

USE (D) VARIANCES

Use variations are potentially the most significant decisions that the Zoning Board can make. In reviewing the requests for use variations, the Zoning Board heard eighteen (18) Use (D) Variance applications in 2025, seven (7) in 2024, eleven (11) in 2023, and four (4) such applications in 2022.

The use variance applications were specific to use changes on particular parcels. A recitation of those use variations is as follows:

1. A microblading/permanent cosmetics business was granted approval (Use d(1)) in the O3 zone;
2. An indoor go-kart facility with an arcade, bowling alley, and restaurant withdrew their application (Use d(1)) in the B4 zone;
3. A conversion of a second-story office use into a two-bedroom residential unit above a first-floor office was granted approval (Use d(1)) in the O1 zone;
4. A rooftop community solar project for Ecogy Energy NJ VII, LLC was granted approval (Use d(1)) in the B2 zone;
5. Ten separate rooftop community solar projects for Solar Landscape, LLC was granted approval (Use d(1)) all within the IR zone;
6. A rooftop telecommunications installation was granted approval (Use d(1)) in the R20 zone;
7. A youth enrichment and educational center was granted approval (Use d(1)) in the IR zone;
8. A residential duplex was granted approval (Use d(1)) in the R3 zone; and
9. A conversion of three (3) ground floor commercial units into three (3) residential units within an apartment complex was granted approval (Use d(5)) in the R20 zone.

The number of applications involving use variance requests – eighteen (18) in total –increased significantly from the seven (7) such applications in 2024, and still well out-paced eleven (11) heard in 2023 and greatly exceeded the four (4) from 2022. Similarly, the number of individual use variance requests, which was seventeen (17) in 2025, far exceeded the nine (9) such requests in 2024, and still topped the fifteen (15)

from 2023 while 2022's five (5) such requests fell significantly under the peak seen in 2025.

Of the seventeen (17) requests that were made in 2025, all but one (1) involved Use d(1) requests, as the remainder was for a Use d(5) density variance. This was similar to the breakdown of the requests made in 2024 with all but one of the nine (9) from that year being a Use d(1) request. The lone non-d(1) request was for a conditional use d(3) variance.

Additionally, of the seventeen (17) use variance requests made, eleven (11) applications (Application No. 23-Z-0034 for Ecogy Energy VII, LLC and Application Nos. 25-Z-0004 through 25-Z-0013 for Solar Landscape, LLC) involved individual use d(1) relief requests to install rooftop solar installations. Specifically, the proposed projects were to fall under the New Jersey Community Solar Energy Program (CSEP) which generates solar energy and sends it back out to the grid; however, the Zoning Ordinance at the time restricted energy transfer only to the underlying building on which the panels are located as opposed to allowing the energy to be exported. This was the Township's first time seeing such applications as the State program did not exist until recently. The Township ultimately adopted Zoning Ordinance changes (Ordinance 2025-8) to permit such installations provided they complied with CSEP regulations (thus no recommendations for Zoning Ordinance changes regarding CSEP's are included in this annual report); however, the applications noted above had to seek Use d(1) variance approval since the Zoning Ordinance did not permit such installations at the time they made application to the Zoning Board. Furthermore, like in 2024 where the Zoning Board heard matters involving semi-detached housing developments and townhouse developments, the Zoning Board in 2025 continued to see applications for housing types that fall between single-family residential and multi-residential developments. For example, Ryan Zeng (Application No. 24-Z-0037) and Premtim Dedja (Application No. 23-Z-0030) involved Use d(1) variance requests to allow for an apartment above an existing office space and a residential duplex, respectively. Similarly, Sussex House Realty, LLC (Application No. 19-Z-0041) involved a Use d(5) variance request to allow for three (3) commercial units on the ground floor of an existing apartment complex to be converted into residential units.

While the Department, in some of the more recent Annual Reports, has tracked trends in use variance requests associated with office zoned parcels (O1, O2, and O3), the distribution of requests in 2025 shows more variation in types of applications made. Only two (2) applications (Application No. 23-Z-0023 and Application No. 24-Z-0037) involved an office zoned property (O3 and O1, respectively). While previous annual reports acknowledged an uptick in applicants looking for flexibility with developing residentially in office zoned properties, one (1) such application (as Application No. 23-Z-0023 was not requesting residential use permissions) is neither indicative of a continuation of a trend nor a complete reversal. In fact, discounting the outlier eleven (11) applications involving Community Solar installations, of the remaining seven (7) applications, there was roughly an even split between applications involving residentially zoned properties (3) and commercially zoned properties (4). Another observation is that of the seven (7) applications, just under half (three in total) involved properties that were seeking relief for a residential component. One of the similar characteristics was that each of these projects sought flexibility with the existing use structure with one going from office to mixed use (Application No. 24-Z-0037), one going from mixed-use to a duplex (Application No. 23-Z-0030), and one mixed use apartment complex that wanted to become more residential (Application No. 19-Z-0041). They also involved different zoning districts (O1, R3, and R20, respectively). As such, this is not pointing towards a particular

deficiency within a singular zoning district but rather seeking more flexibility in various zoning districts to allow for varying residential mixtures. The Department also noted that a prior Annual Report sought to track applications involving off-site parking lots, particularly for car dealerships; and while one (1) was heard at the end of 2023, there were no such applications in 2024 but there was one (1) heard in 2025 but only the bifurcated site plan (Application No. 23-Z-0024) as the Use d(1) variance was heard in 2023. Thus, 2025 does not provide any particular insight into trends that may be emerging; however, the Zoning Board applications are just a small snapshot of matters that may come through the Department of Community Development as not every inquiry into making a potential use variance application comes to fruition.

