



*You couldn't pick a better place.*  
**PLEDGE OF ALLEGIANCE**

## ZONING BOARD OF ADJUSTMENT

Thursday, January 22, 2026  
**AGENDA**

**CAUCUS – 7:00 P.M.**  
**MEETING COMMENCEMENT – 7:30 P.M.**

### **STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW**

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, *et seq.*, notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<https://www.chnj.gov/117/Zoning-Board-of-Adjustment>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

### **ROLL CALL**

- Roll Call of Zoning Board Members, Professionals, and Staff
- Swearing in of Professionals

### **BOARD POLICY**

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Public/Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all electronic devices that are not being used in conjunction with the virtual meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

### **ADMINISTRATIVE ITEMS**

#### **Reorganization**

Oaths of Office for Appointed/Re-Appointed Board Members  
Election of Chair  
Election of Vice Chair  
Oaths of Office for Chair & Vice Chair  
Adoption of Agenda Procedures  
Adoption of Official Newspaper/Meeting Dates  
Appointment of Secretary  
Appointment of Alternate Secretaries  
Appointment of Board Planners  
Appointment of Zoning Board Solicitor  
Appointment of Zoning Board Engineer  
Appointment of Planning Consultant for Land Use & Development Reviews  
Zoning Board of Adjustment Annual Report – 2025

*Approval of Meeting Minutes from December 18, 2025*

### **AGENDA ITEMS**

#### **25-Z-0046**

Block(s) 189.01 Lot 10  
Zone: Residential (R3)

*Relief Requested: Bulk (C) Variance seeking retroactive approval for an as-built 20' x 20' (400 SF) detached garage requiring side yard setback relief.*

#### **SR Builder, LLC**

322 Monroe Avenue  
Cherry Hill, NJ

**25-Z-0047**

Block(s) 184.01 Lot 52

Zone: Residential (R3)

*Relief Requested: Bulk (C) Variance to construct a 1,531 SF (24'-10" x 61'-8") second story addition consisting of four (4) bedrooms, two (2) bathrooms, and utility space that requires side yard setback relief.*

**Andrew Mohabir & Elizabeth Boehmke**

427 State Street

Cherry Hill, NJ

**RESOLUTIONS**

None.

***MEETING ADJOURN***