



Department of  
Community Development

**TO:** Cherry Hill Township Zoning Board Members  
**FROM:** Kathy Cullen, Director  
Jacob Richman, PP, AICP, Deputy Director  
**RE:** **COMPLETENESS & PLANNING REVIEW**  
**Patricia and John Fifis**  
**57 Cunningham Lane**  
**Cherry Hill, New Jersey 08003**  
**Block 524.05 Lot(s) 3**  
**Application No. 25-Z-0022**  
**DATE:** March 2, 2026 (revised)

**I. GENERAL INFORMATION**

- A. **Applicant & Owner.** Patricia and John Fifis, 3 Barclay Court, Cherry Hill, NJ 08034
- B. **Proposal.** Bulk (C) Variances to construct a two-story single-family dwelling on a vacant lot requiring relief for the orientation/location of the proposed attached garage due to it not being even with or behind the front façade of the principal structure and for exceeding the maximum permitted lot coverage. The proposal also includes the construction of associated accessory structures including a circular driveway, pool, spa, decking, patio, and 6' tall pool code fencing as well as various stormwater management features and replacement trees/landscaping.
- C. **Zone.** Residential Agricultural (RA).
- D. **Site Area.** The property, a slightly undersized, vacant lot (0.85 acres in size) is located within the Residential (RA) zoned Wilderness Acres neighborhood on the north side of Cunningham Lane. Nearby major roads include Evesham Road (CR-544) to the south, Cropwell Road (CR-675) to the east, Springdale Road (CR-673) to the west, and Kresson Road (CR-671) to the north. The site surrounded by other single-family dwellings within the RA zone. Additionally, the property is located to the south of Cherry Hill East High School, which is zoned Institutional (IN) zone. The subject site is approximately 0.96 acres in size and slopes significantly from the front to the rear of the property (approximately 20' of elevation change).
- E. **History.** The property is currently vacant, however, the Construction office issued building permit in September of 2015 to demolish the single-family dwelling (#20152863) and pool (#20152862) previously located on the subject site, the permits of which were not closed out until March of 2018. A number of property maintenance complaints/violations preceded the demolition of the existing structures on the property. In January of 2025, the Department of Public Works issued a tree removal permit to remove a total of 45 trees (2 of which were dead and 7 of which were



deemed hazardous). The applicant ultimately applied to the Zoning Board in April of 2025 for the construction of a new single-family dwelling requiring variance relief due to the layout of the attached garage being in front of the front façade of the house. The application was ultimately scheduled to go before the Board in the summer of 2025; however, prior to scheduled hearing date, the applicant informed the Department that they wanted to make modifications to the site plan consisting of changes to the grading, stormwater management, and driveway layout. As such, the applicant granted the Department a series of extensions on action dates to allow for plan revisions to be undertaken. The applicant ultimately re-applied/re-submitted plan revisions in January of 2026 and granted further action date extensions to March 19, 2026.

**II. COMPLETENESS REVIEW**

A. **Submitted Items.** The following information has been submitted in support for this application and reviewed by the Cherry Hill Township Department of Community Development for conformance to the Zoning Ordinance:

1. Plot and Grading Plan (with Tree Replacement Details) prepared by *William H. Nicholson, PE of William H. Nicolson Associates, P.A* dated January 30, 2025 and last revised/signed February 20, 2026.
2. Boundary Survey prepared by *William J. Robins PLS of Robins Associates* dated May 3, 2024 revised May 7, 2024.
3. Existing & Proposed Drainage Plans prepared by *William H. Nicholson, PE of William H. Nicolson Associates, P.A* dated/signed January 16, 2026 and last revised February 20, 2026
4. Architectural Plans, Sheets A-1 thru GN-1, prepared by *Jack S. Smith, RA of Bishop & Smith* dated December 20, 2024 and last revised May 7, 2025:
5. Grading Plan Checklist.
6. Tax Map – Sheet 295.
7. Site Photographs.
8. Proposed House Photographs.
9. Stormwater Calculations – January 202[6].
10. Soil Logs dated October 8, 2025.
11. Tax Map – Sheet 295.
12. Tree Removal Permit 01-21-2025
13. Land Use Development Application.