The Department will continue to monitor these applications to see if there are any noticeable changes in the prevalence of these matters and if needed, re-examine recommendations. **Table 3: Use Variance Applications** lists the use variances heard by the Zoning Board this year. Full descriptions of the variance applications are included in **Appendix C: Use (D) Variances**.

TABLE 3: USE VARIANCE APPLICATIONS 2025			
Location	Zone	Description of Proposed Use	Decision
406 Kings Highway South	O3	An Interpretation (pursuant to N.J.S.A. 40:55D-70(b)) to determine whether a standalone licensed microblading/permanent cosmetics business is a permitted use in the Professional Office (O3) zone or, in the alternative, if the applicant does not receive a favorable interpretation, a concurrent request for a Site Plan Waiver with a Use (d) Variance to convert a former dental office into a standalone licensed microblading business.	Approved
2200 Route 70 West	B4	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances to construct a 55'-8" tall 89,000 SF sized Supercharged entertainment facility (consisting of an indoor multi-level go kart track with accessory arcade, bowling alley, and restaurant/bar uses) along with various site improvements, a 283 space parking area (inclusive of 29 EV ready spaces), and façade signage. The proposal includes a subdivision of the existing parcel into two (2) lots with one of the lots (0.31 acres) to contain the existing Garden State Park Gatehouse (to be preserved) with a maintenance access curb cut while the remaining lot (9.69 acres) will contain the Supercharged facility.	Withdrawn

1211 Kings Highway North	O1	Use d(1) Variance to convert the second story of an existing office building into a two-bedroom residential apartment along with minor site improvements consisting of the relocation of an existing dumpster.	Approved
949 Church Road	B2	Site Plan Waiver with a Use d(1) Variance to install a 800 kW-AC rooftop solar photovoltaic (PV) system containing 1,850 panels on top of an existing commercial building (At Home and Big Lots) along with associated electrical infrastructure.	Approved
1 Keystone Avenue	IR	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.	Approved
2 Keystone Avenue	IR	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 943 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.	Approved
1931 Olney Avenue	IR	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 820 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.	Approved

1939 Olney Avenue	IR	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.	Approved
2 Pin Oak Lane	IR	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.	Approved
2020 Springdale Road	IR	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.	Approved
2030 Springdale Road	IR	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.	Approved

2040 Springdale Road	IR	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 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.	Approved
2050 Springdale Road	IR	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.	Approved
2080 Springdale Road	IR	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.	Approved
2995 Chapel Avenue West	R20	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variances to construct 12 telecommunications antennas and related equipment on the rooftop of the Towers of Windsor (West Tower Only).	Approved

1155 Markkress Road	IR	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 install a new 2,000 SF fenced-in outdoor play area (Phase 2).	Approved
447 State Street	R3	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.	Approved
1001 Kings Highway North	R20	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.	Approved

CERTIFICATES OF NON-CONFORMITY

No requests were made this year for certificates of Non-Conformity.

ANCILLARY POWERS – SITE PLAN, SUBDIVISION, AND OTHER APPROVALS

From N.J.S.A. 40:55D-76(b): The Zoning Board *"shall have power to grant, to the same extent as the planning board, subdivision or site plan approval pursuant to article 6 of this act or conditional use approval pursuant to section 54 of this act, whenever the proposed development requires approval by the board of adjustment of a variance pursuant to subsection d. of section 57 of this act."*

Like in previous years, 2025 had relatively diverse applications, with applications for site plan waivers as well as major and minor site plans (with associated subdivisions/lot consolidations) being heard before the Zoning Board. There were, however, no applications for amended site plan approvals, which would periodically occur in previous years. The following is a more detailed summary of the applications involved in requests for major site plan approval, minor site plan approval, and site plan waiver approval.

Site Plan Waivers:

1. A request for a site plan waiver approval was granted for Kiu Nhuc Hy (Application No. 23-Z-0023) to convert a dental office into a microblading/permanent cosmetics business. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction; and

2. A request for a site plan waiver approval was granted for EcoEnergy NJ VII, LLC (Application No. 23-Z-0034) to install rooftop Community Solar Energy Program infrastructure. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction;
3. A request for a site plan waiver approval was granted for Solar Landscape, LLC (Application Nos. 25-Z-0004 through 25-Z-0013) to install rooftop Community Solar Energy Program infrastructure. As the aforementioned applications involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction;
4. A request for a site plan waiver approval was granted for New Cingular Wireless PCS, LLC (Application No. 25-Z-0029) to install telecommunications antennas and related equipment on the roof of an existing apartment building. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction; and
5. A request for a site plan waiver approval was granted for Sussex House Realty, LLC (Application No. 19-Z-0041) to convert three (3) commercial units into residential units on the ground floor of an existing apartment building. As the aforementioned application involved a Use d(5) density variance, the Zoning Board retained site plan jurisdiction.

Minor Site Plan:

1. A request for a minor site plan approval with Bulk (C) Variances was granted for Inspire A Learner, LLC (Application No. 25-Z-0021) to convert a former office into a youth enrichment and education center (with a permitted daycare) along with other various site improvements. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction.

Minor Subdivision:

1. A request for a minor subdivision plan approval was withdrawn by Sangermano Management, LLC (Application No. 24-Z-0012) to construct an indoor go-kart facility with a bowling alley, arcade, and restaurant and to parcel out the existing "Garden State Park Gatehouse". As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction; and
2. A request for lot consolidation approval was granted for MJB Associates, LLC (Application No. 23-Z-0024) to demolish two (2) existing dwellings on separate lots and combine said lots to construct a 122-space parking lot to store vehicles associated with MJB's dealerships. As the aforementioned application involved a Use d(1) variance (which received bifurcated approval in 2023), the Zoning Board retained site plan jurisdiction.

