



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT
Thursday, August 3, 2023
AGENDA

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., notice of this remote meeting was posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<https://www.chnj.gov/117/Zoning-Board-of-Adjustment>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this remote meeting, as well as the Board Secretary's contact information to assist anyone lacking the resources or ability to access this remote meeting.

ROLL CALL

- Roll Call of Zoning Board Members, Professionals, and Staff
- Swearing in of Professionals

BOARD POLICY

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Public/Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all electronic devices that are not being used in conjunction with the virtual meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from July 20, 2023.

AGENDA ITEMS

None.

RESOLUTIONS

23-Z-0004

Block(s) 425.01 Lot 16

Zone: Highway Business (B2)

Relief Requested: Use d(1) Variance to permit a residence on a portion of the second floor of an existing two-story building which also contains a permitted hair salon on the first floor and permanent makeup business on a portion of the second floor.

Aisha Payton

1414 Brace Road

Cherry Hill, NJ

22-Z-0024

Block(s) 285.25 Lots 2 & 3

Zone: General Office (O2)

Relief Requested: A bifurcated Use (d)1 Variance to construct two (2) new pad sites and associated site improvements at an existing office complex. The eastern pad site consists of a proposed 9,366 SF daycare (Children of America) with a 6,159 SF playground (permitted use). The western pad site involves a proposed two

The Center at Cherry Hill, LLC

1800-1820 Chapel Avenue West

Cherry Hill, NJ

(2) unit structure consisting of a 2,564 SF quick service restaurant (tenant TBD) and a 2,888 SF retail space (tenant TBD), both of which are not permitted uses.

19-Z-0030

Block(s) 71.01 Lot(s) 2
Zone: Regional Business (B4)

KM Hotels, LLC
2348 Route 70 West
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals (first of three permitted requests) due to delays in obtaining NJDEP approval. Specifically, the extension of approvals request relates to the applicant's Zoning Board approval for a preliminary final major site plan with use and bulk variances and a minor subdivision, granted on May 7, 2020, and memorialized on June 4, 2020, for the construction of two (2) hotels with 131 room and 120 rooms, respectively, and to construct a 4,136 retail pad site.

19-Z-0051

Block(s) 71.01 Lot(s) 2
Zone: Regional Business (B4)

Route 70 West, LLC
2352 Route 70 West
Cherry Hill, NJ

Relief Requested: A request for a one (1) year extension of approvals (second of three permitted requests) due to delays in obtaining NJDEP approval. Specifically, the extension of approvals request relates to the applicant's Zoning Board approval for a preliminary and final major site plan with use and bulk variances, granted on May 21, 2020, and memorialized on June 18, 2020, for the redevelopment of an existing car wash and to construct a 2,474 SF drive-through coffee shop.

MEETING ADJOURN