<u>DRAWING NO.</u>	<u>CONTENTS</u>
TITLE	CODE INFORMATION
A-1	1st FLOOR PLAN
S-1	2nd FLOOR FRAMING PLAN
A-2	2nd FLOOR PLAN
S-2	ROOF FRAMING PLAN
A-3	FOUNDATION PLAN / 1ST FLOOR FRAMING PLAN
A-4	ROOF PLAN
A-5	SECTIONS-A & B
A-6	SECTIONS-C & D, PLUMBING SCHEDULE
A-7	SECTION-E
A-8	FRONT AND RIGHT SIDE ELEVATIONS
A-9	REAR AND LEFT SIDE ELEVATIONS
E-1	ELECTRICAL FLOOR PLANS
FB-1	FINISHED BASEMENT PLAN
SD-1	STRUCTURAL NOTES & DETAILS
SD-2	STRUCTURAL DETAILS & PORTAL FRAME
CD-1	CONSTRUCTION DETAILS
GN-1	GENERAL NOTES



- B. **Checklist.** Waivers requested and recommended for residual checklist items (items reviewed are the only checklist items applicable to the application):
15. *Required Approval. List and provide applications and permits of regulatory agencies (NJDOT, NJDEP, CCSC, etc.).* **Waiver requested and the Department objects to the granting of this waiver as the applicant shall provide an approval or exemption waiver from the DeAtlantic Soil Conservation District. Such approval or exemption waiver shall be provided during conformance and will be required prior to the issuance of any zoning approval for new construction.**
  32. *Zoning Schedule showing required, existing, and proposed lot & yard requirements for relevant zone(s) including, area, frontage, depth, setbacks, height, etc.* **The applicant shall review and revise the zoning schedule provided in Section III.A below and confirm to the Board the accuracy of the indicated dimensions/setbacks. If there are any corrections needed to the zoning schedule, the applicant shall clarify said dimensions/setbacks/coverages to the Board. Please note that the covered deck will need to be included as building coverage on the revised zoning schedule. Please also note that the exact height dimension of the building shall be provided during conformance on the zoning schedule consistent with the architect's plans (which indicate approximately 31'-6").**
  35. *Building Plans. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.* **The applicant shall provide testimony regarding the anticipated aesthetics of the proposed residence (colors, materials, architecture, etc.) and accessory structures, and shall confirm how the proposed exterior will maintain and enhance the existing character of the neighborhood.**
  36. *Floor Plans where multiple dwelling units or more than one use is proposed that have different parking standards.* **The applicant shall provide testimony regarding the anticipated floor plan layout. Although not shown to the same extent on the floor plan, testimony shall be provided regarding the rear decks/patios that are proposed on the plot plan. Testimony should clarify whether there is additional decking and patio proposed in addition to the proposed roof deck that is shown on both the floor plans and the plot/grading plans.**
  37. *Signs. Existing and proposed signs, including the location, size, height and necessary measurements and a Sign Location Plan.* **Waiver requested and the Department does not object to the granting of this waiver as no signage is proposed as part of this application.**
  47. *Setbacks.* **Please provide the setback dimension as part of conformance from the front property line to the front porch of the dwelling (not inclusive of the garage). The Department measures this distance at approximately 57'.**
  52. *Proposed grades in sufficient numbers to illustrate the proposed grading scheme.* **The Department defers to the Zoning Board Engineer's review of the Residential Grading Plan and Grading Plan Checklist, the Soil Logs, the Stormwater Calculations report, and corresponding Drainage Plans. Please note that the Stormwater Report indicates a dwelling footprint of 3,587 SF while the Plot & Grading Plan indicates the size at 4,587 SF. Please correct on the report for conformance submission purposes. Final grading and stormwater management designs (to address upwards of a 10-year storm event) will be subject to the review and discretion of the Zoning Board Engineer. All stormwater runoff shall be managed on-site and shall not be directed towards neighboring properties. Proposed grading plans shall be designed in accordance with the Grading Plan Checklist.**
  54. *Tree Location. Location, species, and size of trees eight (8") inches or more at breast height diameter.* **The Department of Community Development acknowledges that the property owner made application and obtained a residential tree removal permit from the Township**

