



ZONING BOARD OF ADJUSTMENT
Thursday, March 5, 2020
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairman Jonathan Rardin at 7:30 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; Daniel DiRenzo, Jr.; Marshall Spevak; Jeff Potter; Jill Roth-Gutman; Greg Bruno; and Anju Pejavara.
- **Professionals in attendance:** Natalie Shafiroff, PP, AICP, Alternate Secretary and Allen Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS - Reorganization

The following items are rescheduled to the March 19, 2020 Zoning Board Meeting - Appointment of Engineer and the Adoption of the 2019 Zoning Board Annual Report.

Adoption Meeting Minutes from February 20, 2020. Mr. Potter made a motion, which was seconded by Mr. Spevak, to adopt the Meeting Minutes from February 20, 2020. Affirmative votes by Rardin, Spevak, Potter, Roth-Gutman, Bruno, and Pejavara. Minutes are approved.

AGENDA ITEMS:

16-Z-0042

Block(s) 133.01, 148.01, and 135.01

1115 Sherwood Avenue, 1014 Haddonfield Road, and 1200 & 1208 Wynwood Avenue

Zone: Highway Business (B2) and Limited Office (O1) Cherry Hill, NJ

Relief Requested: A use d(1) variance for off-street parking for inventory storage of vehicles and preliminary and final major site plan with bulk (C) variances and lot consolidation (Block 135.01, Lots 9 and 10 is proposed for lot consolidation) for the construction of a 34,662 SF (with a 9,395 SF mezzanine for a total GFA of 44,027 SF) expansion to the new Land Rover/Jaguar dealership with associated site improvements.

MBJ Associates, LLC

Lot(s) 1; 12; 9 & 10

Applicant's Representatives: Damien Del Duca, Esq. – Applicant's Attorney;

Mr. DelDuca noted that the approximately a week ago a number of residents had contacted the Township asking that the application be postponed so they had time to review the application prior to the meeting. In response, Land Rover held an impromptu meeting with some of the residents to discuss Land Rover's plans. He went on to say that he was informed of additional requests from other residents that had not attended the meeting to again postpone the meeting. In light of these requests, the applicant had decided to request an adjournment to April 2, 2020 in order to allow the residents ample time to review the application.

Allen Zeller, Zoning Board Solicitor, noted that no new notice would be required as the application was rescheduled to a date certain of April 2, 2020. He also noted that the April 2nd date would be outside of the date that Planning Board is required to take action on this application. Mr. DelDuca represented that his applicant would extend the approval period to April 2nd.

Motion: To approve an adjournment of the application to a date certain of April 2, 2020, a motion was made by Mr. Spevak and seconded by Mr. Bruno, with affirmative votes for approval by Rardin, DiRenzo, Spevak, Potter, Roth-Gutman, Bruno, and Pejavara to approve the application. Motion carries 7-0.

19-Z-0049

Block(s) 434.04Lot(s) 9
Zone: Residential (RAPC)

Phillip M. Silcox & Pam R. Jenoff

1601 Mayflower Lane
Cherry Hill, NJ

Relief Requested: A bulk (C) variance to install a six (6') foot high cedar wood fence within the secondary front yard of the existing residential property where only three (3') is permitted.

Applicant's Representatives: John Master, Esq. – Applicant's Attorney; and Phillip Silcox – Applicant

Exhibits Submitted: A-1: Survey; A-2: Photos

Mr. Master presented the application to the board stating that the applicant was seeking a bulk (c) variance to permit a six (6') foot fence to be placed ten (10') feet from the secondary front yard property line where a minimum of twenty-five (25') feet is required. He stated that the application met the criteria for both a c(1) variance due to the nature of the lot and placement of house on the lot and for the more flexible c(2) variance as the testimony would show that there would be no adverse impact to the zone or surrounding properties should the variance be granted.

Mr. Silcox testified that the lot is a corner lot located at the intersection of Mayflower Lane and Bunker Hill Drive and that the house sits on an angle so the front of the house actually faces the corner, leaving very little room in the backyard. He had already replaced the conforming fence but wanted to bring the fence forward so it was even with the fence on his neighbor's lot on Bunker Hill Drive. He stated that if he placed the fence where it was permitted to go it was possible that he would have to cut down trees and that it would look odd not lining up with the neighbor's fence. He added that there would be no visual disruption at the intersection and that the fence would be of the same material as his current fence, a six (6') wood board on board fence. He stated that the location of the fence would also help to block the view of the mechanical equipment located on the Bunker Hill Drive side of the house. Mr. Silcox accepted the conditions of the board that the fence align with the neighbor's, be of the same material and size of his existing fence, and that should any trees be in the path of the fence he would wrap the fence around the tree rather than remove the tree.

All board members were in favor of the application. Mr. Rardin stated that because he did not have a true side yard, that the fence will align with the existing fence on the neighbor's property, that it doesn't cut into the sight line at the corner, and that the owner would get more use and enjoyment out of his property, that he believed that the application met criteria for a variance.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by DiRenzo and seconded by Mr. Potter, with affirmative votes for approval by Rardin, DiRenzo, Spevak, Potter, Roth-Gutman, Bruno, and Pejavara to approve the application. Motion carries 7-0.

Meeting Adjourned: at 7:55 PM.

ADOPTED: 4/16/20



JONATHAN RARDIN, CHAIRMAN

ATTEST:

Cosmas Diamantis

COSMAS DIAMANTIS, ESQ.
ZONING BOARD SECRETARY