



*You couldn't pick a better place.*

**ZONING BOARD OF ADJUSTMENT**  
**Thursday, July 19, 2018**  
**APPROVED MINUTES**

**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; Wyatt Sklar; Jeff Potter; Jennifer Apell, Marshall Spevak; and Jill Roth-Gutman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP Planner; Jeremy Noll, PE, CME, Zoning Board Engineer; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS**

Solicitor Diamantis administered the oath of office to Zoning Board of Adjustment members Jennifer Apell (Regular Member) and Marshall Spevak (Alternate #1 Member).

*Adoption Meeting Minutes from June 21, 2018.* Mr. Sklar made a motion, which was seconded by Ms. Roth-Gutman, to adopt the Meeting Minutes from June 21, 2018. Affirmative votes by Sklar, Apell, and Roth-Gutman. Minutes are approved.

**AGENDA ITEMS:**

**18-Z-0021**

Block(s) 526.04 Lot(s) 5  
Zone: Residential Agricultural (RA)

**Vijay Singh & Richa Mishra**

1152 Barbara Drive  
Cherry Hill, NJ 08003

*Relief Requested: Bulk (C) variances to construct a new single-family dwelling that requires relief to permit a principal structure to be 38'-4" in height, where a maximum height of 35' is permitted; and to permit an attached garage to be constructed in front of the building facade of the proposed principal structure, where attached garages shall be even with or behind the front facade of the principal structure.*

**Applicant's Representatives:** Marc Stofman, Esq. – Applicant's Attorney; Robert Stout, PE, PLS – Applicant's Engineer; and James Holliday, RA – Applicant's Architect.

**Exhibits Submitted:** A-1: Elevation Details; A-2: Aerial Photograph and A-3: Site Plan Superimposed on Aerial Photograph.

Mr. Stofman introduced the application and noted the requested variances for the purpose of constructing a new single-family dwelling. Mr. Stofman noted that a height variance is required as largest height dimension is calculated from the back of the house where the grade level is lowest due to a large slope; however, it was testified that this height variance won't be noticeable from street level which sits at a higher grade. Mr. Stofman stated that the proposed home will fit in with the neighborhood as other homes in the vicinity have similar configurations in terms of the house size and even the garage location (which requires a variance for being in front of the front facade of the house).

Mr. Holliday submitted exhibit A-1 and noted that the primary materials are stone, stucco, and brick as well as some metal elements. Mr. Holliday gave a breakdown of the dwelling's square footage and the breakdown of the rooms. Mr. Holliday noted that his firm has designed other homes in the neighborhood and can attest to the similarity of the proposed house with others in the area. Mr. Holliday explained that the proposed garage consists of four (4) bays which are separated by a connecting porte-cochere. Mr. Holliday added that the garage doors are located in the back so it won't look like a garage from the roadway. Mr. Holliday stated that other homes in the neighborhood have a similarly designed garage layout. Mr. Holliday explained that when measuring the height of the house from the front yard, the height is 29'-8", but when the

height of the house measured from the back yard is 38'-4" (where a maximum of 35' is permitted). Mr. Holliday stated that the back yard of the lot is heavily wooded and will help screen the view of the house from neighboring properties.

Mr. Stout submitted exhibit A-2 and reiterated the heavily wooded nature of the lot. Mr. Stout stated that the applicant will demolish the existing home and that the new house will be constructed in a more central location on the lot. Mr. Stout detailed the presence of wetlands at the rear of the lot and the 50' wetlands buffer around it as provided by the NJDEP Letter of Interpretation. Mr. Stout affirmed that there would be no improvements in the wetlands or wetlands buffer area. Mr. Stout submitted exhibit A-3 and discussed the new driveway and access to the proposed garage. Mr. Stout noted that the applicant will be tying into Municipal water as well as installing a septic system. Mr. Stout affirmed that stormwater will be directed towards the back of the property and that no stormwater will be diverted towards neighboring properties. Mr. Stout described the stormwater management system which will involve roof leaders and dry wells to capture stormwater and that a retaining wall will help stabilize the soil. The applicant is also requesting a waiver from providing sidewalks as no sidewalks exist along Barbara Drive.

Mr. Noll discussed ERI's grading review comments with Mr. Stout and the applicant agreed to comply with and address all of the Board engineer's comments. Mr. Stout also affirmed that the applicant will preserve as many trees as possible. Mr. Stout added that the applicant has obtained Camden County Board of Health approval for the proposed septic system and will provide a copy of the approval to the Department of Community Development. Mr. Stout stated that the applicant agrees to and will address all of the Department of Community Development's review letter comments. A discussion regarding whether the existing fencing will be removed and the applicant stated that only the fencing in the front yard will be removed.

**Public Comment:** None.

**Motion:** Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. Spevak and seconded by Mr. Potter, with affirmative votes for approval by Rardin, Sklar, Potter, Apell, Spevak, and Roth-Gutman for the approval of the bulk (C) variance with conditions. Motion carries 6-0.

**RESOLUTIONS:**

None.

**Meeting Adjourned:** at 8:00 PM.

**ADOPTED:** 8/2/18

**ATTEST:**

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

  
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**JONATHAN RARDIN, CHAIRMAN**