

**RESOLUTION**  
**TOWNSHIP OF CHERRY HILL ZONING BOARD OF ADJUSTMENT**  
**CO-APPLICANTS' NAMES: VR PHILLY, INC./TRACK TOWN INVESTORS, LP**  
**APPLICATION NO.: 18-Z-0038 (PBC 9967)**

**WHEREAS**, the Co-Applicants, VR Philly, Inc. as applicant/owner of Lots 2-5) and Gator Tracktown, LLC, as owner of Lot 1 and as co-applicant of the premises in the Township of Cherry Hill, County of Camden, State of New Jersey, located at 2101 Route 70 West and designated as Block 41.01, Lots 1-5 on the tax maps of the Township of Cherry Hill, have jointly filed a bifurcated application for preliminary and final major site plan approval with bulk (c) variances to convert a vacant computer repair business into an e-sports gaming and indoor amusement venue and other parking and site improvements.

**WHEREAS**, after a public hearing held on February 20, 2020, the following initial findings of facts were made, to wit:

1. On April 18, 2019, VR Philly, Inc. was granted use variance approvals from the Cherry Hill Zoning Board on under Application No. 18-Z-0038 (PBC 9967) to utilize Lots 3, 4 and 5 which do not adjoin Lot 2 for off-street parking for its building located on Lot 2. The Applicant was also granted approvals for other site improvements which included a cross-access easement for ingress and egress, reciprocal drainage, lighting, a trash enclosure and landscaping on Lots 1,2,3 4 and 5 was also required to consolidate Lots 3, 4 and 5 into one lot. An easement agreement for access to parking and drainage from the owner of Lot 1 (who is the co-applicant) was made a condition of use variance approval, and said easement agreement was entered into on November 27, 2019.
2. The Applicant now seeks preliminary and final major site plan approval with bulk variances in order to convert an existing two-story vacant building, last used as a computer repair business, into a high-tech, e-sports/indoor amusement center venue located on Block 41.01, Lot 2, to construct a 420 square foot rear building addition on Lot 2, to construct a parking lot on Lots 3, 4 and 5 and to make site improvements on the adjacent Lot 1 currently occupied by Track Town. Said improvements will include the cross-access easement for ingress and egress, reciprocal drainage, lighting, a trash enclosure and landscaping on Lots 1, 2, 3, 4 and 5. As well, Lots 3, 4 and 5 will be consolidated into one lot.
3. The Applicant, VR Philly, agreed, as a condition of the prior use variance approval, that Track Town Investors, LP would be made a Co-Applicant in the within application.
4. The subject properties, Lots 2, 3, 4 and 5, are located in the Highway Business (B2) Zone and are approximately 0.55 acres in size. Existing lot 1 is also in the B2 Zone and has a total size of approximately 1.15 acres.

5. Lot 2 is located in the western portion of the Township at the southwestern corner of Route 70 West and South Washington Avenue. Lots 3, 4 and 5 are located along South Washington Avenue but are not directly adjacent to Lot 2. Lot 1 is located adjacent to the west and south of Lot 2 with frontage on Route 70 West and Beideman Avenue. Lot 1 also has an access driveway in the rear of the property with frontage along South Washington Avenue. That access driveway divides Lot 2 from Lots 3, 4 and 5. Said Lots 1, 2, 3, 4 and 5 are all located in the Highway Business B2 Zone as are surrounding properties to the west and east. The Park Place neighborhood which is located to the south of the property, is located in the Residential R2 Zone. The Garden State Park development is located across Route 70 to the north and the Mercedes Benz dealership is situated to the west; both of which are located in the Regional Business B4 Zone.
6. The history and prior applications relating to the properties comprising this application are set forth in detail on page 2 of the Department of Community Development review letter dated February 5, 2020.
7. As stated, the Applicant has previously received a use variance pursuant to N.J.S.A. 40:55D-70d(1) and Section 415.B of the Zoning Ordinance to permit off-street parking as a principal use on Block 41.01, Lots 3, 4 and 5, where such uses are prohibited in the Highway Business (B2) one.
8. The Applicant has requested bulk variances for relief pursuant to N.J.S.A. 40:55D-70c, for all pre-existing non-conforming conditions not created by this application and all of which are set forth in the schedule and text on pages 9-12 of the review letter issued by The Department of Community Development dated February 5, 2020, a copy of which is incorporated herein by reference.
9. The Applicant has requested new bulk variances pursuant to N.J.S.A. 40:55-D-70c for the following relief:
  - a. From Section 415.F, to permit a secondary front yard setback of 8 feet, where a minimum setback of 25 feet is required.
  - b. From Section 415.F, to permit a rear yard setback of 10.05 feet where a minimum setback of 20 feet is required for Lot 1.
  - c. From Section 415.F, to permit a side yard setback of 0.41 feet, where a minimum of 10 feet is required for Lot 1 (existing non-conforming condition) and 0 feet for Lot 2 (from the building expansion).
  - d. From Section 415.F, to allow building coverage of 68.3% where a maximum building coverage of 30% is permitted for Lot 2.

