



ZONING BOARD OF ADJUSTMENT
Thursday, May 17, 2018
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.; Wyatt Sklar; Ivy Rovner; Jeff Potter; Jennifer Apell, Nacovin Norman; and Jill Roth-Gutman.
- **Professionals in attendance:** Lorissa Luciani, PP, AICP, Director of Community Development; Jacob Richman, PP, AICP Planner; and Matthew Wieliczko, Esq., Zoning Board Solicitor.

ADMINISTRATIVE ITEMS

Adoption Meeting Minutes from April 19, 2018. Mr. Sklar made a motion, which was seconded by Mr. Potter, to adopt the Meeting Minutes from April 19, 2018. Affirmative votes by Rardin, DiRenzo, Sklar, Potter, and Apell. Minutes are approved.

AGENDA ITEMS:

17-Z-0025

Block(s) 163.01 Lot(s) 19 & 24

Zone: Institutional (IN)

Relief Requested: A site plan waiver with bulk (C) variances for lot coverage and open space, and two (2) d(6) variances for height to construct a 44'-3" vertical church dome addition and a 39'-1" bell tower addition at the existing Saint Thomas Greek Orthodox Church.

Saint Thomas Greek Orthodox Church

615 Mercer Street

Cherry Hill, NJ 08002

Applicant's Representatives: George Horiates, Esq. – Applicant's Attorney; Tassos Efstratiades – President of St. Thomas Greek Orthodox Church; John Kornick, PE – Applicant's Engineer; Philip Ruggieri, RA – Applicant's Architect; and James Miller, PP, AICP – Applicant's Planner.

Exhibits Submitted: A-1: Architectural Rendering of Church; and A-2: Site Plan with Aerial Overlay.

Mr. Horiates introduced the application for St. Thomas Greek Orthodox Church.

Mr. Efstratiades gave an overview of the Church's history in Cherry Hill and noted that the Church has been undergoing aesthetic renovations as shown in exhibit A-1. Mr. Efstratiades stated that the applicant recently completed a new portico entrance to the Church. Mr. Efstratiades explained that the applicant is going for a Byzantine style by proposing an octagonal design via the proposed dome structure which will also be flanked by a proposed bell tower. The primary materials will be brick, stone, and stucco.

Mr. Ruggieri briefly described the architectural features and materials proposed to the existing Church.

Mr. Kornick submitted exhibit A-2 and stated that the only footprint change to the site is the proposed bell tower which is proposed to be placed on top of the an existing ADA ramp. The ADA ramp will be integrated with the new bell tower. Mr. Kornick noted that the proposed dome structure will be constructed on top of the existing Church building. Mr. Kornick explained that the proposed bell tower addition creates de-minimus exacerbations of the nonconforming lot coverage and open space coverage conditions.

Mr. Miller gave an overview of the site and noted the requested use d(6) variances for the proposed heights of the dome (44'-3") and bell tower (39'-1"). Mr. Miller went through the positive and negative criteria pertaining to the requested use d(6) variances. Mr. Miller detailed the requested bulk variances for lot coverage and open space and stated that these exacerbations are de-minimus in nature.

Mr. Horiates stated that the Church currently has an electronic bell system that only rings during church services and during certain holidays. The bell rings for no more than 2 minutes and Mr. Horiates stated that they have never received a noise complaint due to the bell ringing. Mr. Horiates stated that it is unclear at the present time whether the new bell tower will have a real bell or if they will continue utilizing an electric bell. Mr. Horiates affirmed that the new bell will be no louder than the existing bell and that it will run on the same schedule. Mr. Horiates stated that the applicant agrees to consolidate the Church's two (2) lots and that the applicant will fix a bent light pole along Bedford Avenue. Mr. Horiates affirmed that all architectural materials will blend together and be consistent with the proposed renderings.

Public Comment: None.

Motion: Following a review of the application and conditions of approval by Solicitor Wieliczko, a motion was made by Mr. Potter and seconded by Ms. Rovner, with affirmative votes for approval by Rardin, DiRenzo, Sklar, Potter, Rovner, Norman, and Apell for the approval of the site plan waiver with Use d(6) and bulk (C) variances with conditions. Motion carries 7-0.

RESOLUTIONS:

12-Z-0025

Block(s) 407.01 Lot(s) 9

Zone: Highway Business Zone (B2)

Cherrydale Development Partners, LLC

1350 Brace Road

Cherry Hill, NJ 08034

Relief Requested: An amended preliminary and final site plan with a request for a relief of condition to construct two (2) six-car detached garages associated with the townhouse flats in Building 7 and Building 10 at the Evans Mill apartment complex. The applicant also proposes a number of minor site improvements including a new trash enclosure, a four (4') foot tall fence enclosure at the rear of the property to be utilized as a dog run, a revised fence material (metal picket fence in lieu of a solid fence) along the northern property line, modified decorative pavement material at the entrance driveways with the inclusion of rumble strips, three (3) separate 2' x 5' concrete pads for mailboxes, a bocce ball court, and a relocated fire pit along with various site improvements.

Motion to Ratify: Following the review of the resolution, Mr. DiRenzo made a motion which was seconded by Mr. Sklar, to memorialize the resolution for Cherrydale Development Partners, LLC. Affirmative votes by Rardin, DiRenzo, Sklar, Potter, and Apell. The resolution is memorialized.


Meeting Adjourned: at 8:00 PM.

ADOPTED: 6/7/18

ATTEST:



LORISSA LUCIANI, PP, AICP
ZONING BOARD SECRETARY



DANIEL DiRENZO, JR., CHAIRMAN