



ZONING BOARD OF ADJUSTMENT
Thursday, July 2, 2020
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The virtual meeting was called to order by Vice-Chairman Daniel DiRenzo, Jr. at 7:31 PM.

PLEDGE OF ALLEGIANCE: Led by Vice-Chairman Daniel DiRenzo, Jr.

OPMA STATEMENT: Read by Vice-Chairman Daniel DiRenzo, Jr. in compliance with the Sunshine Law and per the New Jersey Department of Community Affairs' (NJDCA) Guidance for Remote Public Meetings in New Jersey (N.J.S.A. 10:4-9.1 (P.L. 2020, c.11)).

ROLL CALL

- **Members in attendance:** Daniel DiRenzo, Jr.; Nacovin Norman; Jill Roth-Gutman; and; Greg Bruno.
- **Professionals in attendance:** Cosmas Diamantis, Esq.; Secretary; Jacob Richman PP, AICP, Alternate Secretary; and Allen Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Solicitor Zeller administered the oath to Greg Bruno (alternate #1 member) for his reappointment to the Zoning Board of Adjustment.

AGENDA ITEMS:

20-Z-0009

Block(s) 295.01 Lot(s) 5

Zone: Residential (R2)

Relief Requested: bulk (C) Variance to install a six (6') tall wood fence within the front yard of the existing residential property.

Ryan Osinski

307 Washington Avenue

Cherry Hill, NJ

Applicant's Representatives: Ryan Osinski – Applicant/Property Owner.

Exhibits Submitted: A-1: Property Survey; A-2: Survey with Fence Location Plan; and A-3: Site Photographs.

Mr. Osinski introduced the application to install a six (6') tall wooden fence at his property and indicated that the proposed location of the fence is consistent with drawing shown on Exhibit A-2. Mr. Osinski stated that the purpose of the fence is to provide a complete enclosure of the rear of the property as the existing wooden fence only goes down the rear and side of his property but does not fully enclosure the property along Washington Avenue. Mr. Osinski added that the fence will help contain his two (2) dogs who could easily jump over the fence if it was a conforming 3' in height. Mr. Osinski noted that he also wanted to start a family with his wife and the fence would add additional security and act as a physical barrier between his property and Church Road, which is heavily trafficked.

Mr. Osinski stated that due to the narrowness of the lot, installing a conforming fence would result in the majority of his backyard being separated from the rest of the property. Mr. Osinski stated that the fence will not create any site triangles issues and that it will not be a detriment to the neighborhood if approved. Mr. Osinski confirmed that the proposed wooden fence would complement/match the existing wooden fence.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by Mr. Norman and seconded by Mr. Bruno, with affirmative votes by DiRenzo, Norman, Ruth-Gutman and Bruno to approve the application. Motion carries 4-0.

19-Z-0048

Block(s) 468.03 Lot(s) 2
Zone: Industrial Restricted (IR)

Fox Management Rehabilitation, LLC

7 Carnegie Plaza
Cherry Hill, NJ

Relief Requested: Site Plan Waiver with Bulk (C) Sign Variances, with a potential relief of condition, to permit a 7.5 SF façade sign for the subtenant, South Jersey Auto Auction, where only one (1) façade sign is permitted per building and where there already exists two (2) façade signs identifying the tenants Fox Rehabilitation and Ameriflex. The applicant also requests bulk (C) sign variances to obtain retroactive approval of various façade and freestanding signage associated with Fox Rehabilitation and Ameriflex.

RESCHEDULED TO THE JULY 16, 2020 ZONING BOARD OF ADJUSTMENT MEETING WITH NO NEW PUBLIC NOTICE REQUIRED.

Mr. DiRenzo announced that the application for Fox Management Rehabilitation, LLC (#19-Z-0048) has been rescheduled to the July 16, 2020 Zoning Board of Adjustment Meeting and that no new notice is required.

RESOLUTIONS:

19-Z-0026

Block(s) 470.01 Lot(s) 14, 15, 16 & 18
Zone: Limited Office (O1)

S&P Cherry Hill, LLC

1900 Route 70 East, Springdale – Rear, and 1803 & 1807 Springdale Road
Cherry Hill, NJ 08034

Relief Requested: A bifurcated preliminary and final major site plan with associated bulk (c) variances for signage to redevelop multiple existing sites into a CVS Pharmacy with a drive-thru along with various other site improvements.

Motion to Ratify: Following the review of the resolution, Mr. Bruno made a motion which was seconded by Mr. DiRenzo, to memorialize the resolution. Affirmative votes by DiRenzo and Bruno. The resolution is memorialized.

20-Z-0004

Block(s) 231.01 Lot(s) 7
Zone: Residential (R3)

Helene McGowan

39 Bryn Mawr Avenue
Cherry Hill, NJ

Relief Requested: Bulk (C) Variance to construct a second story master bedroom addition measuring 12' - 4" x 28' - 8" that requires side yard setback relief of 8.6' where a minimum of 10' is required.

Motion to Ratify: Following the review of the resolution, Mr. Norman made a motion which was seconded by Ms. Roth-Gutman, to memorialize the resolution. Affirmative votes by DiRenzo, Norman, and Roth-Gutman. The resolution is memorialized.

Meeting Adjourned: at 7:58 PM.

ADOPTED: 7/16/20



JONATHAN RARDIN, CHAIRMAN

ATTEST:

Cosmas Diamantis

COSMAS DIAMANTIS, ESQ.
ZONING BOARD SECRETARY