Preliminary & Final Major Site Plans:

1. A request for a Preliminary & Final Major Site Plan approval was withdrawn by Sangermano Management, LLC (Application No. 24-Z-0012) to construct an indoor go-kart facility with a bowling alley, arcade, and restaurant and to parcel out the existing "Garden State Park Gatehouse". As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction; and

RECOMMENDATIONS

1. **General Bulk Regulations.** There were twenty-six (26) residential bulk variances heard by the Zoning Board; the majority of these requests involved homeowners who sought flexibility to improve their properties, and typically faced limitations or inherent hardships associated with their respective lots.

It is recommended that the Township explore greater flexibility for accessory structures (such as allowing sheds in side yards, reduced setback requirements for patios/decks in the side yard, and/or reduced setbacks for fences along corner properties provided no sight triangle issues are created) without compromising the goals of protecting the aesthetics of the streetscape and maintaining reasonable buffers from adjoining properties. Further clarifying in the definitions what constitutes each individual accessory structure may also be beneficial.

2. **Signs.** While the Planning Board typically reviews sign variance applications, there continue to be non-residential bulk (C) variances that the Zoning Board considers that are associated with Use (D) variance applications in conjunction with site plans. Signage regulations are rarely ever one-size fits, however further study and review of the present Sign Ordinance is recommended to determine if any proposed amendments can provide additional flexibility for businesses while still protecting the Township from excessive and distracting signage.
3. **Second Story Single-Family Residential Structures within Existing Nonconforming Setbacks:** There are existing single-family residential dwellings throughout the Township that are located on existing undersized lots. When this occurs, it is not unusual to find that many of these properties have dwellings that do not meet certain setback requirements which may have been a product of the dwelling having been built before a zoning regulation was enacted requiring specific setbacks. In certain neighborhoods in the Township, many instances of this situation can be readily found. When such conditions exist, it is difficult for homeowners to make improvements on their property, particularly when it comes to expanding the footprint of their house, without triggering a variance as they encounter property line setback restrictions or run out of room due to the proximity of a neighboring property. When expanding outwards is not an option, some homeowners elect to go upwards by way of proposing a second story addition within the same footprint of their existing (or portions of existing) single-story dwelling. While this does not exacerbate any existing setback conditions from a property line distance standpoint, if the footprint of house where the addition is to be constructed on top of is already within a setback requirement, the second story addition triggers a variance since a two-story structure within a setback is technically more intensive than a one-story structure within a setback. The Department recommends that an exception to setback requirements be explored when specific conditions are met so as to potentially allow homeowners to avoid the variance process but also ensure neighboring property owners are not detrimentally impacted.
4. **Undefined/Unclassified Residential Accessory Structures.** All zoning districts within the Township, including those located in our single-family residential zones (RA, RAPC, R1, R2, and R3) contain provisions/regulations (Article IV) and associated definitions (Article II) for permitted accessory structures. There are cases, however, when applicants propose a type of accessory structure that is not readily defined nor regulated in the Zoning Ordinance. When such cases occur, Section 401.E.3 applies, which states that when there is no accessory building or accessory structure setback established that the accessory building/structure shall instead only be permitted to be constructed in side or rear yard and meet the principal structure setbacks established in the zone in which it is proposed to be constructed. This sometimes creates hardships for individual property owners when they are looking for flexibility to install a type of structure not indicated nor defined in the Ordinance (such as pergolas, gazebos, pavilions, generators, workshops, greenhouses, or other similar out-

buildings) and then are constrained due to the requirements for setbacks for principal structures. Therefore, it is recommended that additional structure types and corresponding definitions be added to the Zoning Ordinance, along with appropriate setback requirements, to provide additional clarity and flexibility for homeowners who are seeking to improve their property in ways that do not impair the intent and purpose of the Zone Plan. Furthermore, additional clarity on the extent of the out-buildings (square footage, numbers, etc.) should be provided so it is clear what constitutes a principal structure and what constitutes an accessory structure so as to prevent an overabundance of out-buildings that could in fact impair the intent of the single-family zoning districts.

5. **Residential Attached Garages.** Attached garages associated with single-family residential properties are required to be even with or behind the front façade of the dwelling, regardless of the specific setback to the attached garage. While aesthetics may be a reason for this location requirement, designs of dwellings, whether new or existing, vary from neighborhood to neighborhood. For those seeking to build a new dwelling with an attached garage or those seeking to expand their existing attached garage (possibly due to outdated designs/sizing for the accommodation of newer vehicles), complying with the Zoning Ordinance may be difficult. Therefore, it is recommended that this issue be explored to determine an appropriate solution, such as permitting attached garages to be located in front of the front façade of the house in instances where the garage meets the minimum front and/or secondary front yard setback requirements for the zone in which it is located.
6. **Residential Bulk Variance Application Revisions.** With high numbers of individual residential bulk variance requests heard by the Zoning Board with a total of twenty-six (26) in 2025 and thirty-four (34) in 2024 compared to ten (10) in 2023, it is recommended that the Department put into place a streamlined Land Use Development Application for Residential Bulk (C) Applications so as to help expedite such relief requests for residential property owners/applicants. Such improvements for a modified Land Use Development Application could include a reduced checklist, a modified fee schedule, and/or more specific and applicable instructions regarding required and recommended submission items.
7. **Regional Business Zoning District Revisions.** Although only one of the applications before the Zoning Board this year was located in the Regional Business (B4) zoning district, the application, Sangermano Management, LLC came before the Zoning Board with both a Use D(1) Variance and Interpretation requests. This was due to the complexity, and sometimes vagueness, of the zoning district's regulatory language pertaining to use and density permissions outlined in Section 417 of the Zoning Ordinance. As such, the Department recommends re-examining the use permissions and density standards in Sections 417.C and 417.G, respectively, and updating/modernizing said standards in a way that will continue to promote the intent of the B4 zone for contemporary times. Similarly, the department recommends re-examining the prohibited uses in Section 417.F.2 for related reasons.

