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ZONING BOARD OF ADJUSTMENT
Thursday, January 22, 2026
APPROVED MINUTES

OPENING: The meeting was called to order by Deputy Director Jacob Richman, PP, AICP at 7:53 PM.

PLEDGE OF ALLEGIANCE: Led by Deputy Director Jacob Richman, PP, AICP

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

- **Members in attendance:** Jonathan Rardin; Nacovin Norman; Jay Jones; Kevin Cockfield; Neelima Straiges, Mishael Azam, and Ken Williams.
- **Professionals in attendance:** Jacob Richman PP, AICP, Secretary; Samuel Opal, PP, AICP Alternate Secretary; Kathy Cullen, Alternate Secretary; C. Jeremy Noll, PE, CME, CPWM, Zoning Board Engineer; and Allen Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS - Reorganization

Oaths of Office. Solicitor Zeller administered oaths to Mishael Azam (Regular Member) and Ken Williams (Alt #1).

Election of Chair. Mr. Norman nominated Jonathan Rardin to serve as Chairperson and was seconded by Mr. Jones. Mr. Norman made a motion to elect Jonathan Rardin and was seconded by Mr. Jones. The motion passes unanimously. Mr. Rardin abstained from the vote.

Solicitor Zeller swore in Jonathan Rardin (Chair).

Chairman Jonathan Rardin is now presiding over the meeting in lieu of Secretary Richman.

Election of Vice Chair. Mr. Rardin nominated Nacovin Norman to serve as Vice-Chairperson and was seconded Mr. Jones. The motion passes unanimously. Mr. Rardin made a motion to elect Nacovin Norman and was seconded by Mr. Jones. The motion passes unanimously. Mr. Norman abstained from the vote.

Solicitor Zeller swore in Nacovin Norman (Vice-Chair).

Adoption of Agenda Policies & Procedures. Mr. Jones made the motion to adopt the agenda policies and procedures and was seconded by Mr. Williams. The motion passed unanimously.

Adoption of Meeting Dates and Official Newspapers. Mr. Williams made a motion to approve the meeting dates of the Zoning Board for 2026, and to approve the Philadelphia Inquirer and Courier Post as the designated newspaper for 2026, which was seconded by Mr. Cockfield. The motion passed unanimously.

Adoption of Zoning Board Bylaws. It was noted that the 2023 Zoning Board Bylaws are still in effect and that any updates to the Bylaws in 2026 will be considered at a future meeting where a vote will be taken.

Appointment of Secretary. Mr. Rardin nominated Jacob Richman, PP, AICP for Secretary for the year 2025. The motion passes unanimously. Mr. Norman made a motion to select Jacob Richman, PP, AICP and was seconded by Mr. Jones. The motion passes unanimously.

Appointment of Alternate Secretary #1. Mr. Rardin nominated Kathy Cullen for Alternate Secretary #1 for the year 2025. The motion passes unanimously. Mr. Jones made a motion to select Kathy Cullen and was seconded by Ms. Straiges. The motion passes unanimously.

Appointment of Board Planners. Mr. Norman nominated Jacob Richman, PP, AICP and Mara Wuebker, PP, AICP for Board Planners for the year 2026. The motion was seconded by Mr. Jones. The motion passes unanimously.

Appointment of Solicitor. Mr. Norman nominated Zeller & Wieliczko, LLP, for Zoning Board Solicitor for the year 2026. The motion was seconded by Mr. Cockfield. The motion passes unanimously.

Appointment of Engineer. Mr. Jones nominated the engineering firm of Environmental Resolutions Inc. as the Zoning Board Engineer for 2026. The motion was seconded by Ms. Azam. The motion passes unanimously.

Appointment of Planning Consultant for Land Use & Development Reviews. Mr. Willaims nominated the planning firm of CME Associates, Inc. as the Planning Consultant for Land Use & Development Reviews for 2025. The motion was seconded by Ms. Straiges. The motion passes unanimously.

