



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, October 5, 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 September 21, 2023.

AGENDA ITEMS

23-Z-0019

Block(s) 388.01 Lot 3
Zone: Limited Office (O1)

Relief Requested: Minor Site Plan with Bulk (C) Variances to expand the existing parking lot, by way of adding five (5) parking spaces, to accommodate a change of use from a realtor's office to a medical office along with various site improvements.

Caliber NJ, LLC

435 Route 70 West
Cherry Hill, NJ

23-Z-0014

Block(s) 340.02 Lot 7
Zone: Shopping Center Business (B3)

SmileDirectClub, LLC

22 Route 70 West
Cherry Hill, NJ

Relief Requested: Appeal - "A" Variance of an administrative officer's decision denying a zoning permit application to permit two (2) principal uses within the same tenant space, where such arrangement is not specifically permitted by Ordinance. In this instance, the tenant space is presently occupied by Sola Salon and the proposed second tenant, SmileDirectClub, a business that takes 3D scans/digital photographs of a customer's teeth for potential future dental treatments (off-site).

ADJOURNED TO A FUTURE ZONING BOARD OF ADJUSTMENT MEETING (TBD)

RESOLUTIONS

23-Z-0016

Block(s) 523.13 Lot 12

Zone: Institutional (IN) & Senior & Supporting Housing (SSH)

Cellco Partnership dba Verizon Wireless

1301 Springdale Road

Cherry Hill, NJ

Relief Requested: Preliminary and Final Major Site Plan with Conditional Use (d)3 Variances to construct a 124' tall monopole telecommunications tower (inclusive of a 1' tall base reveal and 4' tall lightning rod) with 16 antennas and 12 remote radio heads along with an equipment shelter with associated fencing and an access drive from an existing parking lot on the site occupied by the Katz Jewish Community Center and the Saltzman House senior living apartments. Use (d)3 Variances are required as the proposed telecommunications facility does not meet all of the conditional requirements enumerated in §432.D.1 of the Zoning Ordinance.

MEETING ADJOURN