This Annual Report and the recommendations contained within are intended to represent both quantitative and qualitative summaries of the Cherry Hill Township Zoning Board of Adjustment's actions taken over the inclusive time period. Please provide any additional recommendations for Zoning Ordinance revision, based on the information presented above, and the experiences of the Zoning Board of Adjustment in this past year. Additionally, any comments regarding the Department of Community Development's recommendations and analysis should be provided to Department staff.

Appendix A

ZONING BOARD DECISIONS

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
1/23/2025	23-Z-0023	Kiu Nhuc Hy	406 Kings Highway South	390.01	9	O3	Interpretation OR Site Plan Waiver with Use (d) Variance	Approved	An Interpretation (pursuant to N.J.S.A. 40:55D-70(b)) to determine whether a standalone licensed microblading/permanent cosmetics business is a permitted use in the Professional Office (O3) zone or, in the alternative, if the applicant does not receive a favorable interpretation, a concurrent request for a Site Plan Waiver with a Use (d) Variance to convert a former dental office into a standalone licensed microblading business.	§413.B;
	23-Z-0024	MBJ Associates, LLC	802 & 806 Park Boulevard	11.01	1 & 2	R2	Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances, a Lot Consolidation, and a Relief of Condition	Approved	Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances, a Lot Consolidation, and a Relief of Condition to demolish two (2) existing vacant single-family dwellings and construct a 122 space parking lot to store new and used vehicles associated with MBJ dealerships. The relief of condition request is from providing sidewalk and curbing around the perimeter of the site.	§506.A.1.b; §511.H.2.b; §516.G.4.a
2/6/2025 - CANCELLED										
2/20/2025 - RESOLUTIONS ONLY										
3/6/2025	24-Z-0033	James Maransky	1149 Winding Drive	526.05	5	RA	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 1½ story indoor basketball court addition totaling 2,858 SF with associated stormwater management infrastructure in the rear yard of the existing single-family residence that requires side yard setback and lot coverage relief.	§402.D
3/20/2025	24-Z-0014	Sangermano Management, LLC	2200 Route 70 West	55.01	1	B4	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances	Withdrawn	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances to construct a 55'-8" tall 89,000 SF sized Supercharged entertainment facility (consisting of an indoor multi-level go kart track with accessory arcade, bowling alley, and restaurant/bar uses) along with various site improvements, a 283 space parking area (inclusive of 29 EV ready spaces), and façade signage. The proposal includes a subdivision of the existing parcel into two (2) lots with one of the lots (0.31 acres) to contain the existing Garden State Park Gatehouse (to be preserved) with a maintenance access curb cut while the remaining lot (9.69 acres) will contain the Supercharged facility.	§417.B; §417.C.3.d; §417.F.2; §417.H.2.a; §417.H.2.d; §417.H.2.e; §511.B.2; §516.G.4.b; §517.G.3.a.ii
4/3/2025	23-Z-0020	Glenn Trace	199 Eleanore Terrace	579.01	10	R3	Bulk (C) Variances	Denied	Bulk (C) Variances to construct a two-story single-family dwelling consisting of three (3) bedrooms with an attached two-car garage on an existing vacant undersized corner lot requiring setback relief. The dwelling has a proposed footprint of approximately 1,260 SF and a floor area of approximately 1,834 SF (not inclusive of the unfinished basement). The applicant also proposes a driveway requiring setback relief.	§406.D; §505.C.4;

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
	24-Z-0037	Ryan Zeng	1211 Kings Highway North	447.02	1	O1	Use d(1) Variance	Approved	Use d(1) Variance to convert the second story of an existing office building into a two-bedroom residential apartment along with minor site improvements consisting of the relocation of an existing dumpster.	§411.B
4/17/2025	23-Z-0034	Ecogy Energy NJ VII, LLC	949 Church Road	281.01	27	B2	Site Plan Waiver with a Use d(1) Variance	Approved	Site Plan Waiver with a Use d(1) Variance to install a 800 kW-AC rooftop solar photovoltaic (PV) system containing 1,850 panels on top of an existing commercial building (At Home and Big Lots) along with associated electrical infrastructure.	§432.C.1.a
5/1/2025	19-Z-0021	VOADV Property, Inc. (Lilley's Place L.P.)	1991 Route 70 East	471.01	7	B2/R1	Final Major Site Plan with Bulk (C) Variances	Approved	Final Major Site Plan with a Bulk (C) fence variance to construct a 3-story 100% affordable senior and supportive needs housing residential building consisting of a total of 64 apartments along with associated site improvements consisting of parking areas, stormwater management facilities, utilities, landscaping, and lighting.	§506.A.1.a
5/15/2025	25-Z-0019	Steven & Rose Cornforth	404 Barby Lane	528.48	3	R1	Bulk (C) Variances	Approved	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. The	§404.D; §431.H.3
	25-Z-0004	Solar Landscape, LLC	1 Keystone Avenue	484.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
	25-Z-0005	Solar Landscape, LLC	2 Keystone Avenue	493.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 943 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.	§419.F.1; §432.C.1.a

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
6/5/2025	25-Z-0006	Solar Landscape, LLC	1931 Olney Avenue	485.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 820 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.	§421.E; §432.C.1.a
	25-Z-0007	Solar Landscape, LLC	1939 Olney Avenue	497.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
	25-Z-0008	Solar Landscape, LLC	2 Pin Oak Lane	468.04	4	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
	25-Z-0009	Solar Landscape, LLC	2020 Springdale Road	494.01	1	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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.	§432.C.1.a