Department of Public Works in January of 2025 to remove two (2) dead trees, seven (7) hazardous trees, and thirty-six (36) trees within 15' of the proposed dwelling. However, due to an administrative error, a corresponding contribution to the Tree Fund was not requested/collected nor was a tree replacement plan requested/provided in accordance with Ordinance 2022-1. Community Development, during the review process for the proposed new dwelling, discovered that a tree contribution fee or replacement plan was mistakenly not acquired and made the applicant (who followed the appropriate process) aware of this inadvertent oversight so retroactive compliance could be achieved. In conversations with the applicant's team, it was found that the applicant did not remove as many trees as noted on the permit and also advised that a number of the trees that were removed were in poor condition or under 5" DBH, but nonetheless stated that it was always part of their intention to provide new landscaping on the property. As a result of those conversations and related fact findings (with the acknowledgement that the applicant has been cooperative and intent on complying with the Tree Ordinance), the Department recommended that the applicant work with our office and the Board Engineer to come up with an appropriate tree replacement plan. Subsequently, the applicant submitted a revised Plot & Grading Plan dated 6/2/25 that included a proposed tree replacement plan as well as a written overview of the number of qualifying trees removed resulting in a total of eleven (11) trees requiring replacement and fifteen (15) new trees (Red Maples) being provided. The Zoning Board Engineer reviewed the plan and submitted a memo dated 6/11/25 and suggested some changes which could be addressed as part of a conformance package submission. Subsequently, the applicant advised the Zoning Board's professionals that plan revisions were going to be undertaken and that modifications to the plan may require changes in the tree removal/landscaping plan. The proposed plan changes, which were eventually submitted in early 2026, resulted in modifications needing to be made to the grading to accommodate the dwelling and accessory structures. Such modifications were deemed to impact an additional seven (7) trees on the property which are called out on the "Tree Removal Plan". In light of the addition tree removal, the applicant has provided an updated "Tree Replacement/Landscaping Plan" providing for a grand total replacement of twenty-five (25) trees. While acknowledging that the total number of replacement plantings is compliant, the Department nonetheless defers the review of the landscaping plan to the Board Engineer to determine whether the tree replacement plan and species are appropriate. If tree location modifications or planting substitutions are deemed necessary by the Board Engineer the applicant shall revise plans accordingly. This includes modifying landscaping/planting notes where advised. While Bulk (C) only applications are not subject to the landscaping requirements of the Section 508 of the Zoning Ordinance, the Department respectfully requests the applicant to continue working with the Board's professionals to provide an appropriate landscaping plan and compliant tree replacement plan as a condition of approval. Lastly, with respect to the hearing, the applicant shall provide testimony as to the extent of the tree removal, the number of trees the applicant believes actually require compensation, and detail the proposed tree placement/landscaping plans.

- C. **Determination.** The Department of Community Development has reviewed the aforementioned application and it has been **deemed technically complete**; however, the above and below-referenced outstanding comments (including Board Engineer grading/stormwater comments) shall be addressed on revised conformance plans and submitted for compliance review.

### III. DEPARTMENT OF COMMUNITY DEVELOPMENT COMMENTS

A. **Zoning Requirements.** Single-Family detached dwellings are a permitted use in the Residential Agricultural (RA) zone per §402.B.8 of the Zoning Ordinance. Garages, Decks, Patios, Pools, Fencing, and Driveways are permitted accessory structures per §402.C.

