



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, April 16, 2020**  
**APPROVED MINUTES**

*You couldn't pick a better place.*

**OPENING:** The virtual 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 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:** Jonathan Rardin; Daniel DiRenzo, Jr.; Wyatt Sklar; Marshall Spevak; Jeff Potter; Nacovin Norman; Jill Roth-Gutman; Greg Bruno; and Anju Pejavara.
- **Professionals in attendance:** Cosmas Diamantis, Esq.; Secretary; Natalie Shafiroff, PP, AICP, Alternate Secretary; Jacob Richman PP, AICP, Alternate Secretary; and Allen Zeller, Esq., Zoning Board Solicitor.

**ADMINISTRATIVE ITEMS - Reorganization**

**Appointment of Zoning Board Engineer.** Mr. DiRenzo made a motion to nominate the engineering firm of Environmental Resolutions, Inc. (ERI) as Zoning Board Engineer, which was seconded by Mr. Spevak. The motion passes unanimously.

**The following item is rescheduled to the May 7, 2020 Zoning Board Meeting - Adoption of the 2019 Zoning Board Annual Report.**

*Adoption Meeting Minutes from March 5, 2020.* Mr. Spevak made a motion, which was seconded by Ms. Roth-Gutman, to adopt the Meeting Minutes from March 5, 2020. Affirmative votes by Rardin, DiRenzo, Spevak, Potter, Roth-Gutman, Bruno, and Pejavara. Minutes are approved.

**AGENDA ITEMS:**

Chairman Jonathan Rardin announced that the following applications have been postponed and that they will provide new public notice in accordance with the Municipal Land Use Law (MLUL), the Open Public Meetings Act (N.J.S.A. 10:4-6) and 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)).

- 1) Application #16-Z-0042 – MJB Associates, LLC;
- 2) Application #19-Z-0030 – KM Hotels, LLC;
- 3) Application #19-Z-0051 – Route 70 West, LLC; and
- 4) Application #20-Z-0004 – Helene McGowan.

**RESOLUTIONS:**

**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

**Motion to Ratify:** Following the review of the resolution, Mr. Potter made a motion which was seconded by Mr. Norman, to memorialize the resolution. Affirmative votes by Rardin, Sklar, Spevak, Potter, Norman, Roth-Gutman, and Bruno. The resolution is memorialized.

**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.*

**Motion to Ratify:** Following the review of the resolution, Mr. DiRenzo made a motion which was seconded by Mr. Potter, to memorialize the resolution. Affirmative votes by Rardin, DiRenzo, Spevak, Potter, Roth-Gutman, Bruno, and Pejavara. The resolution is memorialized.

**Public Comment:**

Frank Maloney of 1207 Chambers Avenue stated that he appreciates the Zoning Board for postponing the MJB Associates, LLC application but noted that some residents and members of the Locustwood Civic Association do not have ways to access the meeting remotely.

Solicitor Zeller noted that the application has been tentatively postponed to the May 21<sup>st</sup> meeting of the Zoning Board and that the applicant will be provided new public notice that will include directions as to how to access and participate in the meeting via the internet and by phone (cell phone and landline).

Mr. Diamantis stated that people can tune in by phone if they do not have internet access and noted that all exhibits will be made available to the public on the Township Website prior to the meeting. Mr. Diamantis also stated that he will work with Mr. Maloney to post any pictures of objecting signs on the Township's website.

**Meeting Adjourned:** at 7:51 PM.

**ADOPTED:** 5/7/20

  
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**JONATHAN RARDIN, CHAIRMAN**

**ATTEST:**

*Cosmas Diamantis*  
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**COSMAS DIAMANTIS, ESQ.**  
**ZONING BOARD SECRETARY**