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
	25-Z-0010	Solar Landscape, LLC	2030 Springdale Road	495.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
	25-Z-0011	Solar Landscape, LLC	2040 Springdale Road	468.05	1	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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 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.	§432.C.1.a
	25-Z-0012	Solar Landscape, LLC	2050 Springdale Road	468.04	3	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
	25-Z-0013	Solar Landscape, LLC	2080 Springdale Road	468.01	15 & 16	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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.	§432.C.1.a

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
6/18/2025	25-Z-0025	Carlos & Kelly Bivins	1381 Paddock Way	436.01	22	R2	Bulk (C) Variances	Approved	Bulk (C) Variance to erect a six (6') foot high vinyl fence enclosure in the secondary front yard where only three (3') feet in height is permitted. The applicant also proposes a conforming 10' x 12' replacement shed in the rear yard and a partial driveway expansion approximately 10' x 18' in size.	§506.A.1.b
7/17/2025	25-Z-0023	Deena Max	402 Hialeah Drive	285.16	13	R3	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 726.24 SF two-story addition to an existing single-family dwelling requiring setback relief along with a driveway bump-out expansion, replacement fencing, and a retroactive approval request for an as-built expanded patio (approximately 600 SF) with a roof/pergola.	§406.D; §431.H.5
	25-Z-0030	Zachary Curl	130 Cooper Avenue	380.01	9	R2	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 447 SF second-story master bedroom and bathroom addition that encroaches within the side yard and aggregate side yard setbacks.	§405.D
8/7/2025 - RESOLUTIONS ONLY										
8/21/2025	25-Z-0029	New Cingular Wireless PCS, LLC	2995 Chapel Avenue West	340.30	2	R20	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variance	Approved	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variances to construct 12 telecommunications antennas and related equipment on the rooftop of the Towers of Windsor (West Tower Only).	§432.D. §432.D.1.c; §432.D.1.d.a; §432.D.1.d.b
9/4/2025 - RESOLUTIONS ONLY										
9/18/2025 - RESOLUTIONS ONLY										
10/16/2025	25-Z-0021	Inspire A Learner, LLC	1155 Markkress Road	437.01	17.01	IR	Minor Site Plan with a Use d(1) Variance and Bulk (C) Variances	Approved	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 install a new 2,000 SF fenced-in outdoor play area (Phase 2).	§419.B; §419.F.1; §511.B.5; §517.C.2.d
	23-Z-0030	Premtim Dedja	447 State Street	184.01	59	R3	Use d(1) Variance	Approved	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.	§406.B
	25-Z-0002	N Patricia Jines	4 Wilderness Drive	524.02	4	RA	Bulk (C) Variances	Approved	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.	§506.A.1.b

APPENDIX A: ZONING BOARD DECISIONS

January 23, 2025 through December 18, 2025

Hearing Date	POA #	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
	19-Z-0041	Sussex House Realty, LLC	1001 Kings Highway North	339.11	14	R20	Site Plan Waiver with a Use d(5) Variance	Approved	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.	§ 409.E.2.b
11/6/2025	25-Z-0035	Habitat for Humanity South Center New Jersey	117 Chapel Avenue West	110.01	8	R3	Bulk (C) Variances	Approved	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.	§ 406.D
11/20/2025	25-Z-0038	Michael Liska	35 Colmar Road	257.01	11	R1	Bulk (C) Variances	Approved	Bulk (C) Variance to construct a six (6') tall vinyl fence less than twenty-five (25') from the secondary front yard.	§ 506.A.1.b
	25-Z-0036	Christopher Connolly	270 Sawmill Road	342.09	10	R2	Bulk (C) Variances	Approved	Bulk (C) Variances to construct two (2) first floor additions (to make the interior ADA accessible), one being 140 SF and the other being 53 SF in size, that require aggregate side yard setback relief.	§ 405.D; § 431.C.5;
	25-Z-0024	Christopher & Patrice Gibbon	10 Dean Lane	337.01	9	R2	Bulk (C) Variances	Approved	Bulk (C) Variance to construct a 11'-11" x 22'-2" (260 SF) living room addition requiring rear yard setback relief.	§ 405.B § 431.B.2.b
	25-Z-0037	Jeremy Lippman	152 Thornhill Road	513.49	6	R1	Bulk (C) Variances	Approved	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.	§ 404.D
12/4/2025	25-Z-0034	Thomas Filocco & Nancy Ryan	67 Grant Avenue	370.01	21	R2	Bulk (C) Variances	Approved	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.	§ 405.D

12/18/2025 - RESOLUTIONS ONLY

Appendix B

BULK (C) VARIANCES

APPENDIX B: BULK (C) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
1	23-Z-0024	MBJ Associates, LLC	802 & 806 Park Boulevard	11.01	1 & 2	R2	Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances, a Lot Consolidation, and a Relief of Condition	Approved	Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances, a Lot Consolidation, and a Relief of Condition to demolish two (2) existing vacant single-family dwellings and construct a 122 space parking lot to store new and used vehicles associated with MBJ dealerships. The relief of condition request is from providing sidewalk and curbing around the perimeter of the site.	§506.A.1.b; §511.H.2.b; §516.G.4.a
2	24-Z-0033	James Maransky	1149 Winding Drive	526.05	5	RA	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 1½ story indoor basketball court addition totaling 2,858 SF with associated stormwater management infrastructure in the rear yard of the existing single-family residence that requires side yard setback and lot coverage relief.	§402.D
3	24-Z-0014	Sangermano Management, LLC	2200 Route 70 West	55.01	1	B4	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances	Withdrawn	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances to construct a 55'-8" tall 89,000 SF sized Supercharged entertainment facility (consisting of an indoor multi-level go kart track with accessory arcade, bowling alley, and restaurant/bar uses) along with various site improvements, a 283 space parking area (inclusive of 29 EV ready spaces), and façade signage. The proposal includes a subdivision of the existing parcel into two (2) lots with one of the lots (0.31 acres) to contain the existing Garden State Park Gatehouse (to be preserved) with a maintenance access curb cut while the remaining lot (9.69 acres) will contain the Supercharged facility.	§417.B; §417.C.3.d; §417.F.2; §417.H.2.a; §417.H.2.d; §417.H.2.e; §511.B.2; §516.G.4.b; §517.G.3.a.ii
4	23-Z-0020	Glenn Trace	199 Eleanore Terrace	579.01	10	R3	Bulk (C) Variances	Denied	Bulk (C) Variances to construct a two-story single-family dwelling consisting of three (3) bedrooms with an attached two-car garage on an existing vacant undersized corner lot requiring setback relief. The dwelling has a proposed footprint of approximately 1,260 SF and a floor area of approximately 1,834 SF (not inclusive of the unfinished basement). The applicant also proposes a driveway requiring setback relief.	§406.D; §505.C.4;

