



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, May 18, 2017**  
**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 Jonathan Rardin.

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

**ROLL CALL**

- **Members in attendance:** Jonathan Rardin, Daniel DiRenzo, Jr.; Wyatt Sklar; Nacovin Norman; and Jeff Potter.
- **Professionals in attendance:** Jacob Richman, PP, AICP Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from April 20, 2017.* Mr. Sklar made a motion, which was seconded by Mr. Potter, to adopt the Meeting Minutes from April 20, 2017. Affirmative votes by DiRenzo, Sklar, and Potter. Minutes are approved.

**AGENDA ITEMS:**

**16-Z-0019**

Block(s) 592.01 Lot(s) 5

Zone: Industrial Restricted (IR) Zone.

*Relief Requested: A bifurcated use D(1) variance application to convert a residence into a facility that provides support services for individuals with intellectual and developmental disabilities.*

**Life Steps, LLC**

10 Lakeside Avenue

Cherry Hill, NJ

Mr. Rardin made an announcement that the applicant's attorney submitted a letter to the Department of Community Development requesting that the application concerning Life Steps, LLC, be adjourned to the June 1, 2017 Zoning Board meeting.

**Motion to Adjourn to 6/1/17:** A motion was made by Mr. Norman and seconded by Mr. Sklar, with affirmative votes for approval by Rardin, DiRenzo, Sklar, Norman, and Potter to adjourn the application until June 1, 2017. Motion carries 5-0.

Mr. Rardin stated that no new notice is required for this application.

**17-Z-0008**

Block(s) 370.01 Lot(s) 14

Zone: Residential (R2) Zone.

*Relief Requested: Bulk (C) variances to construct a new 19' x 22' (418 SF) two-car detached garage (previous detached garage destroyed by a felled tree) which requires relief from the side and rear yard setback requirements.*

**Patrick O'Hearn**

50 Edison Avenue

Cherry Hill, NJ

Mr. O'Hearn gave a detailed background regarding the property and stated that he purchased the house with his wife in 1992. Mr. O'Hearn explained that there was a 2-car detached garage that came with the house and he utilized the garage to keep his personal vehicles including an antique car. Mr. O'Hearn stated that the detached garage was destroyed by a felled tree that originated from the property behind his. Mr. O'Hearn testified that the tree was supposed to be removed by the property owner, at the direction of the Property Maintenance Department; however, a legal dispute ensued and subsequently the tree fell on Mr. O'Hearn's garage before anything could be done.

Mr. O'Hearn stated that he is proposing a new detached garage measuring 19' x 22' x 12' which will match the same size and footprint of the previous detached garage. Mr. O'Hearn noted that since the previous garage was located in a legal non-conforming location, the new garage, which is to be located in the same location, requires setback variances from the side and rear property line. Mr. O'Hearn believes that the relief can be granted without detriment to the neighboring properties and that complying with the Zoning Ordinance would cause undue hardship due to the existing site constraints pertaining to lot size and lot frontage. Additionally, putting the detached garage in any other location would exacerbate the existing non-conformity related to impervious coverage. By proposing the garage on the existing concrete pad, no

new impervious coverage would be created. Mr. O'Hearn noted that there are many properties in his neighborhood that have similarly located detached garages and therefore the proposed garage would blend in with the neighborhood. Mr. O'Hearn added that the proposed garage will be well buffered as the property to the rear is full of dense, tall vegetation, and the property closest to the detached garage also has a detached garage close to the property line.

Mr. O'Hearn submitted Exhibit A-1 which contained a photographic rendering of what the proposed garage will look like. Mr. O'Hearn described that materials and colors of the proposed garage and how it will blend in aesthetically with the existing residence. Mr. O'Hearn affirmed that he will obtain all necessary building permits if approved. Mr. O'Hearn reaffirmed that the garage is to be located entirely on the existing concrete pad and that he does not plan on expanding the existing driveway.

Mr. Richard Smyth, the applicant's builder, discussed the lights on the interior of the garage and stated that no lights will shine onto neighboring properties. Mr. Smyth also stated that all stormwater runoff stemming from the roof off the proposed detached garage will be managed entirely on Mr. O'Hearn's property.

**Public Comment:** None.

**Motion:** Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. Sklar and seconded by Mr. DiRenzo, with affirmative votes for approval by Rardin, DiRenzo, Sklar, Norman, and Potter for the approval of the Bulk (C) Variances with conditions. Motion carries 5-0.

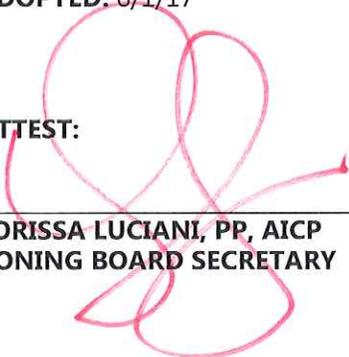
**RESOLUTIONS**

None.

**Meeting Adjourned:** at 8:01 PM.

**ADOPTED:** 6/1/17

**ATTEST:**

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

  
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**JONATHAN RARDIN, CHAIRMAN**