



ZONING BOARD OF ADJUSTMENT
Thursday, November 17, 2016
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:52 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; Wyatt Sklar; Dan DiRenzo, Jr.; Bruce Schwartz; Larry Terry; Nacovin Norman; and Jeff Potter.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Deputy 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 October 20, 2016. Mr. Sklar made a Motion to Approve the Minutes October 20, 2016, which was seconded by Mr. DiRenzo, with affirmative votes by Rardin, Sklar, Schwartz, DiRenzo, and Potter. Motion carried.

AGENDA ITEMS

16-Z-0035

Block(s) 340.01 Lot(s) 26

Zone: Limited Office (O1) and Residential (R2) Zones.

Relief Requested: A minor site plan with a use (D) variance and bulk (C) variances to construct a 712 SF lobby for a medical office use along with various site improvements.

499 Ropa Realty, LLC

499 Cooper Landing Road

Cherry Hill, NJ 08002

Mr. Rardin announced that the application for 499 Ropa Realty, LLC is to be carried to the December 1, 2016 meeting of the Zoning Board of Adjustment and no new notice will be required.

Motion: Mr. Norman made a motion, which was seconded by Mr. Sklar, to continue the application to the December 1, 2016 meeting of the Zoning Board of Adjustment. An all in favor was cast by the Zoning Board. Motion carries unanimously.

16-Z-0037

Block(s) 526.03 Lot(s) 12

Zone: Residential (RA) Zone.

Relief Requested: A bulk (C) variance to erect a six foot (6') high aluminum fence enclosure and automatic gate in the front yard, where fences shall be no taller than three feet (3') in height in the front yard.

John Berrigan

1133 Winding Drive

Cherry Hill, NJ 08003

Applicant's Representatives: John Berrigan – Applicant.

Exhibits Submitted: None.

Mr. Berrigan introduced his application for a bulk (C) variance in order to install a six (6') foot tall metal fence in the front yard where only three (3') foot tall fences are permitted. Mr. Berrigan detailed a brief history of his family's ownership of the property and described the site characteristics such as how the house sits back on top of a hill and is surrounded by dense vegetation. Mr. Berrigan explained that his house was burglarized this past spring and due to some existing vulnerabilities in the property, he is proposing a front yard fence enclosure to prevent and deter possible future incidents involving trespassers.

The proposed metal fence will have brick piers that match the existing house. The proposal also calls for an automatic gate (which will swing outwards) which will be accessible to emergency responders via remote access. Mr. Berrigan detailed other properties in the neighborhood that have similar style fences and gates in the front yard. Mr. Berrigan noted that the proposed fence will be setback twenty-seven (27') feet from the street and that the keypad will be nineteen (19') feet from the street. Mr. Berrigan explained that the piers will alternate in height from seven (7') feet to ten (10') feet due to the grading of the land. Additional shrubbery will be installed behind the fence in order to provide additional screening.

Mr. Berrigan agreed to all conditions noted in the Department of Community Development review letter. Mr. Berrigan noted that the burglary was done by a professional outfit and that he believes with the addition of the proposed fence, the forthcoming landscaping, and the way the fence will be picketed, will make it much more difficult for a repeat burglary attempt to occur. Mr. Berrigan testified that the picket spacing will be four (4") inches apart in the front yard and two (2") inches apart in the side yard. Mr. Berrigan believes that the proposed fence will blend in with the house and the neighborhood and that it will not be a detriment to the area.

Public Comment: None.

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

16-Z-0025

Block(s) 340.31 Lot(s) 99
Zone: Multi-Residential (R20) Zone.

Relief Requested: A site plan waiver with use D(1) and bulk (C) variances to install twelve (12) telecommunications antennas and related equipment on the rooftop of the existing condominium building (Playa Del Sol) and for the installation of a ground-mounted 30 kW diesel generator.

Cellco Partnership d/b/a Verizon Wireless

401 Cooper Landing Road
Cherry Hill, NJ 08002

Applicant's Representatives: Michael Shiring, Esq. – Applicant's Attorney.

Mr. Shiring stated that he represents the applicant, Cellco Partnership d/b/a Verizon Wireless and acknowledged that there may be issues with regard to the noticing of the applicant, specifically the condominium owners. Therefore, Mr. Shiring requested that the application be continued to the December 15, 2016 meeting of the Zoning Board of Adjustment in order to rectify any potential noticing issue.

In lieu of the request, the Department of Community will assess if additional notice is indeed required, but if not, no new or additional notice will be necessary.

Motion: Mr. DiRenzo made a motion, which was seconded by Mr. Sklar, to continue the application to the December 15, 2016 meeting of the Zoning Board of Adjustment. An all in favor was cast by the Zoning Board. Motion carries unanimously.

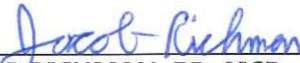
RESOLUTIONS:

None.

Meeting Adjourned: at 8:37 pm.

ADOPTED:

ATTEST:



JACOB RICHMAN, PP, AICP
ZONING BOARD ALT. SECRETARY



JONATHAN RARDIN, CHAIRMAN