



ZONING BOARD OF ADJUSTMENT
Thursday, August 20, 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 7:30 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' (NJDC) 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.; Wyatt Sklar, Nacovin Norman; Greg Bruno; and Anju Pejavara.
- **Professionals in attendance:** Cosmas Diamantis, Esq., Secretary; Jacob Richman PP, AICP, Alternate Secretary; and Allen Zeller, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from August 6, 2020. Mr. Bruno made a motion, which was seconded by Ms. Pejavara, to adopt the Meeting Minutes from August 6, 2020. Affirmative votes by DiRenzo, Norman, Bruno, and Pejavara. Minutes are approved.

AGENDA ITEMS:

19-Z-0044

Block(s) 463.09 Lot(s) 17
Zone: Highway Business (B2)

1450 Route 70 East, LLC dba Spring Hills Cherry Hill, LLC

1450 Route 70 East
Cherry Hill, NJ

Relief Requested: A preliminary & final major site plan with bulk (C) variances to construct a two-story 23,100 SF footprint assisted living facility with Alzheimer care containing sixty-four (64) beds along with various site improvements to the existing Spring Hills Assisted Living Facility site.

Applicant's Representatives: Erin Simone, Esq. – Applicant's Attorney; William Burris – Applicant; Kyle Humphreys, PE, LEED-AP – Applicant's Engineer; Robert Hunter, PE, PP – Applicant's Engineer & Planner; and Barry Brommer, AIA – Applicant's Architect.

Exhibits Submitted: A-1: Overall Site Layout; A-2: Site Play Layout; A-3: Grading Plan; A-4: Circulation Plan; A-5: Elevations; A-6: Color Elevations; A-7: Basement Floor Plan; A-8: 1st and 2nd Floor Plan; and A-9: Proposed Materials for Spring Hills.

Solicitor Zeller stated that after speaking with the applicant's attorney earlier in the day, the applicant stated that they would like to adjourn the application to the September 3, 2020 Zoning Board of Adjustment Meeting. Solicitor Zeller stated that the applicant agreed to extend all action dates and that no new public notice would be required.

RESOLUTIONS:

16-Z-0042

Block(s) 133.01, 148.01 and 135.01 Lot(s) 1, 12, 9 & 10
1115 Sherwood Avenue, 1014 Haddonfield Road, and
1200 & 1208 Wynwood Avenue
Cherry Hill, NJ

Zone: Highway Business (B2) Zone and Limited Office (O1) Zone.

M.B.J. Associates, LLC (Land Rover)

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

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

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.

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

Meeting Adjourned: at 7:40 PM.

ADOPTED: 9/3/20



JONATHAN RARDIN, CHAIRMAN

ATTEST:

Cosmas Diamantis

COSMAS DIAMANTIS, ESQ.
ZONING BOARD SECRETARY