



ZONING BOARD OF ADJUSTMENT
Thursday, November 15, 2018
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; Jeff Potter; Jennifer Apell; and Marshall Spevak.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP, Planner; C. Jeremy Noll, PE, CME; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Mr. Rardin announced that the vote on the meeting minutes from November 1, 2018 will be postponed until the next meeting on December 6, 2018.

Mr. Rardin announced that the previously scheduled application for Stars Real Estate, LLC is being rescheduled to the December 6, 2018 meeting and that new public notice will be provided.

AGENDA ITEMS:

18-Z-0034

Block(s) 528.22 Lot(s) 24
Zone: Residential (R1)

Brian & Vicki Zell

503 Fireside Lane
Cherry Hill, NJ 08003

Relief Requested: Bulk (C) Variances to expand the existing one (1) car garage into a two (2) car garage requiring side yard and aggregate side yard setback relief. The garage expansion is proposed to be 5' x 22' (110 SF). The applicant also proposes various driveway and drainage improvements.

Applicant's Representatives: Richard Goldstein, Esq. – Applicant's Attorney; Dr. Brian Zell – Applicant; and Robert Scott Smith, PP, PLS – Applicant's Professional Planner & Surveyor.

Exhibits Submitted: A-1: Survey & Variance Plan; A-2: Architecturals; and A-3: Foundation Plan.

Mr. Goldstein gave an overview of the site area and site characteristics. Mr. Goldstein stated that the applicant has lived at the subject property since 1999 and noted that the prior property owners converted the former garage into a living space and built a 1-car garage addition in the side yard. The present owner now proposes a 110 SF garage addition to convert the existing 1-car garage into a 2-car garage. The applicant is also proposing driveway and stormwater improvements. Mr. Goldstein affirmed that the applicant will address all of the Zoning Board Engineer's grading and stormwater comments. Mr. Goldstein noted that the applicant is removing some of the existing driveway in order to comply with the lot coverage requirement. Mr. Goldstein stated that the proposal requires side yard and aggregate side yard variance relief. Mr. Goldstein added that the property does have an oversized front and rear yard setback condition.

Dr. Zell stated that he and his wife are looking to age in place at the present home and would like to have a covered area for their vehicles to ensure safer access, provide shielding from inclement weather, and for additional home security. Dr. Zell noted that the existing gravel portion of the driveway has deteriorated and it is difficult to maintain and difficult to manage stormwater. Dr. Zell stated that he anticipates purchasing an electric vehicle and that he would need to provide an indoor space in order to charge the vehicle. Dr. Zell affirmed that the proposed garage addition will match the colors and materials of the existing house. Dr. Zell stated that they have no plans to change the lighting around the garage area and that they will maintain the existing garage light. Dr. Zell added that there is some existing landscaping around the base of the garage that will be replaced. Dr. Zell stated that they agree to all of the comments noted in the Department of Community Development and Zoning Board Engineer's review letters. Dr. Zell stated, with regard to the existing fence

located adjacent to the garage, that the prior owner of the next door neighbor's property (505 Fireside Lane) stated that it was their fence but the survey shows it is on the applicant's property. Dr. Zell stated that it is his intent to remove the fence due to it being dilapidated.

Mr. Smith stated that the proposed garage is 5' x 22' (110 SF) which will result in a new side yard setback of 6.72' and a new aggregate side yard setback of 24.62', both resulting in the need for variances. Mr. Smith affirmed that there will be an overall reduction in lot coverage (by 114 SF) to bring the existing nonconformity into conformance. Mr. Smith explained that the roof leaders will lead into a new drywell collector system. Mr. Smith added that any proposed fencing in the side yard will not provide an adequate buffer due to the topographic difference between the subject property and the next door neighbor's property. Mr. Smith stated that the proposed driveway will take up less than 40% of the front yard (30.5% proposed) and the proposed garage will be a standard sized 2-car garage. Mr. Smith provided justification for a C2 variance and noted that the proposed garage is set back 92' from the roadway and thus there will be limited visibility.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Ms. Apell and seconded by Mr. Spevak, with affirmative votes for approval by Rardin, DiRenzo, Potter, Apell, and Spevak for the approval of bulk (C) variances. Motion carries 5-0.

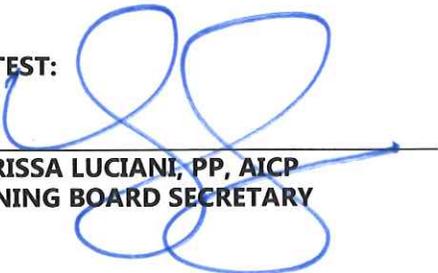
RESOLUTIONS:

None.

Meeting Adjourned: at 8:07 PM.

ADOPTED: 12/6/18

ATTEST:



LORISSA LUCIANI, PP, AICP
ZONING BOARD SECRETARY



JONATHAN RARDIN, CHAIRMAN