



ZONING BOARD OF ADJUSTMENT
Thursday, February 20, 2020
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:34 PM.

PLEDGE OF ALLEGIANCE: Led by Chairman Jonathan Rardin.

OPMA STATEMENT: Read by Chairman Jonathan Rardin in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Jonathan Rardin; Wyatt Sklar; Marshall Spevak; Jeff Potter; Nacovin Norman; Jill Roth-Gutman; Greg Bruno; and Anju Pejavara.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Jacob Richman, PP, AICP, Alternate Secretary; Jeremy Noll, PE CME, CPWM, Zoning Board Engineer; and Matthew Wieliczko, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS - Reorganization

Solicitor Wieliczko administered the oath of office to Alternate Member #2 Anju Pejavara.

The following items are rescheduled to the March 5, 2020 Zoning Board Meeting - Appointment of Engineer and the Adoption of the 2019 Zoning Board Annual Report.

Adoption Meeting Minutes from February 6, 2020. Mr. Sklar made a motion, which was seconded by Mr. Bruno, to adopt the Meeting Minutes from February 6, 2020. Affirmative votes by Rardin, Sklar, Norman, Roth-Gutman, and Bruno. Minutes are approved.

AGENDA ITEMS:

18-Z-0038

Block(s) 41.01 Lot(s) 2, 3, 4 & 5 (with Lot 1)

Zone: Highway Business (B2)

Relief Requested: A bifurcated Preliminary & Final Major Site Plan with Bulk (C) Variances to convert a vacant computer repair business into an e-sports gaming and indoor amusement venue (inclusive of an approximate 420 SF rear building addition) on Lot 2 with parking areas presently utilized by Lots 1 and 2 to be expanded into Lots 3 through 5. Lots 3 through 5 (owned by the applicant) are proposed to be consolidated and enter into a modified easement agreement for access, parking and drainage with the owner of Lot 1.

VR Philly, Inc.

2101 Route 70 West

Cherry Hill, NJ 08002

Applicant's Representatives: Robert Baranowski, Esq. – Applicant's Attorney; Joe Mancini, PE, PP, CFM – Applicant's Engineer; David Shropshire, PE, PTOE – Applicant's Traffic Engineer; Rick Fumo, RA – Applicant's Architect; and Victor Stott, Jr. – Applicant (President of VR Philly, Inc.).

Exhibits Submitted: A-1: Color Rendering of Site Plan; and A-2: Operations Presentation for Sector X.

Mr. Baranowski submitted exhibit A-1 and gave a history of the site including the approval history which includes a prior use variance granted to the applicant to permit off-site parking on Lots 3 through 5 for the use on Lot 2. Mr. Baranowski stated that the applicant has executed cross parking and shared parking easements/agreements with the owner of Lot 1 (Co-applicant) which is the Track Town Mall. Mr. Baranowski noted that the applicant is undertaking all site improvements including the improvements to Lot 1. Mr. Baranowski stated that the applicant is presently before the Board to request preliminary and final major site plan approval along with a number of bulk variances.


Mr. Stott submitted exhibit A-2 and gave a detailed background regarding his company and business (Sector X). Mr. Stott stated that the business will offer an entertainment experience consisting of Virtual Reality (VR), Augmented Reality (AR), and E-sports equipment. Mr. Stott described the architectural improvements to the building and showcased a metal mesh-

ADOPTED: 3/5/20



JONATHAN RARDIN, CHAIRMAN

ATTEST:



COSMAS DIAMANTIS, ESQ.
ZONING BOARD SECRETARY