APPENDIX B: BULK (C) VARIANCES

January 23, 2025 through December 18, 2025

5	19-Z-0021	VOADV Property, Inc. (Lilley's Place L.P.)	1991 Route 70 East	471.01	7	B2/R1	Final Major Site Plan with Bulk (C) Variances	Approved	Final Major Site Plan with a Bulk (C) fence variance to construct a 3-story 100% affordable senior and supportive needs housing residential building consisting of a total of 64 apartments along with associated site improvements consisting of parking areas, stormwater management facilities, utilities, landscaping, and lighting.	§506.A.1.a
6	25-Z-0019	Steven & Rose Cornforth	404 Barby Lane	528.48	3	R1	Bulk (C) Variances	Approved	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. The	§404.D; §431.H.3
7	25-Z-0004	Solar Landscape, LLC	1 Keystone Avenue	484.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
8	25-Z-0005	Solar Landscape, LLC	2 Keystone Avenue	493.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 943 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.	§419.F.1; §432.C.1.a

APPENDIX B: BULK (C) VARIANCES

January 23, 2025 through December 18, 2025

9	25-Z-0006	Solar Landscape, LLC	1931 Olney Avenue	485.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 820 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.	§421.E; §432.C.1.a
10	25-Z-0007	Solar Landscape, LLC	1939 Olney Avenue	497.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
11	25-Z-0008	Solar Landscape, LLC	2 Pin Oak Lane	468.04	4	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
12	25-Z-0010	Solar Landscape, LLC	2030 Springdale Road	495.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a

APPENDIX B: BULK (C) VARIANCES

January 23, 2025 through December 18, 2025

13	25-Z-0011	Solar Landscape, LLC	2040 Springdale Road	468.05	1	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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 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.	§ 432.C.1.a
14	25-Z-0012	Solar Landscape, LLC	2050 Springdale Road	468.04	3	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§ 419.F.1; § 432.C.1.a
15	25-Z-0025	Carlos & Kelly Bivins	1381 Paddock Way	436.01	22	R2	Bulk (C) Variances	Approved	Bulk (C) Variance to erect a six (6') foot high vinyl fence enclosure in the secondary front yard where only three (3') feet in height is permitted. The applicant also proposes a conforming 10' x 12' replacement shed in the rear yard and a partial driveway expansion approximately 10' x 18' in size.	§ 506.A.1.b
16	25-Z-0023	Deena Max	402 Hialeah Drive	285.16	13	R3	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 726.24 SF two-story addition to an existing single-family dwelling requiring setback relief along with a driveway bump-out expansion, replacement fencing, and a retroactive approval request for an as-built expanded patio (approximately 600 SF) with a roof/pergola.	§ 406.D; § 431.H.5
17	25-Z-0030	Zachary Curl	130 Cooper Avenue	380.01	9	R2	Bulk (C) Variances	Approved	Bulk (C) Variances to construct a 447 SF second-story master bedroom and bathroom addition that encroaches within the side yard and aggregate side yard setbacks.	§ 405.D
18	25-Z-0029	New Cingular Wireless PCS, LLC	2995 Chapel Avenue West	340.3	2	R20	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variance	Approved	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variances to construct 12 telecommunications antennas and related equipment on the rooftop of the Towers of Windsor (West Tower Only).	§ 432.D. § 432.D.1.c; § 432.D.1.d.a; § 432.D.1.d.b

APPENDIX B: BULK (C) VARIANCES

January 23, 2025 through December 18, 2025

19	25-Z-0021	Inspire A Learner, LLC	1155 Markkress Road	437.01	17.01	IR	Minor Site Plan with a Use d(1) Variance and Bulk (C) Variances	Approved	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 install a new 2,000 SF fenced-in outdoor play area (Phase 2).	§419.B; §419.F.1; §511.B.5; §517.C.2.d
20	25-Z-0002	N Patricia Jines	4 Wilderness Drive	524.02	4	RA	Bulk (C) Variances	Approved	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.	§506.A.1.b
21	25-Z-0035	Habitat for Humanity South Center New Jersey	117 Chapel Avenue West	110.01	8	R3	Bulk (C) Variances	Approved	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.	§406.D
22	25-Z-0038	Michael Liska	35 Colmar Road	257.01	11	R1	Bulk (C) Variances	Approved	Bulk (C) Variance to construct a six (6') tall vinyl fence less than twenty-five (25') from the secondary front yard.	§506.A.1.b
23	25-Z-0036	Christopher Connolly	270 Sawmill Road	342.09	10	R2	Bulk (C) Variances	Approved	Bulk (C) Variances to construct two (2) first floor additions (to make the interior ADA accessible), one being 140 SF and the other being 53 SF in size, that require aggregate side yard setback relief.	§405.D; §431.C.5;
24	25-Z-0024	Christopher & Patrice Gibbon	10 Dean Lane	337.01	9	R2	Bulk (C) Variances	Approved	Bulk (C) Variance to construct a 11'-11" x 22'-2" (260 SF) living room addition requiring rear yard setback relief.	§405.B §431.B.2.b
25	25-Z-0037	Jeremy Lippman	152 Thornhill Road	513.49	6	R1	Bulk (C) Variances	Approved	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.	§404.D
26	25-Z-0034	Thomas Filocco & Nancy Ryan	67 Grant Avenue	370.01	21	R2	Bulk (C) Variances	Approved	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.	§405.D

