



ZONING BOARD OF ADJUSTMENT
Thursday, August 2, 2018
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:45 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:** Daniel DiRenzo, Jr.; Wyatt Sklar; Jennifer Apell, Nacovin Norman; Marshall Spevak; and Jill Roth-Gutman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP Planner; and Cosmas Diamantis, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Solicitor Diamantis administered the oath of office to Zoning Board of Adjustment member Nacovin Norman (Regular Member).

Adoption Meeting Minutes from July 19, 2018. Mr. Spevak made a motion, which was seconded by Ms. Roth-Gutman, to adopt the Meeting Minutes from July 19, 2018. Affirmative votes by Rardin, Apell, Potter, Spevak, and Roth-Gutman. Minutes are approved.

AGENDA ITEMS:

18-Z-0005

Block(s) 524.03 Lot(s) 14

Zone: Residential Agricultural (RA)

Gary Goldblatt

15 Galway Lane

Cherry Hill, NJ 08003

Relief Requested: Bulk (C) Variances to expand the existing two-car garage into a three-car garage requiring front yard and side yard setback relief. In addition to the proposed 13.5' x 23' (310.5 SF) garage expansion, the applicant also proposes to expand the existing easterly driveway by 278 SF while eliminating 633 SF of existing concrete from the westerly driveway; thus, a net reduction of 44.5 SF in overall lot coverage is proposed.

Continued from June 7, 2018

Prior to the continuation of the application, Jonathan Rardin and Jeff Potter stated that while they were not present at the June 7, 2018 hearing, they have listened to a tape of the proceedings and have signed certification acknowledging such. Therefore, both Board members are eligible to listen to and vote on the application.

Applicant's Representatives: Damien Del Duca, Esq. – Applicant's Attorney; Gary Goldblatt – Applicant & Homeowner; Mark Shourds, PE, PP – Applicant's Engineer & Planner; Lou Regina – Developer/Builder of Subject Residence.

Exhibits Submitted: B-1: Colorized Rendering of Site Plan.

Mr. Del Duca re-introduced the application and noted that the prior meeting for this application was adjourned so that they could make revisions to the site plan. Mr. Del Duca submitted exhibit B-1 and stated that the applicant is still proposing the 3rd bay extension to the existing front garage and that they will now be closing off the rear "garage". Mr. Del Duca gave justifications as to why the present iteration of the application does not fall under the Res Judicata Doctrine as where the previous denied application involved 3 garages, this application now only involves 1 garage albeit still requiring bulk variances (from the side and front yard setback). For the side yard setback, the condition is going from 29.2' to 15.7' where 20' is required. For the front yard setback, the condition is going from 29.2' to 23' where 35' is required. Mr. Del Duca noted that there is a substantial ROW into the property, and as such, this lessens the impact of the 29.2' front yard setback.

Mr. Goldblatt stated that he would like the 3rd bay on the garage so that he can store his Ford F-250 and move it from the driveway to an appropriately sized garage. Mr. Goldblatt stated that his truck does not fit in the existing 2-bay garage. Mr. Goldblatt expounded on this by providing the dimensions of the truck in comparison to the dimensions of the opening and clearance of the existing garage. Mr. Goldblatt stated that the garage expansion will match the colors and materials of the existing garage including the garage door material. Mr. Goldblatt stated that the existing garage doors are 8' x 8' and that the proposed doors on the 3rd bay will be 10' x 10' and come in the same color and material. Mr. Goldblatt stated that he is reducing the overall impervious coverage on the lot by 42 SF by removing some existing driveway and walkway areas. Mr. Goldblatt agreed to not use the rear "garage" as a vehicle storage space and that he couldn't fit his vehicles in there to begin with. The rear "garage" will be closed off and the overhead door will be replaced by French doors.

Mr. Regina stated that the existing 8' x 8' garage doors cannot be converted into 10' x 10' doors due to the existing architectural impediments. Mr. Goldblatt noted that the light bar on his truck is needed for his business which includes snow plowing and snow plowing at night. Mr. Del Duca stated that the location of the new garage bay is relatively secluded.

Mr. Shourds gave an overview of the modifications to the site plan including the impervious coverage removal and the "closing off" of the rear "garage". Mr. Regina stated that there will be a 3' x 7' opening between the existing 2-bay garage and the proposed 3rd bay. Mr. Shourds stated that he does not believe that a 10' x 10' garage door will be an impairment to the zone plan or the neighborhood (with Mr. Goldblatt noting that all of the homes in the neighborhood are different from one another). Mr. Shourds stated that other than the dimensions of the proposed garage, the 3rd bay will blend in with the existing garage. Mr. Shourds noted that with the side yard setback, that the variance is mitigated by a 20' wide sanitary sewer easement that cannot be developed on the adjacent property. With regard to the front yard setback, the measurement is to the ROW line and not to a roadway due to the shape of the property.

Mr. Del Duca stated that the applicant agrees to all of the comments in the Department of Community Development review letter. Ms. Luciani asked the applicant to address the grading, drainage, and infiltration trenches. Mr. Shourds stated that they will provide a grading plan that conforms to the grading plan checklist and then discussed why the project will not have adverse impacts on neighboring properties. Ms. Luciani stated that while the overall impervious coverage is being reduced, the plan does modify the drainage patterns. As such, if the plan does not comply with the grading plan checklist, then no building permits will be issued. Mr. Goldblatt added that the roof and pitch of the proposed 3rd bay will match the existing roofline.

Public Comment: None.

Chairman Rardin stated that they would like to do a vote on the Res Judicata first and if passed, they will vote on the relief requests.

Motion that Res Judicata Does Not Apply: A motion was made by Mr. Norman and seconded by Ms. Roth-Gutman, with affirmative votes by Rardin, DiRenzo, Potter, Norman, Apell, Spevak, and Roth-Gutman. Motion carries 7-0.

Motion To Approve Bulk C Variances: Following a review of the application and conditions of approval by Solicitor Diamantis, a motion was made by Mr. DiRenzo and seconded by Mr. Spevak, with affirmative votes for approval by Rardin, DiRenzo, Potter, Norman, Apell, Spevak, and Roth-Gutman for the approval of the bulk (C) variances with conditions. Motion carries 7-0.

RESOLUTIONS:

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 façade of the principal structure.

Motion to Ratify: Following the review of the resolution, Mr. Spevak made a motion which was seconded by Mr. Potter, to memorialize the resolution for Vijay Singh & Richa Mishra. Affirmative votes by Rardin, Apell, Potter, Spevak, and Roth-Gutman. The resolution is memorialized.

Meeting Adjourned: at 8:54 PM.

ADOPTED: 8/16/18



JONATHAN RARDIN, CHAIRMAN

ATTEST:



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