CODE SECTION	MINIMUM REQUIREMENTS	REQUIRED (Inside)	EXISTING	PROPOSED	CONFORM
§402.D	Lot Area (square feet)	1 Acre (43,560 SF)	37,088 SF	No Change	ENC
§402.D	Lot Frontage (feet)	200'	190'	No Change	ENC
§402.D	Lot Depth	150'	210.4'	No Change	C
§402.D	Front Yard	35'	N/A	36' (garage) 57' (dwelling)	C C
§402.D	Side Yard	20'	N/A	21'	C
§402.D	Aggregate Side Yard	50'	N/A	78.37'	C
§402.D	Rear Yard	25'	N/A	76.69'	C
§402.D	Maximum Height	35'	N/A	31'-6" <sup>A</sup>	C
§402.D	Maximum Bldg. Cover	25% (9,272 SF)	N/A	≈ 12.37% ≈ 4,587 SF	C
§402.D	Maximum Lot Cover	30% (11,126 SF)	N/A	≈ 32.89% ≈ 12,198 SF	V
§402.D	Open Space	N/A	N/A	N/A	N/A
§431.C.5	Attached Garage Location	Even with or behind the Front Façade	N/A	21' in front of the front facade	V
§431.C.9	Driveway Setback to Side Yard	3'	N/A	>3'	C
§431.C.10	Curb Cut Width	22' (Maximum)	N/A	22' 12'	C C
§431.G.2.c	Pool Side & Rear Setback (measured to apron/decking)	10'	N/A	50' (side) 40.83' (rear)	C C
§431.G.2.d	Setback from Pool to Foundation of Principal Structure	12'	N/A	19'	C

<sup>V</sup>Variance

<sup>ENC</sup> Existing Non-Conformity

<sup>C</sup> Conforms

<sup>A</sup> For gable roofs, the height measurement is to be taken as the average distance between the roof's eaves and ridge down to the lowest elevation where the structure meets the ground. In this instance, the resulting height utilizing the prescribed method results in a conforming height of 31'-6" (See Section 202 of the Zoning Ordinance for "Building Height" and "Grade Level").

B. **Bulk (C) Variances.** It is recommended, although not required, that justification be provided by a licensed New Jersey Professional Planner (P.P.), for the requested variances in accordance with N.J.S.A. §40:55D-70:of Adjustment must be assured that the Applicant has demonstrated either that:

1. From §402.D, to permit a lot area of 37,088 SF (0.85 Acres) , where a minimum of 43,560 SF (1 Acre) is required. ***This represents a pre-existing nonconformity not changing as a result of the proposed application. The existing lot area is approximately 6,472 SF below the standard/required lot size.***
2. From §402.D, to permit a lot frontage of 190', where a minimum of 200' is required. ***This represents a pre-existing nonconformity not changing as a result of the proposed application.***

3. From §402.D, to permit a lot coverage of 32.89% (12,198 SF), where a maximum lot coverage of 30% (11,126 SF) is permitted. **A variance is required as the proposed improvements are approximately 2.89% (1,072 SF) over what would otherwise be permitted by-right.**
  - a. *It shall be noted that 1,727 SF of coverage is associated with the walkways and pool access areas which are proposed to be permeable pavers. The Ordinance does not permit permeable pavers to be counted as pervious coverage/open space; however, if such were able to be counted, the overall lot coverage would be at a compliant 28.23% (10,471 SF or in other words 655 SF under the maximum allowed).*
4. From §431.C.5, to permit an attached garage to be 21' in front of the front façade of a principal structure, where an attached garage is required to be even with or behind the front façade of a principal structure. **In this instance, the front façade of the house is setback 57' from the front property line while the garage only has a 36' setback from the front property line. This is compliant with the principal structure setback requirement for the zone (35') but not compliant with this subsection.**
5. Any other variances deemed necessary by the Zoning Board of Adjustment.

