



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT

Thursday, January 23, 2025

### 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**

##### **Reorganization**

Oaths of Office for Appointed/Re-Appointed Board Members

Election of Chair

Election of Vice Chair

Oaths of Office for Chair & Vice Chair

Adoption of Agenda Procedures

Adoption of Official Newspaper/Meeting Dates

Appointment of Secretary

Appointment of Alternate Secretaries

Appointment of Board Planners

Appointment of Zoning Board Solicitor

Appointment of Zoning Board Engineer

Appointment of Planning Consultant for Land Use & Development Reviews

Zoning Board of Adjustment Annual Report – 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

**23-Z-0024**

Block(s) 11.01 Lots 1 & 2

Zone: Residential (R2)

*Relief Requested: A bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances and a Relief of Condition to demolish two (2) existing vacant single-family dwellings and construct a 122 space parking lot to store new and used vehicles associated with MBJ dealerships. The relief of condition request is from providing sidewalk and curbing around the perimeter of the site.*

**MBJ Associates, LLC**

802 & 806 Park Boulevard

Cherry Hill, NJ

**RESOLUTIONS**

**24-Z-0012**

Block(s) 285.02 Lots 2-6 & 9

Zone: Shopping Center Business (B3)

*Relief Requested: Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (63'-6" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. The proposed use is permitted, however, the proposed lot adjustments results in one (1) of the lots not having a principal use (just parking) and the building exceeding the permitted height in the zone (although less tall than the existing office building), thus Use d(1) and d(6) Variances are required, respectively.*

**PREIT Services, LLC**

1 Mall Drive

Cherry Hill, NJ

**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

**MEETING ADJOURN**