



You couldn't pick a better place.

ZONING BOARD OF ADJUSTMENT Thursday, December 4, 2014 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 Section V of the *Open Public Meetings Act, Chapter 231, Public Law 1975*, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.

ROLL CALL

- Roll Call of Zoning Board Members
- 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 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 pagers 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.

COMMENTS FROM THE PUBLIC

Comments not related to items on tonight's agenda.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from November 20, 2014

AGENDA ITEMS

13-Z-0029

Block(s) 426.01 Lot(s) 8
Zone: Residential (R2) Zone

Relief Requested: A use (D1) and use (D3) variance with bulk (C) variances to permit a two-unit duplex in a residential zone where duplexes are specifically prohibited in all zones and to permit a home occupation within a detached garage to exceed a maximum of twenty-five (25%) percent of the total gross floor area of the dwelling unit (including garage space) where home occupations are permitted conditional accessory uses within the R2 zone.

Continuation from the November 6, 2014 Zoning Board of Adjustment Meeting

Advanced Dimensions II, LLC

25 Moore Avenue
Cherry Hill, NJ

14-Z-0029

Block(s) 404.28 Lot(s) 6
Zone: Residential Agricultural/Planned Community (RAPC) Zone Cherry Hill, NJ

Relief Requested: A bulk (C) variance in order to allow the construction of a 343 square foot "L-shaped" front porch addition to the existing single-family detached residence located approximately twenty-seven (27') feet from the property line within the primary front yard where a minimum setback of thirty (30') feet is required.

Mark & Emily Armstrong

102 Hapenny Drive

RESOLUTIONS

14-Z-0036

Eric & Amber Kodish

Block(s) 125.05 Lot(s) 16
Zone: Residential (R3) Zone

505 & 507 Northwood Avenue
Cherry Hill, NJ

Relief Requested: A Certificate of Nonconformity for a duplex (multi-family residential use) in accordance with section 815.E of the Township's Zoning Code and N.J.S.A. 40: 55D-68 of the New Jersey Municipal Land Use Law.

MEETING ADJOURN.