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ZONING BOARD
OF ADJUSTMENT
ANNUAL REPORT
2024

Cherry Hill Township
Department of Community Development

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January 1, 2024 to December 31, 2024

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January 1, 2024 to December 31, 2024

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Anthony Lopez, PE, Zoning Board of Adjustment Engineer, Environmental Resolutions, Inc. (ERI)

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January 1, 2024 to December 31, 2024

Kathleen Cullen, Director of Community Development
Jacob Richman, PP, AICP, Board Secretary & Planner, Deputy Director of Community Development
Mara Wuebker, PP, AICP, Alt. Board Secretary & Planner, Deputy Director of Community Development
Samuel Opal, Alternate Board Secretary, Assistant Planner
Kathleen Gaeta, Zoning Officer
Keath Mahan, Zoning Enforcement Officer
Eric Mathiesen, Rental Housing & Zoning Enforcement Inspector

INTRODUCTION

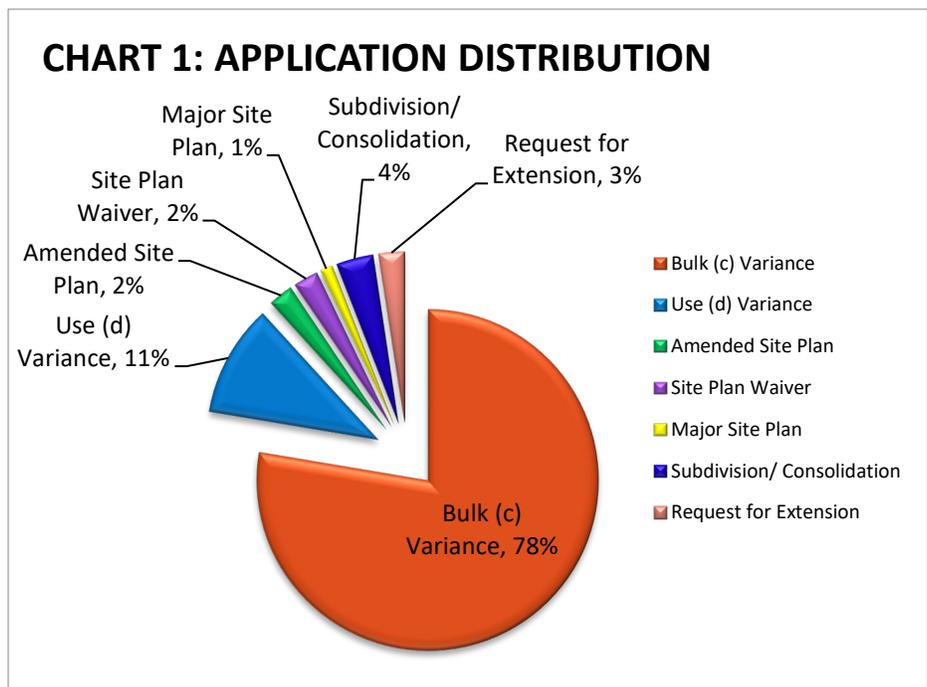
The New Jersey Municipal Land Use Law (“MLUL”), [N.J.S.A. 40:55D-70.1](#), requires that the Zoning Board of Adjustment (“Zoning Board”), “shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by Resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Zoning Board of Adjustment shall send copies of the report and Resolution to the Governing Body and Planning Board.”

This report summarizes the activity of the Zoning Board from January 1, 2024 through December 31, 2024, and presents its findings on applications and appeals of the Zoning Ordinance provisions, which included variance requests and site planning.

HISTORY

The Cherry Hill Township Zoning Board met sixteen (16) times from January 18, 2024 to December 19, 2024, which included seventeen (17) applications that were heard with a rendered decision (see **Appendix A: Zoning Board Decisions**). This does not include two (2) additional applications that were heard in their entirety but ultimately were tabled/adjourned prior to a vote being taken. Therefore, a total of nineteen (19) applications were heard by the Board in 2024.

The applications were geographically distributed throughout the Township (see **Appendix D: 2024 Zoning Board Applications Map**). Regarding the applications made to the Zoning Board in 2024, and reversing an outlier from the prior year, sixty-eight (68%) percent of the applications were located along Municipal roadways within various residential neighborhoods of the Township, whereas 2023 had a slight majority of applications (52%) being located along County and State Roadways. The outlier reversal from 2024 is more consistent with data from 2022 and 2021, where Municipal roadway applications accounted for eighty (80%) percent and seventy-six (76%) percent of applications made, respectively. Other than the outlier indicated above, Applications involving Use (D) variance requests continue to



be predominately located along such roadways, as elaborated upon further below in the Annual Report.

Looking just at applications in 2024 that involved use (D) variance requests, fifty-eight (58%) percent of such requests concerned properties located along County Roadways or State Highways, which represents a moderate drop compared to 2023 (73%) and 2022 (75%), but more on par with 2021 where sixty (60%) percent involved such requests. Nonetheless, applications involving Use (D) variance requests continue to be predominately located along County Roadways or State Highways.

