



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, July 17, 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 June 18, 2025

AGENDA ITEMS

25-Z-0023

Block(s) 285.16 Lot 13
Zone: Residential (R3)

Relief Requested: Bulk (C) Variances to construct a 726 SF two-story addition to an existing single-family dwelling requiring setback relief along with a driveway bump-out expansion, replacement fencing, and a retroactive approval request for an as-built expanded patio (approximately 600 SF) with a roof/pergola. The first floor of the addition provides for a new dining room, flex room, and family room extension. The second floor of the addition provides three (3) additional bedrooms (plus an expansion of an existing bedroom), bathrooms, and a sitting area. The proposed work would result in a total of nine (9) bedrooms where presently six (6) bedrooms exist.

Deena Max

402 Hialeah Drive
Cherry Hill, NJ

25-Z-0030

Block(s) 380.01 Lot 9
Zone: Residential (R2)

Relief Requested: Bulk (C) Variances to construct a 447 SF second-story master bedroom and bathroom addition that encroaches within the side yard and aggregate side yard setbacks.

Zachary Curl

130 Cooper Avenue
Cherry Hill, NJ

RESOLUTIONS

23-Z-0022

Block(s) 478.01 Lots 3 & 4
Zone: Limited Office (O1)

Relief Requested: Request for a one (1) year Extension of Approvals to construct eight (8) dwelling units (inclusive of two affordable units). Six (6) units will be located in two to three story attached townhomes with garages and the two (2) affordable units will be within one floor flats stacked). The extension would be retroactive to April 4, 2025 and last through April 4, 2026.

Town Square Real Estate Holding, LLC

1905-1907 Pointview Avenue
Cherry Hill, NJ

25-Z-0004

Block(s) 484.01 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) and Bulk (C) Variances to install a 627.84 kW-DC rooftop solar photovoltaic (PV) system containing 1,308 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

1 Keystone Avenue
Cherry Hill, NJ

25-Z-0005

Block(s) 493.01 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 542.88 kW-DC rooftop solar photovoltaic (PV) system containing 928 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2 Keystone Avenue
Cherry Hill, NJ

25-Z-0006

Block(s) 485.01 Lot 1
Zone: Industrial Restricted (IR) with a Restricted Business (IR-RB) Overlay

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 493.74 kW-DC rooftop solar photovoltaic (PV) system containing 844 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

1931 Olney Avenue
Cherry Hill, NJ

25-Z-0007

Block(s) 497.01 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 610.56 kW-DC rooftop solar photovoltaic (PV) system containing 1,272 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

1939 Olney Avenue
Cherry Hill, NJ

25-Z-0008

Block(s) 468.04 Lot 4
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 311.52 kW-DC rooftop solar photovoltaic (PV) system containing 649 panels on top of an existing commercial building along with associated ground-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2 Pin Oak Lane
Cherry Hill, NJ

25-Z-0009

Block(s) 494.01 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance to install a 288.48 kW-DC rooftop solar photovoltaic (PV) system containing 601 panels on top of an existing commercial building along with associated wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply

Solar Landscape, LLC

2020 Springdale Road
Cherry Hill, NJ

renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

25-Z-0010

Block(s) 495.01 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 852.48 kW-DC rooftop solar photovoltaic (PV) system containing 1,776 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2030 Springdale Road
Cherry Hill, NJ

25-Z-0011

Block(s) 468.05 Lot 1
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 408 kW-DC rooftop solar photovoltaic (PV) system containing 850 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2040 Springdale Road
Cherry Hill, NJ

25-Z-0012

Block(s) 468.04 Lot 3
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and Bulk (C) Variances to install a 430.08 kW-DC rooftop solar photovoltaic (PV) system containing 896 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2050 Springdale Road
Cherry Hill, NJ

25-Z-0013

Block(s) 468.01 Lots 15 & 16
Zone: Industrial Restricted (IR)

Relief Requested: Site Plan Waiver with a Use d(1) Variance and to install a 588.48 kW-DC rooftop solar photovoltaic (PV) system containing 1,226 panels on top of an existing commercial building along with associated ground and wall-mounted equipment. The system would fall under the NJ Community Solar Energy Program (CSEP) and would supply renewable energy back into the grid for prospective customers to purchase. The Zoning Ordinance only permits solar energy systems to provide power for the principal use of the property as opposed to off-site users.

Solar Landscape, LLC

2080 Springdale Road
Cherry Hill, NJ

25-Z-0025

Block(s) 436.01 Lot 22
Zone: Residential (R2)

Relief Requested: Bulk (C) Variance to erect a six (6') foot high vinyl fence enclosure in the secondary front yard where only three (3') feet in height is permitted. The applicant also proposes a conforming 10' x 12' replacement shed in the rear yard and a partial driveway expansion approximately 10' x 18' in size.

Carlos & Kelly Bivins

1381 Paddock Way
Cherry Hill, NJ

MEETING ADJOURN