C. **Design Waivers.** The following design waivers are required:

1. From §505.C.1, to permit a total of two (2) driveways, where a maximum of one (1) driveway is permitted. **The proposal calls for two (2) distinct driveway curb cuts so as to create a circular driveway design.**
2. From §513.A, from providing sidewalks along the street. **It shall be noted that no sidewalk network exists along Cunningham Lane and the roadway is quite narrow (approx. 20').**
3. Any other Design Waivers deemed necessary by the Zoning Board.

Please be advised that the Department has reviewed compliance with §505.E regarding driveways not exceeding more than 40% of the front yard. The applicant's proposed driveway accounts for 33.9% of the front yard and is therefore compliant with this subsection.

D. **Comments.**

1. The applicant shall provide testimony regarding the purpose behind the proposed location of the attached garage and testify as to why the house and garage could not be designed/oriented in a compliant manner (i.e. with the attached garage located even with or behind the front façade of the house). Please discuss whether any existing site, topographic, and/or grading conditions have contributed to this design choice.
2. The applicant shall confirm via testimony that the proposed height of the dwelling complies with the 35' maximum height requirement. Please note that the building height calculation methodology is based upon the definitions of 'Building Height' and 'Grade Level' as defined in Section 202 of the Zoning Ordinance, specifically that building height for gable roofs is measured as the average distance between the eaves and the ridge of the roof down to the lowest elevation where the structure meets the ground.
3. The applicant shall provide testimony as to the proposed landscape planter walls and the function of those walls.
4. The applicant shall provide testimony as to the proposed pool and patio set up in the rear of the property. The proposed pool and patio are not on the submitted floor plans for the application so, testimony is requested as to how the pool and patio will function with the house and the rest of the property. The Department does, however, acknowledge a proposed 6' fence enclosure around the rear yard (and pool) but the applicant shall clarify via testimony and on final plans the type of fencing material proposed.

5. The applicant shall provide testimony as to the existing conditions of the entire site and the surrounding roadways.
6. The applicant shall provide detailed testimony regarding the entire scope of the proposed dwelling development. Please discuss dimensions and setbacks of the proposed improvements.
7. Driveway:
  - a. The applicant shall provide testimony regarding the need for a circular (two curb-cut) driveway. Please discuss any existing impediments as it relates to parking availability and/or circulation/maneuverability that is alleviated by the proposed driveway design as compared to a single curb-cut driveway. Please discuss whether the reduced width of Cunningham Lane prevents safe on-street parking.
  - b. Notwithstanding the driveway comments above, as noted in the zoning schedule, a lot coverage variance is required. Although that is partially mitigated through the usage of permeable pavers in the walkways and pool access areas (see explanation in Section III.B.3.a above) and partially exacerbated by having a smaller lot area than a standard Residential Agricultural (RA) parcel, the lot coverage variance could be further mitigated or eliminated outright if additional driveway area or similar hardscaping were removed. The Board will need to weigh the benefits and detriments of the driveway design compared to the lot coverage variance to determine whether such driveway design – which is a design waiver condition and contributes to the lot coverage variance – is justifiable. Regardless of the Ordinance requirements that the plans comply with all grading checklist requirements and that all stormwater is to be managed on-site (and not directed towards neighboring properties), it is recommended that the applicant explore whether similar vehicular circulation goals can be achieved with a reduced driveway footprint to the extent that the lot coverage variance is mitigated or entirely eliminated.
    - i. Please note that Section 505.A.4 of the Zoning Ordinance does permit porous pavement as a residential driveway material; however, please be advised that usage of such would not count as pervious coverage due to its maintenance requirement but could help to mitigate potential detriments. Note that the usage of such may require the submission and approval of a maintenance plan/manual.
  - c. The Department defers to the Zoning Board Engineer as to whether driveway details (and any other needed detail [i.e. curbing, driveway apron, utilities, etc.] should be provided on the plans or if it more appropriate on future zoning/grading permit plans. With respect to materials, driveways shall be constructed in accordance with Section 505.A of the Zoning Ordinance. The applicant shall also be advised that a ROW permit from the Township Department of Engineering may be required for any work with the ROW. **This shall be a condition of approval.**
8. The applicant shall provide testimony regarding the proposed permeable pavers in the walkways and pool access areas. It appears a corresponding construction detail is required on the plan and although deferred to the Board Engineer for review, the applicant may need to provide a maintenance plan to ensure such areas are kept in working condition so as to allow water to permeate into the ground. **This shall be a condition of approval.**
9. The applicant shall provide testimony as to whether lighting will be installed on the proposed house. Any such lighting shall be directed in a manner so as to prevent glare or light infiltration onto neighboring properties. **This shall be a condition of approval.**
10. The applicant shall provide testimony regarding the proposed grading plan and indicate how the property will be graded in order to ensure there will be no negative impacts on