- e. From Section 415.F, to allow lot coverage of 84.5% on Lot 1 where a maximum lot coverage of 70% is permitted.
  - f. From Section 415.F to allow lot coverage of 86.1% on Lot 2 where a maximum lot coverage of 70% is permitted.
  - g. From Section 415.F, to allow open space coverage of 15.5% on Lot 1 where a minimum open space coverage of 25% is required.
  - h. From Section 415.F, to allow open space coverage of 13.9% on Lot 2 where a minimum open space coverage of 25% is required.
  - i. From Section 511.B.2, to permit a total of 87 parking spaces on Lots 1-5, where a minimum of 136 parking spaces are required.
  - j. From Section 516.H.4.a, to permit a front yard setback of 2.9 feet for a stormwater basin on Lots 3-5, where a minimum setback of 25 feet is required.
  - k. From Section 516.H.4.e, to permit a stormwater basin on Lots 3-5 to be 2.9 feet from the front property line and 6.9 feet from the rear property line where a minimum of 10 feet from any property line is required.
  - l. From Section 517.G.3.a.i, to permit a façade sign located on a non-principal façade on each street frontage relating to the "Sector" façade sign on the south elevation of the building.
10. The Applicant has requested design waivers for the following relief:
- a. From Ordinance Section 508.F.4 from meeting the minimum planting density for the residential buffer.
  - b. From Ordinance Section 508-H.3.a from providing the requisite number of plantings on the site, including basin plantings.
  - c. From Ordinance Section 508.H.2.b to permit evergreen species "Japanese Cedar" and "Green Giant Arborvitae" where such species are not permitted.
  - d. From Ordinance Section 508-H from strict adherence to the specified landscape species and size.
  - e. From Ordinance Section 508.J.3.e from providing the formula and calculation of planting density for trees, buffers, off-street parking and stormwater plantings.
  - f. From Ordinance Section 509-C to not show the existing light illumination within 100 feet of the property.

- g. From Ordinance Section 509-C from strict adherence to the lighting requirements of the ordinance including lighting in excess of 0.25 footcandles.
  - h. From Ordinance Section 509.F.3.a from providing existing light illumination within 100 feet of property.
  - i. From Ordinance Section 509-E.2 from not providing the requisite minimum 0.5 footcandles in the ADA parking area.
  - j. From Ordinance Section 508.I.11 which requires an irrigation system.
  - k. From Ordinance Section 511.I.4.a from meeting the minimum paving requirement for off-street parking.
  - l. From Ordinance Section 510-B.1 which defines the number of loading spaces required. A total of two (2) spaces are required, one for each building (Lot 1 and Lot 2), however, one loading space is proposed between the two (2) buildings located within the proposed Cross Access Easement.
  - m. From Ordinance Section 510-G.1 to allow 2-way drive aisle width of 34 feet where 24 feet is permitted.
  - n. From Ordinance Section 511.L.6 to permit a driveway length of less than 30 feet where parking areas contain 51-100 parking spaces.
  - o. From Ordinance Section 510-L.6 to permit a driveway length of 20 feet, where a minimum of 30 feet is required.
  - p. From Ordinance Section 511.Q.2 to permit a parking area with only 2 contiguous spaces where at least 3 spaces are required.
  - q. From Ordinance Section 516.H.6.c from meeting stormwater basin landscaping requirements.
  - r. Any other design waivers deemed necessary by the Zoning Board.
11. The Applicant was represented by Robert Baranowski, Esquire of Hyland, Levin & Shapiro.
12. The Applicant presented the testimony of the following witnesses at the public hearing:
- a. Victor Stott, Jr., Principal of the Applicant;
  - b. Joseph Mancini, PP, PE;
  - c. David Shropshire, Professional Engineer - Traffic;
  - d. Enrico Fumo, Architect.