Adoption of the 2025 Zoning Board Annual Report. Mr. Jones made a motion, which was seconded by Mr. Cockfield to adopt the 2025 Zoning Board Annual Report. The motion passes unanimously. The 2025 Zoning Board Annual Report is adopted.

Adoption Meeting Minutes from December 18, 2025. Mr. Norman made a motion, which was seconded by Ms. Straiges, to adopt the Meeting Minutes from December 18, 2025. Affirmative votes by Rardin, Norman, Jones, and Straiges. Minutes are approved.

AGENDA ITEMS:

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

Applicant's Representatives: Andrew Mohabir & Elizabeth Boehmke – Applicants.

Exhibits Submitted: A-1: Survey; A-2: Architecturals; and A-3: Site Photographs.

Ms. Boehmke and Mr. Mohabir introduced themselves and then explained their application to the board. Ms. Boehmke then showed the board the submitted marked survey and then outlined the addition and explained what exactly is proposed noting that the addition is going directly over the existing one-story house. Ms. Boehmke outlined the neighborhood conditions and explained that their house is closer to the property lines than other houses. A discussion between Mr. Rardin and Ms. Boehmke ensued about the neighborhood design. Ms. Boehmke then shared the submitted architectural drawings to the board. She then proceeded to outline how the new addition will function and explained that the addition will add additional bedrooms and bathrooms to the house. Ms. Boehmke explained that the addition will allow the family to expand their existing family room and generally allow for more space in the first floor. Mr. Mohabir explained that the new addition will look like the existing house and will be in keeping with the neighborhood. The applicants said no exterior lights will be installed as part of this application. The applicants said that drainage will not be affected at all. The applicants then shared the site photographs with the board and talked the board through the site photographs. The applicant said that no trees will be removed. Mr. Zeller asked the applicants questions about the requested variances. The applicants answered and noted that the variances requested are hardship variances due to the lot's narrowness. The applicants agreed to all conditions outlined in the township review letter and agreed that the materials of the new addition will complement the existing house and neighborhood.

Public Comment:

None.

Board Comments:

Mr. Jones voiced his support for the application.

Mr. Rardin also voiced his support for the application and felt that this project would benefit the neighborhood and wouldn't cause any detriments.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by Mr. Jones seconded by Mr. Williams, with affirmative votes by Rardin, Norman, Jones, Cockfield, Straiges, Azam, and Williams to approve the application. The motion is approved unanimously.

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

Applicant's Representatives: John Kosylo, Esq. – Applicant's Attorney; and David Rickel – Applicant.

Exhibits Submitted: A-1: Garage Elevations; A-2: Site Photographs; and A-3: Survey.

Mr. Kosylo introduced himself and Mr. Rickel also introduced himself and was sworn in. Mr. Kosylo proceeded with outlining the property details and the project for the board. Mr. Kosylo explained why the applicant is before the board, which is for retroactive approval to permit the continuance of an as-built detached garage 6.37' from the side property line where 10' is required. Mr. Kosylo explained that the previous owner had taken down the garage in spring/summer of 2025 and was then reconstructed under the current owner (and applicant) of the property in the fall of 2025. Mr. Kosylo explained that the applicant reconstructed the garage on the same slab and explained that there was a garage on the property for likely over 70 years. Mr. Kosylo explained that the applicant should have gotten permits, but due to a series of misunderstandings, the current applicant rebuilt the garage using the same dimensions/size and location as the previous detached garage.

