



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT

Thursday, May 15, 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 May 1, 2025

AGENDA ITEMS

25-Z-0019

Block(s) 528.48 Lot 3
Zone: Residential (R1)

Steven Cornforth

404 Barby Lane
Cherry Hill, NJ

Relief Requested: Bulk (C) Variances to construct a 507 SF deck around an existing (under construction) partial above-ground pool along with a 510 SF paver patio system (with an associated 273 SF walkway) and 80 SF shed in the rear yard of the existing single-family residence.

RESOLUTIONS

19-Z-0021

Block(s) 471.01 Lot 7
Zone: Split Zoned Highway Business (B2) & Residential (R1)

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

1991 Route 70 East
Cherry Hill, NJ

Relief Requested: Final Major Site Plan with a Bulk (C) fence variance 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.

MEETING ADJOURN