Appendix C

USE (D) VARIANCES

APPENDIX C: USE (D) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
1	23-Z-0023	Kiu Nhuc Hy	406 Kings Highway South	390.01	9	O3	Interpretation OR Site Plan Waiver with Use (d) Variance	Approved	An Interpretation (pursuant to N.J.S.A. 40:55D-70(b)) to determine whether a standalone licensed microblading/permanent cosmetics business is a permitted use in the Professional Office (O3) zone or, in the alternative, if the applicant does not receive a favorable interpretation, a concurrent request for a Site Plan Waiver with a Use (d) Variance to convert a former dental office into a standalone licensed microblading business.	§413.B;
2	24-Z-0014	Sangermano Management, LLC	2200 Route 70 West	55.01	1	B4	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances	Withdrawn	Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances to construct a 55'-8" tall 89,000 SF sized Supercharged entertainment facility (consisting of an indoor multi-level go kart track with accessory arcade, bowling alley, and restaurant/bar uses) along with various site improvements, a 283 space parking area (inclusive of 29 EV ready spaces), and façade signage. The proposal includes a subdivision of the existing parcel into two (2) lots with one of the lots (0.31 acres) to contain the existing Garden State Park Gatehouse (to be preserved) with a maintenance access curb cut while the remaining lot (9.69 acres) will contain the Supercharged facility	§417.B; §417.C.3.d; §417.F.2; §417.H.2.a; §417.H.2.d; §417.H.2.e; §511.B.2; §516.G.4.b; §517.G.3.a.ii
3	24-Z-0037	Ryan Zeng	1211 Kings Highway North	447.02	1	O1	Use d(1) Variance	Approved	Use d(1) Variance to convert the second story of an existing office building into a two-bedroom residential apartment along with minor site improvements consisting of the relocation of an existing dumpster.	§411.B

APPENDIX C: USE (D) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
4	23-Z-0034	Ecogy Energy NJ VII, LLC	949 Church Road	281.01	27	B2	Site Plan Waiver with a Use d(1) Variance	Approved	Site Plan Waiver with a Use d(1) Variance to install a 800 kW-AC rooftop solar photovoltaic (PV) system containing 1,850 panels on top of an existing commercial building (At Home and Big Lots) along with associated electrical infrastructure.	§432.C.1.a
5	25-Z-0004	Solar Landscape, LLC	1 Keystone Avenue	484.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
6	25-Z-0005	Solar Landscape, LLC	2 Keystone Avenue	493.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 943 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.	§419.F.1; §432.C.1.a

APPENDIX C: USE (D) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
7	25-Z-0006	Solar Landscape, LLC	1931 Olney Avenue	485.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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 820 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.	§421.E; §432.C.1.a
8	25-Z-0007	Solar Landscape, LLC	1939 Olney Avenue	497.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
9	25-Z-0008	Solar Landscape, LLC	2 Pin Oak Lane	468.04	4	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a

APPENDIX C: USE (D) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
10	25-Z-0009	Solar Landscape, LLC	2020 Springdale Road	494.01	1	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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.	§ 432.C.1.a
11	25-Z-0010	Solar Landscape, LLC	2030 Springdale Road	495.01	1	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§ 419.F.1; § 432.C.1.a
12	25-Z-0011	Solar Landscape, LLC	2040 Springdale Road	468.05	1	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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 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.	§ 432.C.1.a

APPENDIX C: USE (D) VARIANCES

January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
13	25-Z-0012	Solar Landscape, LLC	2050 Springdale Road	468.04	3	IR	Site Plan Waiver with a Use d(1) and Bulk (C) Variances	Approved	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.	§419.F.1; §432.C.1.a
14	25-Z-0013	Solar Landscape, LLC	2080 Springdale Road	468.01	15 & 16	IR	Site Plan Waiver with a Use d(1) Variance	Approved	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.	§432.C.1.a
15	25-Z-0029	New Cingular Wireless PCS, LLC	2995 Chapel Avenue West	340.3	2	R20	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variance	Approved	Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variances to construct 12 telecommunications antennas and related equipment on the rooftop of the Towers of Windsor (West Tower Only).	§432.D. §432.D.1.c; §432.D.1.d.a; §432.D.1.d.b