13. A complete list of the plans and documents submitted by the Applicant in support of this application is specified on Pages 1 and 2 of the Department of Community Development review letter dated February 5, 2020. In addition, the Applicant introduced the following exhibits at the public hearing:
  - a. A-1 - color rendering of site, dated February 6, 2020
  - b. A-2 - Operations Presentation for Sector X
14. Comprehensive review letters were issued by the Department of Community Development dated February 5, 2020 and by Environmental Resolutions, Inc., the Zoning Board Engineer, dated February 11, 2020. Said letters are on file with the Zoning Board Secretary and are incorporated by reference herein.
15. The Zoning Board presented the testimony of Jacob Richman, PP, AICP, of the Community Development, and Jeremy Noll, PE, CME, CPWM, the Zoning Board Engineer, both of whom testified with regard to their respective review letters which were made a part of the record in this matter.
16. No members of the public testified at the public hearing with regard to this application.
17. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-12.

**WHEREAS**, Robert Baranowski, Esquire, the attorney for the Applicant, represented to the Board that the Applicant seeks preliminary and final major site plan approval with bulk variances to convert an existing two-story vacant commercial building on Lot 2 into an e-sports gaming venue with associated parking located on Lots 3-5 and stormwater management improvements at the site. Lots 3-5 and the rear of Lot 1 will be used for cross-access and shared off-site parking to accommodate patrons and employees for the businesses located on Lots 1 and 2.

**WHEREAS**, Mr. Baranowski then gave a brief history of the site, including the approval history, which includes a prior use variance granted to the Applicant related to off-site parking.

**WHEREAS**, Mr. Baranowski represented that the Applicant has executed cross parking and shared parking easements/agreements with the Co-Applicant, Track Town Investors, LP, the owner of Lot 1, which is the Track Town Mall and further stated that VR Philly, Inc. is undertaking all site improvements, including the proposed improvements to Lot 1.

**WHEREAS**, Mr. Baranowski represented that the Applicant has agreed to comply with all of the comments and conditions contained in the February 5, 2020 review letter issued by the Department of Community Development and the February 11, 2020 review letter issued by Environmental Resolutions, Inc. as specifically set forth on the record and as contained in this Resolution, except as otherwise specifically set forth on the record herein.

**WHEREAS**, Mr. Victor Stott, Jr., a Principal of the Applicant, appeared and gave a detailed background regarding the company and business and consistent with an Operations Presentation he introduced and was submitted as Exhibit A-2. He stated that the business will offer an entertainment experience consisting of Virtual Reality (VR), Augmented Reality (AR) and e-sports equipment. He described the architectural improvements to the building, and produced a metal mesh-like material for the Board, indicating that the material will be used for a portion of the improvements to the façade.

**WHEREAS**, Mr. Stott testified as to the hours of operation of the facility, which primarily consist of 3:00 p.m. - 11:00 p.m. He also testified that the patrons will make a reservation in advance to have a time to play the various events offered.

**WHEREAS**, Mr. Stott testified that the Applicant is also proposing an 800 square foot showroom space located on the first floor of the building which would be open Monday - Friday, from 9:00 a.m. - 3:00 p.m. and stated that similar to the gaming space, this showroom will be by appointment only, which will help limit the amount of customers coming to the site.

**WHEREAS**, Mr. Stott detailed to operations of the various gaming areas to include VR booths, AR games, E-sport areas, and party rooms, and further stated that the drone flying area previously planned will be replaced by a golf simulator. He further testified that they will use vans for these events to shuttle people from their site to the facility on Route 70 and that the van will utilize the existing loading zone adjacent to the building on Lot 1.

**WHEREAS**, Mr. Stott testified that there are no catering facilities on-site, no alcohol will be served on premises, that food will be brought to the facility from a separate vendor and there will be vending machines at the facility for their patrons' use. He stated that he expects that there will be a maximum of eight (8) employees and 56 patrons at the facility at any one time.

**WHEREAS**, Mr. Stott testified that any lighting utilized inside or outside the building will not impact the adjacent roadways.

