



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, November 2, 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 October 19, 2023.

19-Z-0021

Block(s) 471.01 Lot 7

Zone: Highway Business (B2) and Residential (R1)

Relief Requested: Request for two one (1) year extension of approvals involving a Preliminary Major Site Plan with Use (d) and Bulk (C) Variances to construct a 3-story 100% affordable senior and supportive needs housing residential building consisting of a total of 64 apartments along with associated parking, stormwater management, utility, and site improvements due to funding delays with the State. The original approval was filed under Fortitude Realty, LLC.

VOADV Property, Inc.

1991 Route 70 East

Cherry Hill, NJ

AGENDA ITEMS

23-Z-0028

Block(s) 185.01 Lot 13

Salvatore Brasile

425 Princeton Avenue

Zone: Residential (R3)

Cherry Hill, NJ

Relief Requested: Bulk (C) Variances to construct a 40' x 40' detached garage in the rear yard of the existing single-family residential property.

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

22-Z-0027

Block(s) 429.02 Lots 9 & 10

Zone: Residential (R2)

Relief Requested: A bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation to convert a mixed-use building (containing a first floor office and second floor apartment) into two (2) one-bedroom apartments and to construct a two-story addition to house two (2) additional two-bedroom units (for a total of four (4) units) along with various parking and stormwater improvements.

76 Berlin Rd, LLC

76 Haddonfield-Berlin Road

Cherry Hill, NJ

POSTPONED TO THE DECEMBER 7, 2023 ZONING BOARD OF ADJUSTMENT MEETING

RESOLUTIONS

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

19-Z-0021

Block(s) 471.01 Lot 7

Zone: Highway Business (B2) and Residential (R1)

Relief Requested: Request for two one (1) year extension of approvals involving a Preliminary Major Site Plan with Use (d) and Bulk (C) Variances to construct a 3-story 100% affordable senior and supportive needs housing residential building consisting of a total of 64 apartments along with associated parking, stormwater management, utility, and site improvements due to funding delays with the State. The original approval was filed under Fortitude Realty, LLC.

VOADV Property, Inc.

1991 Route 70 East

Cherry Hill, NJ

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