As many applications involved more than one request, a total of eighty-four (84) requests were made before the Zoning Board. There were more bulk (C) requests than use (D) variance requests sought, due mainly in part to applicants requesting multiple bulk (C) variances, as shown in **Chart 1: Application Distribution**. Overall, there were sixty-six (66) requests for bulk (C) variances, which constitutes a significant increase from the twenty-five (25) requests in 2023 and still exceeds by a wide margin the number of similar requests made in 2022 (31 requests in total) and 2021 (37 requests in total). Conversely, regarding use (D) variances, there were nine (9) requests this year, which falls within the middle of the number of requests made in 2023 (15 requests in total) and in 2022 and 2021 when there was four (4)

and five (5) such requests, respectively.

Furthermore, the total number of bulk (C) variances and use (D) variances made to the Board accounted for a moderate increase in percentage of all overall requests in 2024 (89%) as compared to 2023 (77%). This appears to be a result of substantial increases in the number of bulk (C) variances. One

| TABLE 1: TYPES OF DECISIONS | | | | | |
|------------------------------------|-----------|-----------------|----------|-----------|-----------|
| Types of Decisions | Total | Approved | Denied | Withdrawn | Tabled |
| Appeal | - | - | - | - | - |
| Interpretation | - | - | - | - | - |
| Request for Extension | 2 | 2 (100%) | 0 | 0 | 0 |
| Certificate of Non-Conformity | - | - | - | - | - |
| Relief of Condition | - | - | - | - | - |
| Res Judicata | - | - | - | - | - |
| Bulk Variance | 66 | 54 (82%) | 0 | 2 | 10 |
| Use Variance | 9 | 6 (67%) | 1 | 0 | 2 |
| Subdivision/Consolidation | 3 | 3 (100%) | 0 | 0 | 0 |
| Minor Site Plan | - | - | - | - | - |
| Major Site Plan | 2 | 2 (100%) | 0 | 0 | 0 |
| Site Plan Waiver | 2 | 2 (100%) | 0 | 0 | 0 |
| Amended Site Plan | - | - | - | - | - |
| Total | 84 | 69 (82%) | 1 | 2 | 12 |

reason for this may be due to the fact that the Board handled more complex applications in 2024, which from a zoning analysis perspective are those that involve multiple requests for relief, including bulk (C) variances. For example, there were nine (9) total site plan or site plan waiver requests in 2023 (amounting to 17% of all requests), but the total site plan or site plan waiver requests in 2024 were four (4), which only amounts to five (5%) percent of all requests made. Despite there being fewer applications this year (19) compared to the previous year (21) and also despite the fact that site plan or site plan waiver requests made up less of the overall proportion of requests, it speaks to the complexity of applications that the Board considered in 2024.

DISCUSSION OF DECISIONS

The Zoning Board approved eighty-two (82%) percent of the requests made, although if you discount the requests that were tabled, the Zoning Board approved ninety-six (96%) of the requests made. To better understand the decisions of the Zoning Board, the types of applications are discussed below in greater detail. A full list of applications heard by the Zoning Board is included as **Appendix A**.

APPEALS

No appeals of the administrative officer were heard before the Zoning Board this year.

INTERPRETATIONS

No interpretations were heard before the Zoning Board this year. Interpretations are generally not requested or recommended due to their impact on the entire Township, rather than a specific property. Use variance requests are generally recommended as an alternative to interpretation requests. The general exceptions to this are interpretation requests involving the interpretation of Resolutions of previous Zoning or Planning Board applications.

BULK (C) VARIANCES

Bulk (C) variances have been divided into two (2) general categories – Residential and Non-Residential. A total of sixty-six (66) bulk (C) variance requests were heard by the Zoning Board divided among sixteen (16) applications. Fifty-four (54) of the bulk (C) variance requests were ultimately approved, while zero (0) requests were denied, two (2) requests were withdrawn (from Application No. 21-Z-0011), and ten (10) such requests were ultimately tabled (four from Application #21-Z-0011 by way of a vote only being taken on a corresponding use (D) variance) and another six from Application #23-Z-0020) during their respective hearings.

As compared to the previous year, the nature of the variance requests changed in that residential bulk variances returned to being the predominant request type. Specifically, such variances accounted for fifty-two (52%) percent of the overall bulk variance requests as compared to 2023's thirty-six (36%) percent, but more in line with the sixty-eight (68%) percent and sixty-five (65%) percent from 2022 and 2021, respectively. Conversely, non-residential bulk variances accounted for forty-eight (48%) percent of all bulk variance requests compared to 2023's sixty-four (64%) percent, but again, more in line with the thirty-two (32%) and thirty-five (35%) percent in 2022 and 2021, respectively. With respect to the specific requested

