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# ZONING BOARD OF ADJUSTMENT

Thursday, December 4, 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 November 20, 2025*

## **AGENDA ITEMS**

### **25-Z-0034**

Block(s) 370.01 Lot 21  
Zone: Residential (R2)

*Relief Requested: Bulk (C) Variances to construct a one-story 380 SF addition to connect the existing two-story dwelling to an existing one-story detached garage requiring setback relief. The proposed addition will contain a great room and half-bath.*

**Tom Filocco & Nancy Ryan**

67 Grant Avenue  
Cherry Hill, NJ

## **RESOLUTIONS**

### **25-Z-0038**

Block(s) 257.01 Lot 11  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variance to construct a six (6') tall vinyl fence less than twenty-five (25') from the secondary front yard.*

**Michael Liska**

35 Colmar Road  
Cherry Hill, NJ

### **25-Z-0036**

Block(s) 342.09 Lot 10  
Zone: Residential (R2)

**Christopher Connolly**

270 Sawmill Road  
Cherry Hill, NJ

*Relief Requested: Bulk (C) Variances to construct two (2) first floor additions, one being 140 SF and the other being 53 SF in size, that require aggregate side yard setback relief. The purpose of the two additions are to slightly expand the width of the existing attached garage and various rooms (kitchen, dining room, laundry, etc.) on the first floor of the house in order to make the interior ADA accessible. The applicant also proposes a compliant 140 SF porch in the front yard.*

**25-Z-0024**

Block(s) 337.01 Lot 9  
Zone: Residential (R2)

*Relief Requested: Bulk (C) Variance to construct a 11'-11" x 22'-2" (260 SF) living room addition requiring rear yard setback relief.*

**Christopher & Patrice Gibbon**

10 Dean Lane  
Cherry Hill, NJ

**25-Z-0037**

Block(s) 513.49 Lot 6  
Zone: Residential (R1)

*Relief Requested: Bulk (C) Variances to construct a first floor 13' x 27' (351 SF) master bedroom and bathroom addition in the side yard of the existing single-family dwelling.*

**Jeremy Lippman**

152 Thornhill Road  
Cherry Hill, NJ

***MEETING ADJOURN***