



*You couldn't pick a better place.*

## ZONING BOARD OF ADJUSTMENT Thursday, August 7, 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 July 17, 2025*

### **AGENDA ITEMS**

#### **25-Z-0029**

Block(s) 340.30 Lot 2

Zone: Multi-Residential (High-Rise) (R20)

*Relief Requested: Site Plan Waiver with a Use (d)1 Variance and Bulk (C) variances to construct 12 telecommunications antennas and related equipment on the rooftop of the Towers of Windsor (West Tower Only).*

***RESCHEDULED TO THE AUGUST 21, 2025 ZONING BOARD MEETING – NEW PUBLIC NOTICE TO BE PROVIDED BY THE APPLICANT.***

#### **New Cingular Wireless PCS, LLC (AT&T)**

2995 Chapel Avenue West

Cherry Hill, NJ

### **RESOLUTIONS**

#### **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

**EXECUTIVE SESSION (CLOSED): TO DISCUSS ATTORNEY-CLIENT PRIVILEGED MATTERS WITH REGARD TO JOINT INSURANCE FUND (JIF), LAND USE LIABILITY AND RISK MANAGEMENT TRAINING FOR ZONING BOARD MEMBERS. NO FORMAL ACTION WILL BE TAKEN IN EXECUTIVE SESSION.**

***MEETING ADJOURN***