



ZONING BOARD OF ADJUSTMENT
Thursday, October 3, 2019
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; Marshall Spevak; Jeff Potter; Ann Madden Tufano; and Greg Bruno.
- **Professionals in attendance:** Jacob Richman, PP, AICP, Planner; and Allen S. Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from September 19, 2019. Mr. Spevak made a motion, which was seconded by Mr. DiRenzo, to adopt the Meeting Minutes from September 19, 2019. Affirmative votes by Rardin, DiRenzo, Sklar, Spevak, Potter, and Bruno. Minutes are approved.

AGENDA ITEMS:

19-Z-0037

Block(s) 369.01 Lot(s) 1
Zone: Professional Office (O3)

Nicole Lentini
1121 Route 70 West
Cherry Hill, NJ 08002

Relief Requested: A bulk (C) variance to install a five (5') high metal fence (extruded aluminum) within the secondary front yard of the existing residential property.

Applicant's Representatives: Teresa Lentini, Esq. – Applicant's Attorney; and Nicole Lentini – Applicant.

Exhibits Submitted: A-1: Site Photographs; A-2: Site Photographs; A-3: Site Photographs' A-4: Fence Material Exhibit; and A-5: Fence Location Plan.

Ms. Teresa Lentini introduced the application for a requested bulk (C) variance to permit a five (5') foot tall fence to be located within the secondary front yard of the subject property. Ms. Teresa Lentini submitted an exhibit package and noted that the provided materials were all previously included in the Zoning Board's packets. Ms. Nicole Lentini gave an overview of the site area and stated that she and her family (including two (2) young children) live at the subject property. Ms. Nicole Lentini noted that she is proposing the fence enclosure in order to keep her young children safe and secured from the surrounding roadway network. Ms. Nicole Lentini submitted exhibits A-1 through A-3 and gave a detailed description the layout of the subject property and the surrounding uses. Ms. Nicole Lentini noted that her property has frontage along Route 70, a busy thoroughfare, and Sheridan Avenue, which has a parking lot for an insurance business across the street. Ms. Nicole Lentini stated that the proposed fence enclosure will be installed along the secondary front yard frontage (Sheridan Avenue) and provided a detail of the fencing materials via exhibit A-4 which showed a decorative black aluminum fence. Exhibit A-5 was presented to show the exact location the fence is to be installed. Ms. Nicole Lentini stated that there will be no sight line issues as the fence will not be installed near the intersection. Additionally, Ms. Nicole Lentini stated that the property is unique in that the total frontage along Route 70 is only 50' which makes their lot very skinny. Ms. Nicole

Lentini stated that complying with the Ordinance would require the fence to be setback 25' from Sheridan Avenue; however, the fence in such a location would split the backyard in half. Ms. Nicole Lentini stated that she believes the positives of the application outweigh any detriments.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by Mr. Spevak and seconded by Ms. Tufano, with affirmative votes for approval by Rardin, DiRenzo, Sklar, Spevak, Potter, Tufano, and Bruno for the approval of the Bulk (C) variances. Motion carries 7-0.

RESOLUTIONS:

None.

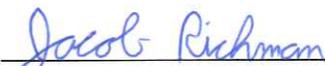
Meeting Adjourned: at 7:47 PM.

ADOPTED: 10/17/19



JONATHAN RARDIN, CHAIRMAN

ATTEST:



JACOB RICHMAN, PP, AICP
ALT. ZONING BOARD SECRETARY