- neighboring properties like increased stormwater runoff. All stormwater must be managed on-site and the grading plan shall comply with the Grading Plan checklist. **This shall be a condition of approval.**
11. The applicant shall provide testimony as to the contemplated grading so as to ensure there will be no negative impacts on neighboring properties like increased stormwater runoff. All stormwater must be managed on-site.
    - a. Similarly, the applicant shall address how the proposed addition will handle stormwater (please discuss gutters and/or roof drains as well as recharge pits). All stormwater shall be managed on-site and no stormwater shall be directed towards neighboring properties.
  12. The applicant shall comply with all grading plan checklist requirements as outlined in the Zoning Board Engineer's review letter and provide an as-built plan once all proposed improvements are installed. It is recommended, although not required, that the applicant address the grading plan checklist comments prior to the hearing; however, said comments can also be addressed as part of conformance.
  13. The applicant shall provide testimony on the availability of connecting to public sewer and water.
  14. The applicant shall provide testimony regarding the anticipated colors, materials, and design/aesthetics the proposed new single-family dwelling and indicate if it will be complementary of the existing neighborhood. The applicant should also testify as to how many bedrooms the dwelling will have. The dwelling shall conform to the requirements outlined in the Residential Site Improvement Standards (RSIS). **This shall be a condition of approval.**
  15. If approved by the Board, when submitting for zoning and building permits for the proposed dwelling, said permit shall be accompanied by a Grading Plan. **This shall be a condition of approval.**
    - a. Please be advised that the Grading Plans for the new home shall comply with the Cherry Hill Township Grading Plan Checklist. Furthermore, the Grading Plans shall comply Zoning Ordinance or the applicant will be required to make application to the Cherry Hill Township Zoning Board of Adjustment to request variance relief where applicable. **This shall be a condition of approval.**
  16. The proposed new dwelling shall be subject to a Housing Impact Fee of 1.5% of the equalized assessed value of the improvement, pursuant to Article IX of the Cherry Hill Township Zoning Ordinance. **This shall be a condition of approval.**
  17. The application may be subject to additional comments by members Zoning Board, the Cherry Hill Department of Community Development, the Township's zoning board consultants, and/or the public.
  18. **The burden of proof is on the Applicant to show that the application meets the following standards of review, as set forth in N.J.S.A. 40:55D-70c.**

#### **Positive Criteria**

- 1) Hardship Variance. The strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer [owner] of such property, by reason of:
  - a. exceptional narrowness, shallowness or shape of a specific piece of property, or
  - b. exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or

- c. an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon. **OR**
- 2) Flexible Variance. The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance (set forth in N.J.S.A. 40:55D-2) and the benefits of the deviation would substantially outweigh any detriment; **AND**

**Negative Criteria**

- 1) The variance can be granted without substantial detriment to the public good **AND**
- 2) It will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

*The above information is being provided for informational purposes only. The Department of Community Development cannot provide legal advice to applicants.*

- 19. The statements, opinions, and conclusions contained within this Completeness Review are based upon the information, plans, and other documents provided to the Department as of the date of its issuance. The Department reserves the right to supplement or amend any of the statements, opinions, and/or conclusions contained herein at any time up to, and including, at the time of the hearing of this application.

