



ZONING BOARD OF ADJUSTMENT
Thursday, October 6, 2016
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:30 pm.

PLEDGE OF ALLEGIANCE: Led by Chairman Rardin.

OPMA STATEMENT: Read by Chairman Rardin in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Jonathan Rardin; Farhat Biviji; Wyatt Sklar; Dan DiRenzo, Jr.; Bruce Schwartz; Nacovin Norman; and Jeff Potter.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Jacob Richman, PP, AICP, Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

COMMENTS FROM THE PUBLIC: None.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from August 18, 2016. Mr. DiRenzo made a Motion to Approve the Minutes from August 18, 2016, which was seconded by Mr. Norman, with affirmative votes by DiRenzo, Rardin, and Norman. Motion carried.

AGENDA ITEMS

16-Z-0023

Block(s) 431.17 Lot(s) 2

Zone: Industrial Restricted (IR) zone with a Restricted Business (IR-RB) Overlay Zone. Cherry Hill, NJ 08034

Relief Requested: A site plan waiver with a use D(6) variance to construct a coffee storage silo addition, measuring 79.5' in height from grade level, to the existing roaster building at Melitta USA, Inc.

European Coffee Classics, Inc.

1401 Haddonfield-Berlin Road

Applicant's Representatives: Charles Rizzi, Esq. – Applicant's Attorney; Steven Becica, RA – Applicant's Architect; Terrence Combs, PP – Applicant's Planner; and Vinny Tagliaferro – Applicant.

Exhibits Submitted: A-1: Site Diagram; A-2: Northeast Elevation Rendering Comparison; and A-3: Aerial Photo.

Mr. Rizzi briefly introduced the application for a d(6) variance to construct a 79.5' tall silo storage addition within the existing footprint of the Melitta Coffee building. It was noted that a use d(6) variance was previously granted for an addition of the same height in 2009 and this new addition would expand the footprint of the prior addition without increasing the height.

Mr. Tagliaferro gave detailed testimony regarding the history of the company and the site. Mr. Tagliaferro explained that the applicant's business is in roasting coffee beans and distributing roasted coffee beans and ground coffee beans. Mr. Tagliaferro added that Melitta has locations all over the world and has been in Cherry Hill since 1968 (and went through a number of expansions). Mr. Tagliaferro explained that they produce their product for private labels and that they currently have a capacity issue in regard to storage of product. Due to new business partnerships they would like to increase their storage capacity from 210,000 pounds from their current capacity of 72,000 pounds. The proposed new addition would accommodate their increase in production.

Mr. Becica submitted exhibit A-1 to showcase the existing site conditions. Mr. Becica explained that the silo expansion has a footprint of 10' x 24' and is located within the existing building's footprint. The silo, when finished, will be 79.5' above grade level and will match the height of previously approved silo storage addition. Exhibit A-2 was submitted to illustrate the change to the "skyline" of the building. As described by Mr. Becica, the renderings show that the new addition will match the previous addition in materials and in color. Mr. Becica explained that there would be no new visual impact due

to the minimal nature of the expansion. No signage, solar panels, or lighting is proposed on the new addition and the applicant will comply with all FAA regulations.

Mr. Tagliaferro noted that the increase in production will result in about four to five additional tractor trailers accessing the site during business hours which are 7:00am to 4:30pm. Mr. Tagliaferro stated that the parking lot is never full (approximately 50 of the 81 spaces are utilized). The applicant hopes to finish construction before the end of the winter. There will be no rooftop access to the proposed addition as it can only be accessed from the inside. It was explained that Melitta utilizes state of the art controls so there will be no impacts with regard to noise, smell, or emissions. At this time, the applicant does not have any additional plans for expansion.

Mr. Combs gave an overview of the site location, surrounding roads, and surrounding uses. Mr. Combs explained that the request for a use d(6) variance is necessary as the proposed addition exceeds the permitted height allowance in the Industrial Restricted (IR) zone by more than 10 feet or 10%. Mr. Combs detailed the positive and negative criteria and noted that there will be minimal visual impact due to the existing buffering. Mr. Combs added that there will be no substantial detriment to the public good and the addition will allow the permitted use to grow.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. DiRenzo and seconded by Mr. Sklar, with affirmative votes for approval by DiRenzo, Biviji, Sklar, Rardin, Schwartz, Norman, and Potter for the approval of the Use d(6) variance. Motion carries 7-0.

RESOLUTIONS:

None.

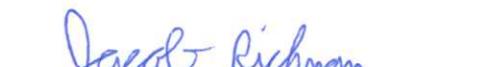
Meeting Adjourned: at 8:20 pm.

ADOPTED:



JONATHAN RARDIN, CHAIRMAN

ATTEST:



JACOB RICHMAN, PP, AICP
ZONING BOARD ALT. SECRETARY