



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, September 3, 2020 AGENDA

CAUCUS – 7:00 P.M.
MEETING COMMENCEMENT – 7:30 P.M.

PLEDGE OF ALLEGIANCE

STATEMENT OF COMPLIANCE WITH THE SUNSHINE LAW

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and due to the current State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19, notice of this virtual teleconference meeting was posted on the entrance door to the Township Municipal Building, posted on the Township bulletin board designed for that purpose, mailed to the official newspapers as provided by Township Ordinance, filed with the Municipal Clerk, and posted on Department of Community Development's webpage (<https://www.cherryhill-nj.com/117/Zoning-Board-of-Adjustment>) at least 48 hours prior to this meeting giving the time, date, location, and log-in/call-in information for this virtual teleconference meeting, as well as the Zoning Board of Adjustment Secretary's contact information to assist anyone lacking the resources or ability for technological access to this meeting.

ROLL CALL

- Roll Call of Zoning Board Members, Professionals, and Staff
- Swearing in of Professionals

BOARD POLICY

- It is Board Policy that no Use (d) Variance application will be opened after 10:30 P.M.
- No new testimony will be taken after 11:00 P.M., except at the discretion of the Board.
- **For the Applicant:** Witness and expert testimony will be limited to fifteen minutes. Cross examination will be limited to five minutes. Redirect will be limited to three minutes.
- **For the Public/Objector:** Statement will be limited to five minutes. Witnesses and expert testimony will be limited to fifteen minutes. Questions will be limited to three minutes.
- Please TURN OFF or SILENCE all cell phones and all other electronic devices for the duration of the meeting.
- Per Township ordinance, the applicant and all property owners involved in an application for a use 'd' variance or bulk 'c' variance in conjunction with a major site plan or major subdivision (as defined by the New Jersey Municipal Land Use Law) must submit a political contribution disclosure statement. These statements are available to the public upon request.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from August 20, 2020.

AGENDA ITEMS

20-Z-0012

Block(s) 529.01 Lot(s) 136
Zone: Residential (R1)

Relief Requested: A bulk (C) Variance to install a six (6') tall wood fence within the secondary front yard of the existing residential property.

Mohammad Owais Lari

50 Equestrian Lane
Cherry Hill, NJ

19-Z-0044

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

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.

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

1450 Route 70 East
Cherry Hill, NJ

CONTINUED FROM THE AUGUST 20, 2020 ZONING BOARD OF ADJUSTMENT MEETING

RESOLUTIONS

20-Z-0006

Block(s) 409.01 Lot(s) 7

Zone: Highway Business (B2)

Relief Requested: A minor site plan with a certificate of nonconformity, or in the alternative, a use (d)1 variance and bulk (C) variances for a 575 sf kitchen expansion, 180 sf walk-in freezer, and use of the second floor as a two bedroom apartment, as well as bulk (c) sign variances for façade signage and a changeable copy LED sign.

Eagle One Real Estate Properties, LLC

312 Kresson Road

Cherry Hill, NJ

MEETING ADJOURN