**WHEREAS**, Joseph Mancini, PE, PP, testified that he is a professional engineer and professional planner licensed in New Jersey and that he is familiar with the proposed site plan and the requested use variance. The Board accepted his qualifications as an expert witness.

**WHEREAS**, Mr. Mancini gave an overview of the site characteristics, layout and access points. He noted the improvements proposed to the site's access points, sidewalks, and curbing. He further stated that the Applicant is proposing a 420 square foot vestibule addition to the main entrance (located in the rear of the building) on Lot 2. He further discussed parking on both Lot 2 (Sector X) and Lot 1 (Track Town Mall).

**WHEREAS**, Mr. Mancini testified with regard to the proposed patio and wall enclosure located at the front of the building, stating that the patio does not have access from street level and the wall will either be re-designed to be structurally sound as protection in the event of a car accident, or that bollards will be installed as a means of protection.

**WHEREAS** Mr. Mancini testified with regard to proposed landscaping, stormwater management basins, lighting and trash enclosure improvements.

**WHEREAS**, Mr. Mancini detailed the requested variances and waivers, and testified, in his capacity as a professional planner, with regard to the justification (positive and negative criteria) accordingly, including that the variances can be granted without substantial detriment to the public good and that the variances will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

**WHEREAS**, Mr. Mancini testified that the Applicant will agree to coordinate and work with NJDOT to ensure the provision of a sidewalk in this area consistent with NJDOT's expected right-of-way improvements to Route 70.

**WHEREAS**, Mr. Mancini testified as to the difficulties related to providing irrigation to the entire development site, but stated that the Applicant has agreed to work with the Department of Community Development and the Zoning Board Engineer to identify and install drought tolerant planting species.

**WHEREAS**, Mr. Mancini testified that the Applicant will agree to all of the comments and conditions in the Department of Community Development and Environmental Resolutions, Inc. in their respective review letters except as otherwise noted on the record.

**WHEREAS**, David Shropshire, a New Jersey licensed traffic engineer, appeared and testified consistent with report dated February 27, 2019, which was made a part of the Zoning Board application package. The Board accepted his qualifications as an expert witness.

**WHEREAS**, Mr. Shropshire testified that the proposed use will generate 35 - 38 peak hour trips. He further testified that inasmuch as NJDOT is in the design and acquisition phase for their Route 70 right-of-way improvements and he is currently unsure as to what NJDOT will decide to do with the Applicant's site, that he is reluctant to the installation of sidewalk that may ultimately be torn up by NJDOT as a part of their improvements. He stated that the Applicant will attempt to obtain a road opening permit from NJDOT to do the proposed improvements.

**WHEREAS**, Mr. Shropshire testified as to the parking sufficiency for the site and stated that he sees no significant impact to parking based upon the showroom operations and the entertainment operations. He stated that he based this opinion on the analysis of peak times for the proposed parking for both this use and the use on Lot 1, that the proposed business has a "reservation only" system, and that they have a pick-up van to be utilized to bring patrons to the site.

**WHEREAS**, Enrico Fumo, testified that he is a licensed and registered architect in New Jersey and testified as to the previously provided Architectural Plan package, discussing the changes to the floor plan and elevations in terms of layout and materials. A discussion took place between Mr. Fumo and Board members regarding the removal of the wrought iron doors located at the front of the building, as well as the necessity for a fire exit from the patio, and it was ultimately decided that a fire exit was not necessary, as the fire code had already been met based upon the provided upgrades to the building.

**WHEREAS**, the Applicant testified that it will continue to comply with all of the terms and conditions imposed by the Zoning Board as set forth herein and as set forth in the Use Variance Resolution from May 2, 2019.

**WHEREAS**, the development plans have been reviewed by the Department of Community Development and Environmental Resolutions, Inc. (whose findings and reports are incorporated herein and made a part hereof), and have been found to be in compliance with the Development Control Regulations of the Township except as noted in the reports of February 5, 2020 and February 11, 2020, respectively.