APPENDIX C: USE (D) VARIANCES

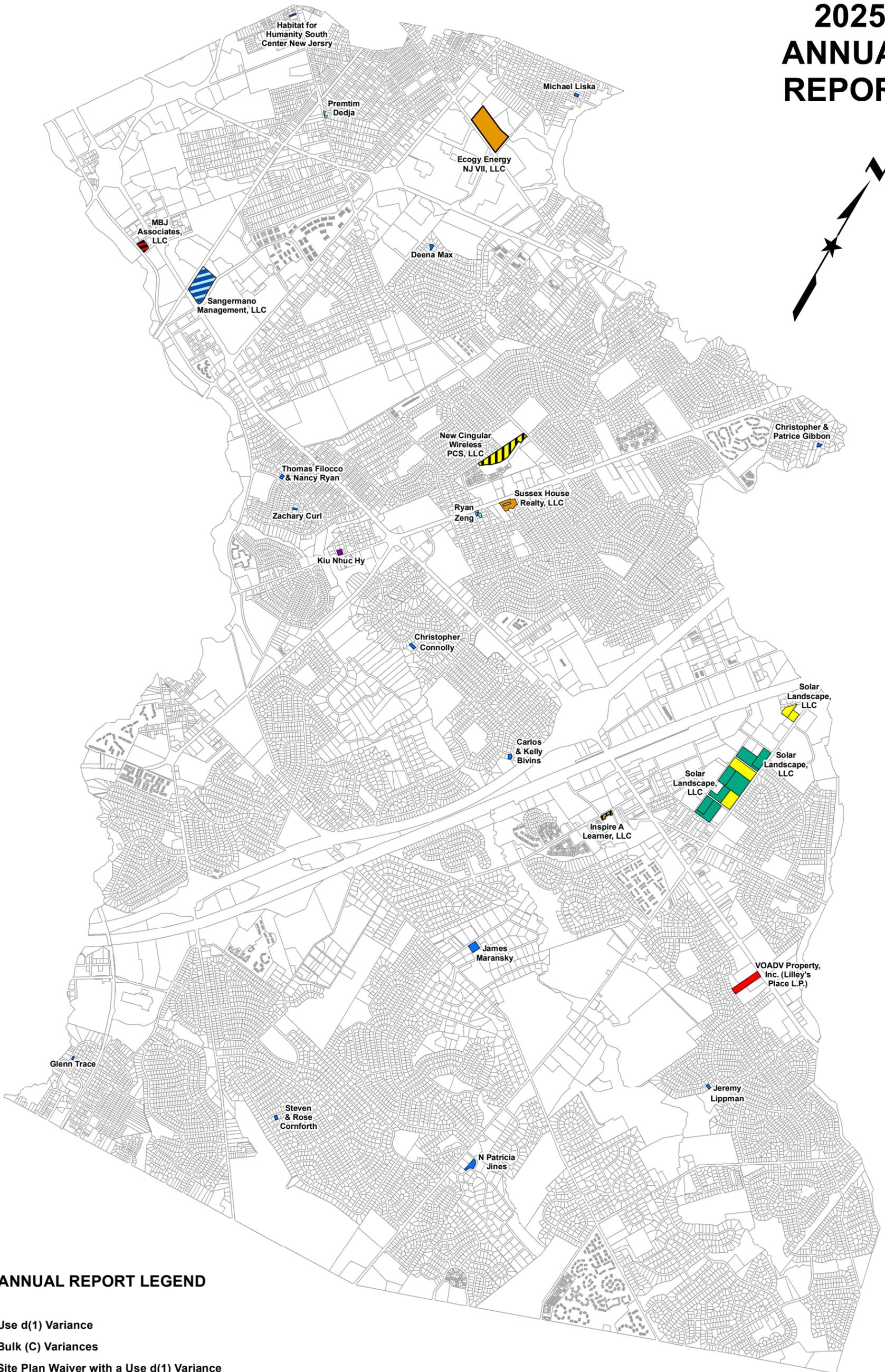
January 23, 2025 through December 18, 2025

No.	POA	Applicant	Address	Block	Lot	Zone	Relief	Decision	Description	Relief Sought
16	25-Z-0021	Inspire A Learner, LLC	1155 Markkress Road	437.01	17.01	IR	Minor Site Plan with a Use d(1) Variance and Bulk (C) Variances	Approved	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 install a new 2,000 SF fenced-in outdoor play area (Phase 2).	§419.B; §419.F.1; §511.B.5; §517.C.2.d
17	23-Z-0030	Premtim Dedja	447 State Street	184.01	59	R3	Use d(1) Variance	Approved	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.	§406.B
18	19-Z-0041	Sussex House Realty, LLC	1001 Kings Highway North	339.11	14	R20	Site Plan Waiver with a Use d(5) Variance	Approved	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.	§409.E.2.b

Appendix D

2025 ZONING BOARD APPLICATIONS MAP

2025 ANNUAL REPORT



2025 ANNUAL REPORT LEGEND

Relief

-  Use d(1) Variance
-  Bulk (C) Variances
-  Site Plan Waiver with a Use d(1) Variance
-  Site Plan Waiver with a Use d(5) Variance
-  Final Major Site Plan with Bulk (C) Variances
-  Interpretation OR Site Plan Waiver with Use (d)
-  Site Plan Waiver with a Use d(1) and Bulk (C) Variances
-  Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variance
-  Minor Site Plan with a Use d(1) Variance and Bulk (C) Variances
-  Bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances, a Lot Consolidation, and a Relief of Condition
-  Preliminary & Final Major Site Plan with a Minor Subdivision, Interpretation, Use d(1) Variances, and Bulk (C) Variances

Appendix E

2025 ZONING BOARD ANNUAL REPORT ADOPTING RESOLUTION

**A RESOLUTION OF THE CHERRY HILL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
PROVIDING THE ADOPTION OF THE 2025 ANNUAL REPORT**

WHEREAS, the Zoning Board Of Adjustment of the TOWNSHIP of CHERRY HILL shall at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any under the Municipal Land Use Law 40:55D-70.1; and

WHEREAS, the affixed annual report summarizes the activity of the Zoning Board from January 1, 2025 through December 31, 2025 and presents its findings on applications and appeals of the Zoning Ordinance provisions, which were the subject of variance, interpretation, site plan, and subdivision requests.

NOW, THEREFORE BE IT RESOLVED that the aforementioned report accurately identifies the actions of the Zoning Board of Adjustment of the TOWNSHIP OF CHERRY HILL from January 1, 2025 through December 31, 2025.

ATTEST: TOWNSHIP OF CHERRY HILL ZONING BOARD



Jacob Richman, PP, AICP, Secretary



Jonathan Rardin, Chair

CERTIFICATION

I, HEREBY CERTIFY, that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of the TOWNSHIP OF CHERRY HILL at a meeting held on the 22nd day of January, 2026.



Jacob Richman, PP, AICP, Secretary