Mr. Rickel then introduced himself and explained that he bought the property with the intention of rehabbing the site and reselling. Mr. Rickel explained that when he purchased the property, there was a slab where a garage had previously stood, and that he wanted to reconstruct the garage to add value to their site. Mr. Rickel explained that the garage is a 20' x 20' garage that is 16' tall and explained that it is on the same exact foundation as the garage that was previously there. Mr. Kosylo then showed the board the photographs of the site, which specifically looked at the as-built garage in question, which does not yet have siding or a garage door. Mr. Rickel said that the garage, when finished, will have gray vinyl siding to maintain the character of the neighborhood. Mr. Kosylo then showed the board the floor plans and elevations of the garage and its dimensions. Mr. Kosylo explained that no testimony can be provided as to the height of the previous garage but explained that the garage is currently compliant with the ordinance. The applicant agreed as a condition of approval to not install exterior lighting and to not have any plumbing. Mr. Rickel explained that the driveway on-site is a common driveway with the neighbor, which effectively prohibits parking vehicles on the driveway. Mr. Kosylo also explained that the proposed garage will add limited storage to the property as well. Mr. Kosylo and Mr. Rickel said that they had no idea why the previous garage was demolished and Mr. Richman noted that the prior owner should have applied for demolition permit.

A conversation between Mr. Rardin and Mr. Kosylo about the proposed garage location ensued. Ms. Azam questioned the garage size when comparing the two garages next to each other. Mr. Richman said that the property has an undersized lot frontage. Mr. Kosylo felt that this application would not cause any detriment. Mr. Rardin contended that the hardship argument is not viable as the hardship is self-created. Mr. Rardin and Mr. Kosylo voiced differing opinions on the hardship criteria that is needed. Mr. Rickel said that to create a new garage additional impervious coverage would need to be created. Mr. Rickel explained as to why the garage was constructed and explained that he would not have constructed the garage had he known it needed a variance. Mr. Rickel felt that this application would further the purposes of the MLUL. A discussion over the driveway easement on the property ensued with parties disagreeing on whether the driveway was meant to be shared access. The applicant agreed to any and all conditions and comments set forth in the township review letter. The applicant agreed as a condition to have all drainage to be directed on the property.

Public Comment:

William Pratt residing at 324 Monroe, directly neighboring the property in question, voiced his concerns over the garage and felt that the garage was a detriment to the site and the neighborhood. Mr. Pratt explained that the driveway is technically divided. Mr. Pratt said that the new garage is taller than the previous garage. Mr. Pratt continued to voice concerns over the garage. Mr. Rickel said that the as-built is not a two-car garage. Mr. Williams questioned the garage's height. Mr. Rickel explained that he is open to making the roof flat and taking the pitch off the roof. Mr. Rickel then explained that there were personal issues between the applicant and Mr. Pratt that resulted in a civil matter in court. Mr. Rickel again reaffirmed that he can make the garage a flat roof. Further discussions were had about the project which is better reflected in the video recording.

Martha Wright, residing at 200 Munn Lane, voiced her concerns about the as-built garage and felt that the garage is too big and too close to the property line. Ms. Wright felt that this variance is needed due to a self-created hardship as opposed

to a justifiable hardship. Ms. Wright continued to voice her opposition on the requested variance and noted the garage could be constructed in a compliant location; however, Mr. Kosylo felt that this location is the best location for the garage.

Board Comments:

Mr. Norman said that he is struggling on how to vote on this application, due to the uniqueness of the project. Mr. Norman stated that he is ultimately not in support of the application.

Mr. Jones felt that the applicant did not adequately establish hardships when approving a variance, and because of that he will not be supporting the application.

Mr. Cockfield reiterated the concerns made by the other Board members regarding the application.

Mr. Williams stated he feels that the applicant should have followed the ordinance.

Mr. Rardin voiced his thoughts on the application and felt that the positive and negative criteria for the variance were not met and summarized by stating that he was not in support of the application.

Motion to Approve: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by Mr. Norman and seconded by Mr. Cockfield to move the application. "No" votes were cast by Rardin, Norman, Jones, Cockfield, Straiges, Azam, and Williams. The motion to approve the application is DENIED.

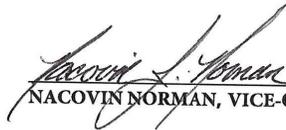
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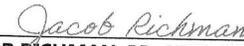
None.

Meeting Adjourned: at 10:18 PM.

ADOPTED: 2/19/26

ATTEST:


NACOVIN NORMAN, VICE-CHAIRMAN


JACOB RICHMAN, PP, AICP, SECRETARY