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# ZONING BOARD OF ADJUSTMENT

Thursday, May 1, 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

*Approval of Meeting Minutes from April 17, 2025*

### AGENDA ITEMS

#### **19-Z-0021**

Block(s) 471.01 Lot 7

Zone: Split Zoned Highway Business (B2) & Residential (R1)

*Relief Requested: Final Major Site Plan to construct a 3-story 100% affordable senior and supportive needs housing residential building consisting of a total of 64 apartments along with associated site improvements consisting of parking areas, stormwater management facilities, utilities, landscaping, and lighting.*

#### **VOADV Property, Inc. (Lilley's Place, L.P.)**

1991 Route 70 East

Cherry Hill, NJ

### RESOLUTIONS

#### **23-Z-0034**

Block(s) 281.01 Lot 27

Zone: Highway Business (B2)

*Relief Requested: Site Plan Waiver with a Use d(1) Variance to install a 800 kW-AC rooftop solar photovoltaic (PV) system containing 1,850 panels on top of an existing commercial building (At Home and Big Lots) along with associated electrical infrastructure. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply all renewable energy generated back into the grid for prospective customers to purchase.*

#### **Ecogy Energy NJ VII, LLC**

949 Church Road

Cherry Hill, NJ

**MEETING ADJOURN**