



ZONING BOARD OF ADJUSTMENT
Thursday, January 16, 2014
DRAFT MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Planning Administrator Anthony J. Zappasodi, Esq. at 7:31 PM.

PLEDGE OF ALLEGIANCE: Led by Planning Administrator Zappasodi.

OPMA STATEMENT: Read by Planning Administrator Zappasodi in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Michael Maitland; Ivy Rovner; William Carter; Harry Schmoll; Daniel DiRenzo, Jr.; Farhat Biviji; and Jonathan Rardin.
- **Professionals in attendance:** Director of Community Development Paul Stridick, AIA; Planning Administrator Anthony Zappasodi, Esq.; Christopher Noll PE, Engineer; Allen S. Zeller, Esq., Solicitor; and Planning Technician Jacob Richman.

The Zoning Board of Adjustment "Agenda Policies and Procedures" were read by Mr. Zappasodi and confirmed for continued use in 2014.

COMMENTS FROM THE PUBLIC: None received.

Solicitor Zeller administered the Oath of Office to Mr. Rardin as a Regular Zoning Board Member.

ADMINISTRATIVE ITEMS - Reorganization

Election of Chair. Mr. Zappasodi asked for nominations for Chairperson for the year 2014. Mrs. Farhat nominated Jonathan Rardin to serve as Chairperson and was seconded by Mrs. Rovner, with affirmative votes by Maitland, Rovner, Carter, Schmoll, DiRenzo, and Biviji. Abstention by Mr. Rardin. Motion carried.

Election of Vice Chair. Chairperson Rardin asked for nominations for Vice-Chairperson for the year 2014. Mr. DiRenzo nominated Farhat Biviji to serve as Vice-Chairperson and was seconded by Mrs. Rovner, with affirmative votes by Maitland, Rovner, Carter, Schmoll, DiRenzo, and Rardin. Abstention by Mrs. Biviji. Motion carried.

Appointment of Secretary. Chairperson Rardin asked for nominations for Secretary for the year 2014. Mr. Maitland nominated Paul Stridick, AIA to serve as Secretary and was seconded by Mr. DiRenzo, with affirmative votes by Maitland, Rovner, Carter, Schmoll, DiRenzo, Biviji, and Rardin. Motion carried.

Appointment of Alternate Secretary. Chairperson Rardin asked for nominations for Alternate Secretary for the year 2013. Mr. Carter nominated Anthony Zappasodi, Esq. to serve as Alternate Secretary and was seconded by Mr. DiRenzo, with affirmative votes by Maitland, Rovner, Carter, Schmoll, DiRenzo, Biviji, and Rardin. Motion carried.

Adoption of Zoning Board Bylaws. Mrs. Rovner made a motion to approve the 2014 Bylaws, which was seconded by Mr. Schmoll, with affirmative votes by Maitland, Rovner, DiRenzo, Carter, Schmoll, Biviji, and Rardin. Motion carried.

Establishment of Meeting Dates and Adoption of Official Newspaper. Mr. DiRenzo made a motion to approve the Courier-Post as the designated newspaper for 2014, which was seconded by Mr. Carter, with affirmative votes by Maitland, Rovner, Carter, Schmoll, DiRenzo, Biviji, and Rardin. Motion carried. Mr. Zappasodi read the following meeting dates of the Zoning Board: 1/16/14; 2/6/14; 2/20/14; 3/6/14; 3/20/14; 4/3/14; 4/17/14; 5/1/14; 5/15/14; 6/5/14; 6/19/14; 7/10/14; 7/24/14; 8/7/14; 8/21/14; 9/4/14; 9/18/14; 10/2/14; 10/16/14; 11/6/14; 11/20/14; 12/4/14; 12/18/14; and 1/15/15.

Zoning Board of Adjustment Annual Report – 2013. Mrs. Rovner made a motion to accept and approve the 2013 Annual Report of the Zoning Board with a suggested revision on page five to #3 under the

"Recommendations" section so as to include language that the fee schedule "will be brought into alignment with other similar local Townships, the Department of Community Development's past practices, and not be excessive", which was seconded by Mr. DiRenzo, with affirmative votes by Maitland, Rovner, DiRenzo, Carter, Schmoll, Biviji, and Rardin. Motion carried.

Appointment of Solicitor. Mr. Schmoll made a motion to nominate the law firm of Zeller & Wieliczko, LLP as Zoning Board Solicitor for 2014, which was seconded by Mrs. Rovner, with affirmative votes by Maitland, Rovner, DiRenzo, Carter, Schmoll, Biviji, and Rardin. Motion carried.

Appointment of Engineer. Mr. DiRenzo made a motion to nominate the engineering firm of Environmental Resolutions Inc. as Zoning Board Engineer for 2014, which was seconded by Mr. Maitland, with affirmative votes by Maitland, Rovner, DiRenzo, Carter, Schmoll, Biviji, and Rardin. Motion carried.

Regular Meeting Minutes from November 21, 2013: Mr. Schmoll made a Motion to Approve the Minutes from 11-21-13, which was seconded by Mr. Carter, with affirmative votes by DiRenzo, Rovner, Carter, and Schmoll. Abstentions by Maitland, Biviji, and Rardin. Motion carried.

RESOLUTIONS:

13-Z-0037

Block(s) 395.03 Lot(s) 38
Zone: Residential (R3) Zone

Relief Requested: A Bulk (c) Variance from section 406.D of the Zoning Code in order to allow a 600 sq. ft. (20' by 15' for each floor within the two stories) addition to the existing single-family detached residence to encroach within seven and half (7.5') feet of the side yard setback where a ten (10') buffer is required.

Motion to ratify: Motion was made by Mr. Carter and seconded by Mr. DiRenzo, with affirmative votes by DiRenzo, Rovner, Carter, and Schmoll. Abstentions by Maitland, Biviji, and Rardin. Motion carried.

Michael Palladino, Jr.

8 Winding Way
Cherry Hill, NJ

13-Z-0038

Block(s) 524.01 Lot(s) 4
Zone: Residential Agricultural (RA) Zone

Relief Requested: A Bulk (c) Variance is proposed in order to permit the construction of a seven and a half (7.5') foot fence within the rear and side yards where only a six (6') foot maximum in height is permitted as per section 506.A.1.a.

Motion to ratify: Motion was made by Mr. DiRenzo and seconded by Mr. Schmoll, with affirmative votes by DiRenzo, Rovner, Carter, and Schmoll. Abstentions by Maitland, Biviji, and Rardin. Motion carried.

Gregory Maslow

31 Dublin Lane
Cherry Hill, NJ

AGENDA ITEMS: None.

Meeting Adjourned: at 7:50 PM.