



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, March 16, 2017**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Chairman Jonathan Rardin at 7:39 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; Daniel DiRenzo, Jr.; Wyatt Sklar; and Jeff Potter.
- **Professionals in attendance:** Jacob Richman, PP, AICP Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS**

*Adoption of Meeting Minutes from February 16, 2017.* Mr. Sklar made a motion, which was seconded by Mr. Potter, to adopt the Meeting Minutes from February 16, 2017. Affirmative votes by Rardin, DiRenzo, Sklar, and Potter. Minutes are approved.

**AGENDA ITEMS:**

**16-Z-0035**

Block(s) 340.01 Lot(s) 26

Zone: Limited Office (O1); Residential (R2); Multi-Residential (R20) Zones.

*Relief Requested: A minor subdivision and minor site plan with to permit a (d1) variance for to permit onsite, accessory parking in the Residential (R2) and Multi-Residential High Rise (R20) Zones to serve a regional orthopedic medical principal use in a Limited Office (O1) zone, where such use is not permitted in the R2 and R20 Zone; to permit an increase in density (d5) from 22.43 dwelling unit per gross usable acre is permitted to 23.97 dwelling unit per gross usable acre is permitted, where a maximum density of 20 dwelling unit per gross usable acre is permitted (this is a result of a reduction of acreage, as part of a subdivision); and to permit a and bulk (c) variances (Block 340.01, Lot 26 and Block 340.31, Lot 99) to construct a 712 SF lobby (at 499 Cooper Landing Road) for a regional orthopedic medical office use along with various site improvements.*

**499 Ropa Realty, LLC**

499 Cooper Landing Road

Cherry Hill, NJ 08002

**Motion to Carry Notice of the Application to the April 6, 2017 meeting of the Zoning Board of Adjustment:** A motion was made by Mr. DiRenzo and seconded by Mr. Sklar, with affirmative votes to continue the application by DiRenzo, Sklar, Rardin, and Potter. Motion carries 4-0.

**RESOLUTIONS:** None.

**Meeting Adjourned:** at 7:42 PM.

**ADOPTED:** 4/6/17

**ATTEST:**

**LORISSA LUCIANI, PP, AICP**  
**ZONING BOARD SECRETARY**

  
**JONATHAN RARDIN, CHAIRMAN**