



**ZONING BOARD OF ADJUSTMENT**  
**Thursday, January 15, 2015**  
**DRAFT MINUTES**

*You couldn't pick a better place.*

**OPENING:** The meeting was called to order by Planning Administrator Anthony J. Zappasodi, Esq. at 7:30 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:** Daniel DiRenzo, Jr.; Ivy Rovner; William Carter; Steven Sweeney; Wyatt Sklar; and Farhat Biviji.
- **Professionals in attendance:** Director of Community Development Paul Stridick, AIA; Planning Administrator Anthony Zappasodi, Esq.; Stacey Arcari PE, CME, Zoning Board Engineer; Cosmas Diamantis, Esq., Zoning Board Solicitor; and Planning Technician Jacob Richman.

**COMMENTS FROM THE PUBLIC:** None received.

**ADMINISTRATIVE ITEMS - Reorganization**

**Election of Chair.** Mr. Zappasodi asked for nominations for Chairperson for the year 2015. Mrs. Rovner nominated Jonathan Rardin to serve as Chairperson and was seconded by Mr. Carter, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Election of Vice Chair.** Mr. Zappasodi asked for nominations for Vice-Chairperson for the year 2015. Mr. DiRenzo nominated Farhat Biviji to serve as Vice-Chairperson and was seconded by Mrs. Rovner, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Adoption of Agenda Policies & Procedures.** Vice-Chairperson Biviji asked for a motion to adopt the agenda policies and procedures for the year 2015. Mr. Carter made the motion to adopt the policies and procedures and was seconded by Mr. Sweeney, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Appointment of Secretary.** Vice-Chairperson Biviji asked for nominations for Secretary for the year 2015. Mr. DiRenzo nominated Paul Stridick, AIA to serve as Secretary and was seconded by Mr. Rovner, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Appointment of Solicitor.** Vice-Chairperson Biviji asked for nominations for Zoning Board Solicitor for the year 2015. Mr. Carter made a motion to nominate the law firm of Zeller & Wieliczko, LLP as Zoning Board Solicitor, which was seconded by Mr. Sweeney, with affirmative votes by Rovner, DiRenzo, Carter, Sweeney, Sklar, and Biviji. Motion carried.

**Adoption of Zoning Board Bylaws.** Mrs. Rovner made a motion to approve the 2015 Zoning Board Bylaws, which was seconded by Mr. DiRenzo, with affirmative votes by Rovner, DiRenzo, Carter, Sweeney, Sklar, and Biviji. Motion carried.

**Establishment of Meeting Dates and Adoption of Official Newspaper.** Mr. Carter made a motion to approve the Courier-Post as the designated newspaper for 2015 and the meeting dates of the Zoning Board for 2015, which was seconded by Mr. Rovner, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Appointment of Alternate Secretary.** Vice-Chairperson Biviji asked for nominations for Alternate Secretary for the year 2015. Mr. DiRenzo nominated Anthony Zappasodi, Esq. to serve as Alternate Secretary and was seconded by Mrs. Rovner, with affirmative votes by Rovner, Carter, Sweeney, Sklar, DiRenzo, and Biviji. Motion carried.

**Appointment of Engineer.** Vice-Chairperson Biviji asked for nominations for Zoning Board Engineer for the year 2015. Mr. Carter made a motion to nominate the engineering firm of Environmental Resolutions Inc. as Zoning Board Engineer, which was seconded by Mr. Sweeney, with affirmative votes by Rovner, DiRenzo, Carter, Sweeney, Sklar, and Biviji. Motion carried.

Vice-Chairperson Biviji stated that the Department of Community Development was still finalizing the Annual Report of the Zoning Board and that it will likely be presented for action at the next meeting.

**Regular Meeting Minutes from December 4, 2014:** Mr. Carter made a Motion to Approve the Minutes from 12-4-14, which was seconded by Mrs. Rovner, with affirmative votes by DiRenzo, Rovner, Carter, Sweeney, and Sklar. Abstention by Biviji. Motion carried.

**RESOLUTIONS:**

**13-Z-0029**

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

**Advanced Dimensions II, LLC**

25 Moore Avenue  
Cherry Hill, NJ

*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.*

**Motion to ratify:** Motion was made by Mrs. Rovner and seconded by Mr. Carter, with affirmative votes by DiRenzo, Rovner, Carter, and Sweeney. Abstentions by Sklar and Biviji. Motion carried.

**14-Z-0029**

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

**Mark & Emily Armstrong**

102 Hapenny Drive

*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.*

**Motion to ratify:** Motion was made by Mr. DiRenzo and seconded by Mr. Carter, with affirmative votes by DiRenzo, Rovner, Carter, Sweeney, and Sklar. Abstention by Biviji. Motion carried

**AGENDA ITEMS:** None.

**Meeting Adjourned:** at 7:41 PM.