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# ZONING BOARD OF ADJUSTMENT

Thursday, December 19, 2024  
**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 December 5, 2024*

### AGENDA ITEMS

#### **23-Z-0023 (Amended)**

Block(s) 390.01 Lot 9  
Zone: Professional Office (O3)

*Relief Requested: An Interpretation (pursuant to N.J.S.A. 40:55D-70(b)) to determine whether a standalone licensed microblading/permanent cosmetics business is a permitted use in the Professional Office (O3) zone or, in the alternative, if the applicant does not receive a favorable interpretation, a concurrent request for a Site Plan Waiver with a Use (d) Variance and Bulk (C) Variances to convert a former dental office into a standalone licensed microblading business.*

**Kiu Nhuc Hy**

406 Kings Highway South  
Cherry Hill, NJ

**ADJOURNED TO THE JANUARY 23, 2025 ZONING BOARD OF ADJUSTMENT MEETING.**

#### **24-Z-0034**

Block(s) 515.16 Lot 22  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variance to construct a new two-story single-family dwelling within the same footprint and on the foundation of the prior single-family residence which was destroyed by a fire but requires aggregate side yard setback relief.*

**Jianhong & Chaohua Gao**

121 Saxby Terrace  
Cherry Hill, NJ

**23-Z-0020**

Block(s) 579.01 Lot 10  
Zone: Residential (R3)

*Relief Requested: Bulk (C) Variances to construct a two-story single-family dwelling consisting of four (4) bedrooms and 3.5 baths with an attached two-car garage on an existing vacant undersized corner lot requiring setback relief. The dwelling has a proposed footprint of 1,374 SF and a floor area of 2,998 SF. The applicant also proposes a driveway, fencing, and a deck which require locational/setback relief.*

**Glenn Trace**

199 Eleanore Terrace  
Cherry Hill, NJ

**RESOLUTIONS**

**24-Z-0025**

Block(s) 521.09 Lot 71  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variance to install a 20' x 50' in-ground pool with associated concrete decking in the rear yard of the existing single-family residential property requiring lot coverage relief.*

**Robert Fleishman**

18 Manor House Court  
Cherry Hill, NJ

**MEETING ADJOURN**