



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, October 19, 2023

### AGENDA

**CAUCUS – NONE**  
**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 7, 2023.*

*Approval of Meeting Minutes from October 5, 2023.*

#### **AGENDA ITEMS**

##### **23-Z-0024**

Block(s) 11.01 Lots 1 & 2

Zone: Residential (R2)

*Relief Requested: A bifurcated Use (d)1 Variance to demolish two (2) existing vacant single-family dwellings (owned by the applicant) and construct a 133 space parking lot to store new and used vehicles associated with the applicant's dealerships.*

**M.B.J. Associates, LLC**

802 & 806 Park Boulevard

Cherry Hill, NJ

***POSTPONED TO THE NOVEMBER 2, 2023 ZONING BOARD OF ADJUSTMENT MEETING***

**RESOLUTIONS**

**23-Z-0018**

Block(s) 137.01 Lot 1

Zone: Highway Business (B2)

*Relief Requested: Appeal - "A" Variance of an administrative officer's decision to rescind previously issued zoning permits that had granted the applicant permission to undertake site improvements associated with Application #18-P-0020 (as approved by the Planning Board) and granted permission to demolish two (2) existing single-family dwellings. The zoning permits were rescinded due to the applicant's failure to comply with specific conditions of approval enumerated in the approving Resolution associated with Application #18-P-0020. The Zoning Board ultimately upheld the administrative officer's decision to rescind the aforementioned zoning permits.*

**Charles W. Foulke, Jr.**

1708 Route 70 West

Cherry Hill, NJ

**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

***POSTPONED TO THE NOVEMBER 2, 2023 ZONING BOARD OF ADJUSTMENT MEETING***

**MEETING ADJOURN**