**WHEREAS**, from the submissions made by the Applicants, the testimony and evidence presented by the Applicants, the testimony and evidence of all interested parties, and based upon the entire record, the following further findings of facts and conclusions of law were made:

1. All of the initial findings of facts as set forth in Paragraphs 1-17 are hereby incorporated by reference herein as further findings of facts.
2. Based upon the testimony and evidence presented by the witnesses and experts, the Zoning Board made the following further findings of facts and conclusions of law and imposes the following conditions as set forth herein below.
3. The Planning Board has reviewed and considered the relevant portions of the Zoning Ordinance, Municipal Land Use Law, exhibits, testimony and other pertinent documents submitted in this matter, including the requested variances and waivers as noted and finds that the Applicant has sustained its burden of proof to justify and support the requested variances and waivers.
4. The Applicant has sustained its burden of proof as to the need and justification for the requested variances in accordance with the statute, including consideration of both the negative and positive criteria of the statute, and the Zoning Board has determined that the benefits of granting the variances substantially outweigh the detriments to the public good and that the variances can be granted without any substantial impairment to the Zone Plan or Zoning Ordinance of the Township.



**NOW, THEREFORE**, based upon the foregoing findings of facts, determinations and conclusions of law, including all the testimony presented at the hearing, **BE IT RESOLVED** by the Zoning Board of the Township of Cherry Hill, New Jersey that Application No. 18-Z-0038 (PBC 9967) by VR Philly, Inc. and Track Town Investors, LP, for preliminary and final major site plan approval with bulk variances regarding Block 41.01, Lots 1 and 2, and proposed consolidated Lots 3 - 5 is hereby **GRANTED** by a vote of seven (7) in favor and none (0) opposed, for the reasons set forth on the record in this matter and subject to the following terms and conditions:

1. The variance requested From Article V, Section 511, Table 5.6 to permit 87 parking spaces, where a minimum number of parking spaces required for the combination of uses is 136, is granted.
2. The variances requested for the pre-existing conditions as noted in the Department of Community Development review letter of February 5, 2020, pages 9-12, are all recognized as pre-existing and not created by this application. Thus, said variances are not required as part of this application.
3. The following requested design waivers are granted:
  - a. From Ordinance Section 508-H.3.a from providing the requisite number of plantings on the site, including basin plantings.
  - b. From Ordinance Section 508-H from strict adherence to the specified landscape species and size.
  - c. From Ordinance Section 509-C to not show the existing light illumination within 100 feet of the property.
  - d. From Ordinance Section 509-C from strict adherence to the lighting requirements of the ordinance.
  - e. From Ordinance Section 509-E.2 from not providing the requisite minimum 0.5 footcandles in the ADA parking area.
  - f. From Ordinance Section 508.I.11 which requires an irrigation system.
  - g. From Ordinance Section 510-B.1 to permit 1 loading zone space where 2 spaces are required.
  - h. From Ordinance Section 510-G.1 to permit drive aisle width of 23 feet where 24 feet is required.
  - i. From Ordinance Section 510-L.6 to permit a driveway length of 20 feet, where a minimum of 30 feet is required.

- j. All other requested waivers are withdrawn by the Applicant and the Applicant shall comply with the Ordinance requirements.
4. The Applicant shall consolidate Block 41.01, Lots 3, 4 and 5 into one lot and shall submit a deed of consolidation to the Zoning Board Attorney, Engineer and Department of Community Development for their advance review and approval.
5. The Applicant shall obtain the correct block and lot number for the consolidated lot from the tax assessor.
6. The parking lot along the frontage of Route 70 on Lot 1 as listed in the Declaration of Easements and Cross-Easement entered into between VR Philly, Inc. and Track Town Investors, LP dated November 27, 2019, and which was recorded in the Camden County Clerk's Office in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ on \_\_\_\_\_, shall be used exclusively for patrons for the Track Town Mall.
7. There shall be no signage installed for the retail showroom design center located on the first floor of the building.
8. All façade/signage lighting will be installed consistent with the requirements contained in Township Ordinances.
9. The Applicant represented that the New Jersey Department of Transportation (NJDOT) has included on its preliminary design plans for Route 70 improvements west of Haddonfield Road complete sidewalk along the frontage of Lots 1 and 2, along with improvements to the intersection of Route 70 and South Washington Avenue. The Board agreed that if the Applicant could confirm that the NJDOT improvements were to be done within a reasonable time, that such work would obviate the need for the Applicant to construct those improvements.
10. If necessary in connection with condition 9 above, the Applicant shall seek approval from NJDOT to close off the access drive from Route 70 to Lot 2, and install the required sidewalks along the frontage of Lot 2, at such time as the Applicant intends to proceed with its site improvements. If NJDOT does not install sidewalks along the frontage of Lot 1 within a reasonable time thereafter, not to exceed twenty-four (24) months from the date hereof, the Applicant shall seek approval from NJDOT to also install the required sidewalks along the frontage of Lot 1.
11. The Applicant has agreed to preserve as much vegetation as possible throughout the site and will work with the Zoning Board Engineer and Planner to accommodate this condition.
12. The Applicant shall install bollards along the frontage of the VR Philly, Inc. building on Route 70 to protect the fenced in, concrete patio area.