E. **Conditions.** Should the Zoning Board consider and grant the requested bulk variances to permit the proposed structure, they may impose reasonable conditions, as they deem necessary, in addition to the following recommended conditions of approval:

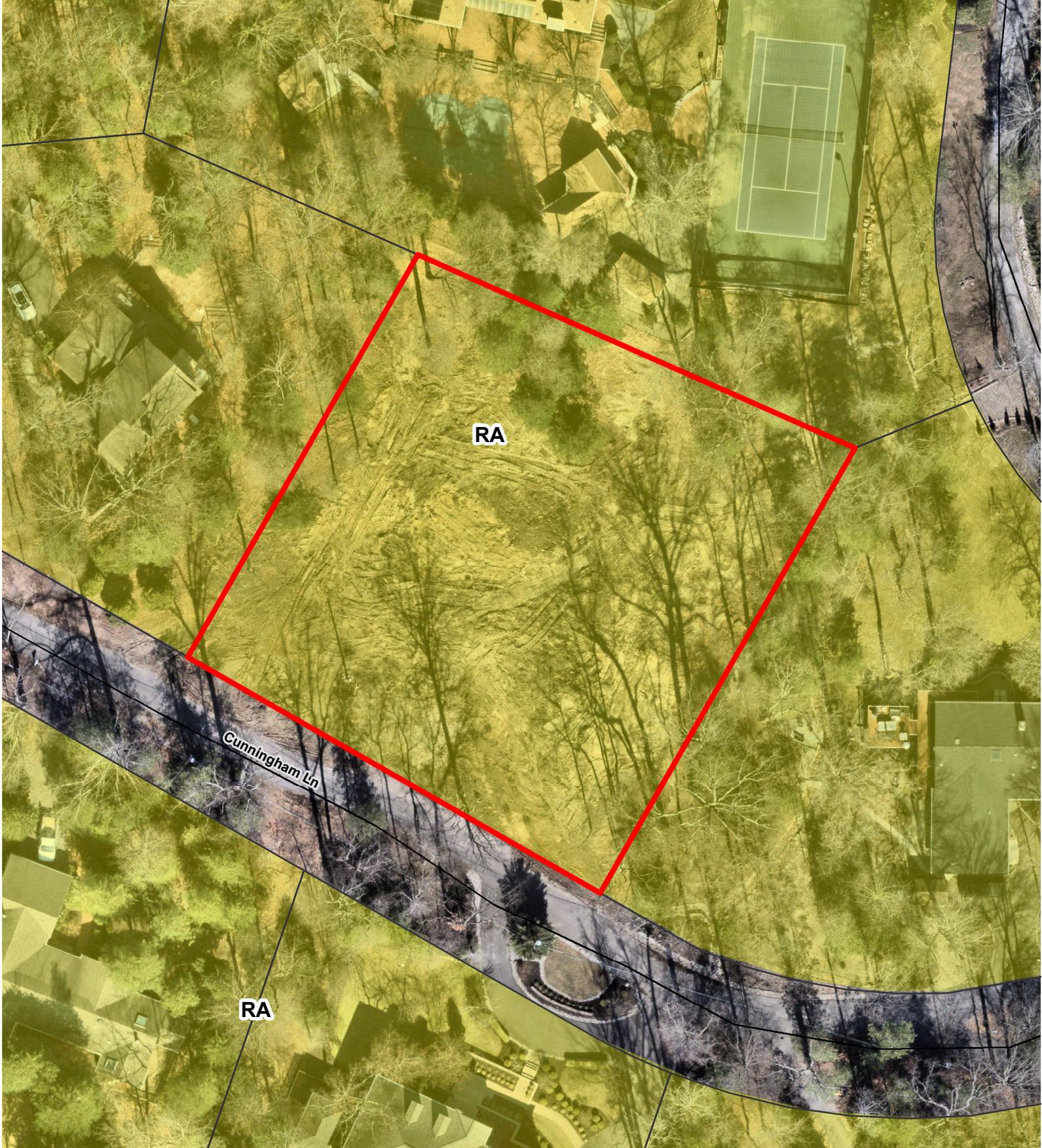
- 1. All taxes and assessments shall be paid on the property for which this application is made. The Applicant shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.
- 2. Any and all conditions made a part of any approval, including those noted by reference in this or any other reports of any consultants to the Zoning Board, or as set forth on the record at the Zoning Board hearing, must be satisfied.
- 3. The Applicant shall pay all required escrows, costs and professional fees associated with the application to the Department of Community Development within fourteen (14) days of receipt of a written request for payment of escrow funds. The failure to pay the required escrow funds within the fourteen (14) day period after receipt of written notice may result in the voiding of this approval. Negative escrow account balances shall incur interest at the rate of 1.5% per month. **BEWARE OF SCAMMERS. WIRE FRAUD IS ON THE RISE. Cherry Hill Township and the Department of Community Development will NEVER request funds be transferred by wire. Cherry Hill Planning & Zoning Boards NEVER requires Applicants to wire funds to the Township for payments so that if any request for such wire payment of funds is received, the recipient should first contact the Dept. of C/D for verification.**
- 4. Any and all outside agency reviews and/or approvals shall be obtained, if applicable.
- 5. The failure of the Applicant to comply with any of the conditions contained in this Resolution will permit the Zoning Officer to withhold or rescind any zoning permits issued to the Applicant, pursue any other enforcement actions permitted by the Cherry Hill Township Zoning Ordinance, and/or refer the matter back to the Zoning Board where it may, at its sole option, revoke the approval being granted by any Resolution of Approval.

