



ZONING BOARD OF ADJUSTMENT
Thursday, September 6, 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.; Ivy Rovner; Wyatt Sklar; Jeff Potter; Nacovin Norman; and Jill Roth-Gutman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP, Planner; Cosmas Diamantis, Esq., Zoning Board Solicitor; and Stacey Arcari, PE, PP, PTOE, CME, Zoning Board Engineer.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from August 16, 2018. Mr. Norman made a motion, which was seconded by Mr. Sklar, to adopt the Meeting Minutes from August 16, 2018. Affirmative votes by Rardin, DiRenzo, Sklar, Rovner, Potter, and Norman. Minutes are approved.

AGENDA ITEMS:

18-Z-0022

Block(s) 568.01 Lot(s) 6

Zone: Residential (R3)

Relief Requested: Bulk (C) Variance to permit the construction of a 605 SF master suite addition within the front yard setback.

Alexas Meg Foster

413 Railroad Boulevard

Cherry Hill, NJ 08003

Applicant's Representatives: Ellen McDowell, Esq. – Applicant's Attorney; Alexas Meg Foster – Applicant; and Brian Peterman, PE, CME – Applicant's Engineer.

Exhibits Submitted: None.

Ms. McDowell introduced the application and noted that the subject site is a corner property located at the corner of Railroad Boulevard and Third Avenue.

Ms. Foster stated that they are proposing a master suite addition to the existing residence which will include a bathroom and laundry room. Ms. Foster explained that the existing residence is 1 ½ stories and one of the main reasons they are not proposing a second floor addition is that a 1st floor addition allows her and her husband to age in place easier. Furthermore, the proposed location of the addition was the only feasible location as alternative places connecting to the 1st floor would require either greater setback relief or it would require the removal of mature Japanese maple trees. Ms. Foster stated that other residences in the neighborhood have similar nonconforming structure setback locations.

Ms. Foster explained that the proposed addition will face the back of the next door neighbor's house and will not be visually impactful as there is a significant tree buffer separating the properties. Additionally, being that the property is located across the street from a railroad track; the addition will not impact anyone across the street. Ms. Foster affirmed that no trees will be removed in order to accommodate the proposed addition; however, a few bushes will need to be removed. Ms. Foster stated that the proposed addition will blend in with the existing house in terms of colors and materials; however, if they cannot get the vinyl siding to match perfectly, they will replace the entirety of the existing siding.

Ms. Foster addressed the issue concerning the "isolated deck" that was installed without permits at the back of the property and confirmed that has been removed. With regard to the issue concerning the existing shed, Ms. Foster affirmed

that the shed was already on the property when they moved there in the mid 1990's and that she would like to keep the shed if possible even though it may not have received permits.

Ms. McDowell stated that she has no issues with Community Development's or the Zoning Board Engineer's review letters and will comply with all noted conditions. Ms. Luciani asked the applicant to revise the plans to include the footprint of the proposed rear steps and landing to be located at the rear of the addition and to also show any anticipated walkways. In response to concerns raised by Ms. Luciani about the proximity of the proposed addition to the existing shed, Mr. Peterman stated there will be a nine (9') foot gap. Ms. Arcari noted that the grading plan is in conformance with the grading plan checklist and that the applicant has agreed to directed all gutters and roof leaders towards the street to ensure proper drainage.

Public Comment: None.

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

RESOLUTIONS:

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.

Motion to Ratify: Following the review of the resolution, Mr. DiRenzo made a motion which was seconded by Mr. Norman, to memorialize the resolution for Gary Goldblatt. Affirmative votes by Rardin, DiRenzo, Potter, Norman, and Roth-Gutman. The resolution is memorialized.

18-Z-0013

Block(s) 577.01 Lot(s) 14
Zone: Residential (R3)

Lindsey Rudko
1 Perot Avenue
Cherry Hill, NJ 08003

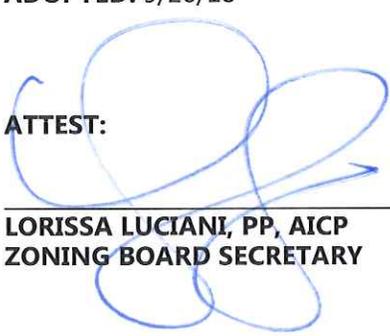
Relief Requested: Bulk (C) variances to permit a 6' high fence to be located at 6' from the property line in a secondary front yard, where 6' high fences in secondary front yards shall be located either at the front-most façade of the existing house or a minimum of 25', whichever is furthest.

Motion to Ratify: Following the review of the resolution, Mr. Sklar made a motion which was seconded by Ms. Rovner, to memorialize the resolution for Lindsey Rudko. Affirmative votes by Rardin, DiRenzo, Sklar, Rovner, Potter, and Norman The resolution is memorialized.

Meeting Adjourned: at 7:54 PM.

ADOPTED: 9/20/18

ATTEST:



LORISSA LUCIANI, PP, AICP
ZONING BOARD SECRETARY



JONATHAN RARDIN, CHAIRMAN