13. The Applicant will work with the Department of Community Development and Zoning Board Engineer to provide a greater variety of plantings where feasible.
14. The Applicant has agreed to add additional trees, landscaping and plantings to this site, including along the building on Lot 2 and Lot 1, and will work with the Department of Community Development and Zoning Board Engineer to determine appropriate types to be planted.
15. The Applicant has agreed that the pick-up van to be utilized for the transportation of patrons shall not be stored at the site when not in active use.
16. The Applicant shall submit an approval letter from the Camden County Soils Conservation District (CCSCD).
17. The Applicant shall provide a full buffer to Lot 7 which is used as a single family residence and obtain any required variances for the buffer if it is to contain the basin.
18. All agreements, conditions and/or representations made by the Applicant or imposed upon the Applicant as set forth at the hearing in this matter and/or as contained in the "WHEREAS" recital paragraphs of this Resolution and the Use Variance Resolution previously granted on April 18, 2019, must be fully satisfied by the Applicant in accordance with their terms and the Applicant shall be bound by all exhibits introduced, unless specifically revised or amended by this approval and all representations made and all testimony given before the Board at the public hearing in this matter and at the public hearing on the use variance application.
19. The Applicant shall comply with all of the comments and conditions set forth in the February 5, 2020 review letter issued by the Department of Community Development and the February 11, 2020 review letter issued by Environmental Resolutions, Inc. which are incorporated by reference herein except as specified on the record in this matter.
20. The Applicants shall revise its plans to satisfactorily address all of the comments and conditions of the Zoning Board, its Professional(s), and the Department of Community Development, as contained in the Department of Community Development review letter dated February 5, 2020 and the Zoning Board Engineer's review letter dated February 11, 2020, except as noted on the record and in this Resolution and the prior Use Variance Resolution.
21. The Applicants are hereby notified that prior to the issuance of any zoning permits:
  - a. All taxes and assessments shall be paid on the property for which this application is made. The Applicants

shall submit proof that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.

- b. Any and all conditions made a part of this approval, including those noted by reference in any reports of any consultants to the Zoning Board or as set forth on the record at the Zoning Board hearing must be satisfied.
  - c. The Applicants shall pay all required escrows, costs and professional fees associated with the application to the Department of Community Development within fourteen (14) days of receipt of a written request for payment of escrow funds. The failure to pay the required escrow funds within the fourteen (14) day period after receipt of written notice may result in the voiding of this approval. Negative escrow account balances shall incur interest at the rate of 1½% per month.
  - d. Sign permits shall be obtained from the Department of Community Development.
22. As applicable, the Applicant shall make payment of the affordable housing fee and/or growth share obligation in accordance with the requirements, regulations, ordinances and court orders in effect at the time of this application.
23. The Applicant shall obtain all necessary and required outside agency permits and approvals including, but not limited to the following:
- a. Camden County Soil Conservation District;
  - b. New Jersey Department of Transportation;
  - c. New Jersey Department of Environmental Protection;
  - d. Any other agencies deemed necessary
24. The failure of the Applicants to comply with any of the conditions contained in this Resolution will permit the Zoning Board, at its sole option, to rescind the approval being granted by this Resolution and/or to advise the Township to revoke any permits which have been issued to the Applicants.

DATED: April 16, 2020

ZONING BOARD OF THE  
TOWNSHIP OF CHERRY HILL

By: Cosmas Diamantis  
Cosmas Diamantis, Esquire  
Zoning Board Secretary

**CERTIFICATION**

This Resolution of Memorialization being adopted by action of the Zoning Board on this 16th day of April, 2020, is a true copy of the action taken by the Board at its meeting held on February 20, 2020.

*Cosmas Diamantis*  
Cosmas Diamantis, Esquire  
Zoning Board Secretary