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## ZONING BOARD OF ADJUSTMENT

Thursday, February 19, 2026  
**AGENDA**

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

### **PLEDGE OF ALLEGIANCE**

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

In accordance with 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**

*Approval of Meeting Minutes from January 22, 2026*

### **AGENDA ITEMS**

#### **25-Z-0018**

Block(s) 12.01 Lot 16

Zone: Regional Business (B4)

*Relief Requested: Site Plan Waiver with a Use d(2) Variance and Bulk (C) Variances to enclose Mikado's existing outdoor dining patio with a 514 SF waiting area and service bar, accommodating approximately 10 seats, which will require a Use d(2) variance as Restaurant 'B' uses (those between 51 and 199 seats) are not permitted on lots less than five (5) acres.*

#### **Mikado, Inc.**

2320 Route 70 West

Cherry Hill, NJ

### **RESOLUTIONS**

#### **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

**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. This matter was denied by the Zoning Board.*

**SR Builder, LLC**

322 Monroe Avenue

Cherry Hill, NJ

**24-Z-0012**

Block(s) 285.02 Lots 2-6 & 9

Zone: Shopping Center Business (B3)

*Relief Requested: Request for a Second Extension of Major Subdivision Approvals associated with the Preliminary & Final Major Site Plan involving the construction of a 120,000 SF (60,000 SF footprint) two-story Dick's House of Sports store along with associated site improvements and an adjustment of five (5) lots. The specific request is to extend the deadline to file the major subdivision plat with the County, retroactive to the first extension action date of February 6, 2026, for an additional sixty (60) days until April 6, 2026.*

**PREIT Services, LLC**

1 Mall Drive

Cherry Hill, NJ

***MEETING ADJOURN***