



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, May 2, 2013**  
**DRAFT CAUCUS MINUTES**

*You couldn't pick a better place.*

**OPENING:** The caucus was called to order by Chairperson Rardin at 7:01 pm.

**ATTENDANCE:**

- **Members:** William Carter; Ivy Rovner; Harry Schmoll; Samuel Kates; Daniel DiRenzo Jr.; Farhat Biviji, Vice-Chairperson; and Jonathan Rardin, Chairperson.
- **Professionals:** Paul Stridick, AIA, Secretary; Lorissa Luciani, PP AICP, Senior Planner; Anthony Zappasodi, Esq., Alternate Secretary; Christopher Noll, PE, Engineer; Allen Zeller, Esq., Solicitor; and Jacob Richman, Planning Technician.

**AGENDA ITEMS**

**05-Z-0050**

Block(s) 285.23 Lot(s) 5

Zone: Single Family Residential (R2) Zone

**JVS Regency Court, LLC**

610 Cooper Landing Road

Cherry Hill, NJ 08003

*Relief Requested: An amended preliminary & final major site plan for Regency Court townhouses, which received a use (D) variance (NJS 40:55D-70(d)(1)) for the construction of thirty-six (36) townhouses, where multifamily residential was not permitted in the R2 zone (Application #05-Z-0050).*

Mr. Stridick and Ms. Luciani presented a brief overview of the project in connection with the Department of Community Development's review letter dated April 19, 2013. The project is a resurrection of a fallow development on Cooper Landing Road, where 3 buildings are in various state or repair with 6 buildings not yet built onsite. There will be a slightly different design for the structures with the DCD working with the new developer over the last several months to coordinate and synthesize with the existing buildings with the proposed new buildings from Ryan Homes. The 3 existing buildings will be modified but not demolished. The new product will have a 2 car garage and upper level living space.

There was some discussion with Board members pertaining to the original approval and the marketing strategies of the original developer. There was discussion with staff too regarding the nature of the amended preliminary and final approval. The previously granted Use Variance and prior approved density will remain the same.

Ms. Luciani discussed the following topics in preparation for the formal hearing: the need for JVS to purchase a wetlands mitigation credit; that the new units will all be 3 bedrooms; architectural elevations for the new buildings; modifications to the existing buildings so as to blend materials and aesthetics; a small reduction in floor area in each unit; an increase in open space; symmetry regarding roof lines; possible change in depth of certain units as per Ryan Homes; onsite parking and layout of driveways; landscaping with a slight reduction near foundation of buildings, but no reduction in any buffer adjacent to any existing single family dwellings; modification of walkway to utilize wood mulch mesh; ADA ramps; benches instead of a gazebo; lighting fixtures, timing systems, and a design waiver for spillage; Homeowners Association responsibilities and maintenance; Affordable Housing Units now being negotiated through legal department (in conjunction with Special Master Caton and Fair Share Housing Center) for 6 offsite special needs COAH units via Twin Oaks instead of 5 rental units onsite; and the need for a Developers Agreement.

Board members discussed the abovementioned topics and any possible negative impacts upon the adjacent residential neighborhoods.

**RESOLUTIONS:** None.

**ADMINISTRATIVE ITEMS**

**Meeting Minutes from April 18, 2013:** Members acknowledged receipt of Minutes with no formal comments.

**ADJOURNMENT:** 7:45 pm.

