



You couldn't pick a better place.
PLEDGE OF ALLEGIANCE

ZONING BOARD OF ADJUSTMENT

Thursday, September 4, 2025

AGENDA

CAUCUS – NONE.
MEETING COMMENCEMENT – 7:30 P.M.

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 August 21, 2025

AGENDA ITEMS

25-Z-0002

Block(s) 524.02 Lot 4

Zone: Residential Agricultural (RA)

Relief Requested: Bulk (C) Variances to install a six (6') foot tall vinyl fence in the secondary front yard to enclose an existing in-ground swimming pool.

ADJOURNED TO THE OCTOBER 16, 2025 ZONING BOARD MEETING.

N Patricia Jines

4 Wilderness Drive

Cherry Hill, NJ

19-Z-0041

Block(s) 339.11 Lot 14

Zone: Multi-Residential (High-Rise) (R20) & Residential (R2)

Relief Requested: Site Plan Waiver with a Use d(5) Variance to convert three (3) ground floor commercial units (units #110, #108 and #104) into three (3) residential units at the Sussex House Apartments

ADJOURNED TO THE OCTOBER 16, 2025 ZONING BOARD MEETING.

Sussex House Realty, LLC

1001 Kings Highway North

Cherry Hill, NJ

RESOLUTIONS

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).

New Cingular Wireless PCS, LLC (AT&T)

2995 Chapel Avenue West

Cherry Hill, NJ

MEETING ADJOURN