



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, April 4, 2019**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Vice-Chairman Daniel DiRenzo, Jr. at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** Led by Vice-Chairman Daniel DiRenzo, Jr.

**OPMA STATEMENT:** Read by Vice-Chairman Daniel DiRenzo, Jr. in compliance with the Sunshine Law.

**ROLL CALL**

- **Members in attendance:** Daniel DiRenzo, Jr; Ivy Rovner; Jeff Potter; and Jill Roth-Gutman.
- **Professionals in attendance:** Jacob Richman, PP, AICP, Planner; and Allen S. Zeller, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS**

*Adoption Meeting Minutes from March 4, 2019.* Mr. Potter made a motion, which was seconded by Ms. Roth-Gutman, to adopt the Meeting Minutes from March 4, 2019. Affirmative votes by DiRenzo, Rovner, Potter, and Roth-Gutman. Minutes are approved.

**AGENDA ITEMS:**

**19-Z-0001**

Block(s) 435.08 Lot(s) 12  
Zone: Single-Family Residential (R2)

**Paul & Roxanne Chick**  
1304 Beaverbrook Drive  
Cherry Hill, NJ 08034

*Relief Requested: A bulk (C) variance to construct a 19' x 16' rooftop cover over an existing patio and to permit that rooftop cover to have a rear yard setback of 14.3', where a minimum of 25' is required. The applicant also seeks relief to permit the continued existence of a nonconforming storage shed located at the southwest corner of the site to be located less than five (5') from both the side and rear property lines, where a minimum side and rear yard setback of five (5') is required.*

Solicitor Zeller made an announcement regarding the Paul & Roxanne Chick application (#19-Z-0001) noting that after speaking with the applicant's attorney, the applicant intends to convert the proposed patio rooftop cover into a fully enclosed addition and as such they will be filing an amended application along with providing new public notice for a future hearing.

**RESOLUTIONS:**

**17-Z-0027**

Block 30.01 Lot(s) 5-10 &  
Block 40.01 Lot(s) 12-16; 1, 5-7  
Zone: Highway Business (B2) Zone

**MBJ Associates, LLC (Mercedes Benz)**  
2151 Route 70 West; 9 Delaware Avenue;  
14 Beideman Avenue; & 1202 Farrell Avenue  
Cherry Hill, NJ 08002

Rickshaw Redevelopment Area Overlay Zone

*Relief Requested: A use d(1) variance for off-street parking for inventory storage of vehicles and preliminary and final major site plan with bulk (C) variances and lot consolidation for the construction of additional inventory storage parking lots, which are currently being illegally occupied, for the Mercedes Benz dealership with associated site improvements.*

**Motion to Ratify:** Following the review of the resolution, Ms. Roth-Gutman made a motion which was seconded by Mr. Potter, to memorialize the resolution for MJB Associates. Affirmative votes by DiRenzo, Rovner, Potter, and Roth-Gutman. The resolution is memorialized.

**Meeting Adjourned:** at 7:36 PM.

**ADOPTED: 4/18/19**

**ATTEST:**



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



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**JONATHAN RARDIN, CHAIRMAN**