#### IV. APPROVAL PROCESS

If approved, the following items are required to complete the approval process (notwithstanding any other needed items due to the unique nature of the application):

1. After the Resolution is memorialized, a **Notice of Decision** will be published in the Courier Post by the Department of Community Development.
2. Submit **Two (2) copies of revised site plans along with an electronic copy**, which provide completeness items and all conditions of approval, shall be submitted to the Cherry Hill Department of Community Development for review.
3. Submit any **draft legal documents** (agreements, deeds, easements, etc.) for review by the Zoning Board Engineer and Solicitor and revise as necessary.
4. After comments from the Cherry Hill Township Department of Community Development and the Board Engineer have been provided, revise (if needed), and **submit six (6) copies of finalized plans for signature along with an electronic copy**.
5. Payment of any outstanding **Review Escrow**.
6. Payment of **Inspection Escrow**, if deemed necessary by the Board Engineer, for inspecting the stormwater management system.
7. Complete and submit a **Zoning Permit Application** with a **Grading Plan (that complies with the grading plan checklist)** for the proposed single-family dwelling and associated improvements. *To learn about how to submit a zoning permit, please visit the following webpage: <http://www.chnj.gov/203/Zoning>.* Zoning approval is a pre-requisite approval to obtaining building permits.
8. Payment of a **Housing Impact Fee (HIF)** for the residential structure. This will be calculated at the time of the submission of an individual **zoning permit application and grading plan** with payment required prior to the issuance of a Certificate of Occupancy (CO). *To learn about how to submit a zoning permit, please visit the following webpage: <http://www.chnj.gov/203/Zoning>.*
  - a. Please note that the submission of as-built plans will be required prior to CO.

cc: Patricia and John Fifis (via email) Richard Goldstein, Esq. (via email) David M. Scolnic, Esq. (via email)  
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Fred Kuhn (via email) Sharon Walker (via email) Danielle Hammond (via email)  
Kathleen Gaeta (via email) Michael Raio (via email)



RA

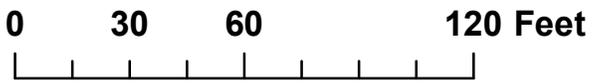
Cunningham Ln

RA

# 57 CUNNINGHAM LN

BLOCK 524.05 LOT 3

1 inch = 50 feet



### Legend

-  Parcels selection
-  Parcels
-  Rail Lines
-  Bus Stops