types of non-residential bulk variances, signage has returned to being the most requested relief with nine (9) in total. In 2022 and 2023, signage had been the second-most requested variance with parking/buffering related variances accounting for the most relief requests, but such requests have returned to being the second most commonly requested non-residential bulk variance relief with a total of six (6) such requests. Even though these two (2) request types continue to be the most common types of relief the Board considers with 2023 and 2022 records reflecting those types combined account for eighty (80%) percent and seventy (70%) percent of total relief types requested, 2024 experienced a drop-off to forty-seven (47%) of the total requests made. The reason that is the case is that there was more variation in the types of requests made to the Board. For example, principal structure setbacks, accessory structure setbacks, and coverage relief requests each accounted for five (5) such requests, thus also accounting for forty-seven (47%) of the overall non-residential bulk variance requests made. The remaining non-residential bulk (C) variance relief requests were for fencing (1) and lot dimensions (1). It shall be noted that, like in years past, bulk (C) signage variance requests were in conjunction with applications for Site Plan approval. It shall also be noted that signage relief requests are primarily sent to the Planning Board in conjunction with a site plan waiver; however, in cases where there is, or was, a use (D) variance request, associated signage requests remain under the jurisdiction of the Zoning Board, like in the cases of KM Hotels, LLC (Application No. 19-Z-0030), Route 70 West, LLC. (Application No. 19-Z-0051), J&T Brothers, LLC (Application No. 24-Z-0017), and MIRA Properties (Application No. 21-Z-0011) where the applicants requested sign relief as part of their Major Site Plan or Site Plan Waiver requests.

It shall also be noted that thirty-eight (38) of the sixty-six (66) total bulk (C) variance requests (accounting for 58% of the total requests) were in conjunction with only five (5) of the nineteen (19) total applications (accounting for 26% of the total applications) heard by the Zoning Board in 2024. These five (5) applications (Application Nos. 19-Z-0030, 19-Z-0051, 21-Z-0011, 23-Z-0008, and 24-Z-0012) all involved requests for a site plan approval with exception of Application No. 23-Z-0008 which involved a minor subdivision. The abovementioned applications all involved at least six (6) bulk (C) variance requests.

With respect to the distribution of bulk (C) variance requests amongst residential and non-residential applicants, with the exception of 2023, residential relief requests have typically dominated in terms of the total number of requests as compared to non-residential relief requests. While 2024 saw residential relief requests returning to the majority (in line with most recent years other than 2023), the majority was slim as noted above. One of the reasons residential relief requests were generally more prevalent in recent years was due to the lockdowns during the COVID-19 pandemic where business were uncertain of their prospects, and with people staying at home, they didn't make as many applications to the Zoning Board. Homeowners during that time focused on ways they could improve their dwellings/land (possibly due to the lockdown restrictions). But in 2023, with lockdown restrictions having been lifted for quite some time (early 2022), commercial development started to come back and ultimately exceeded residential relief requests. 2024 data may suggest that there is more of an evening out of residential and non-residential development, at least as far as the Zoning Board agendas are concerned.

Nonetheless, unlike residential applicants who are not subject to site plan requirements (as they are deemed "bulk (C) only" applications), non-residential applicants who make application to the Zoning Board may not only trigger the need for a site plan, but also a number of related bulk (C) variance requests because site plans tend to be more complex. When looking at the specific numbers, there were ten (10)

bulk (C) only applications versus four (4) site plan/site plan waiver applications made to the Zoning Board in 2024. In 2023 there were six (6) bulk (C) only applications while the number of site plan/site plan waiver applications amounted to nine (9). In 2022 there were eleven (11) bulk (C) only applications versus four (4) site plan/site plan waiver applications while in 2021 there were fifteen (15) bulk (C) only applications versus six (6) site plan/site plan waiver applications. The distribution appears to indicate that 2023 was an outlier as residential bulk (C) only applications typically outpace the non-residential site plan applications, which – based on the total bulk variance relief requests – appears to indicate that the reason the number of non-residential variances requests closely matched the number of residential variance requests is due to the complexity of the commercial applications.

In looking at residential bulk (C) variance requests in 2024, there are some common threads in terms of the type of requests made as compared to previous years such as setbacks for principal and accessory structures which were the two (2) most requested types of relief with nine (9) and twelve (12) such requests of the thirty-four (34) in total made. Additionally, due to an increase in the number of garage specific requests that were made in 2023 as compared to prior years, the Department noted garage related variances as a separate item, regardless of whether attached (which would be associated with the principal structure) or detached (an accessory structure). While garage related requests this year (6) only account for eighteen (18%) percent of the overall requests as compared to forty (40%) in 2023 (when there were fewer requests and variety before the Board that year), the number of requests in 2024 amounted to an increase from 2023 when there were four (4) such requests. Another common request involved fencing which has varied in previous years but amounted to four (4) in 2024 while lot dimensions (2) and coverage (1) rounded off the remaining requests heard by the Board. In looking at accessory structure related requests, this category can involve relief associated with location/setbacks, number, or size/dimensions of such structures, specifically decks, patios, sheds, pool, driveways, unclassified out-structures, etc. As noted above, garages and fencing were placed in separate categories due to their specific prevalence over other accessory structures in the types of applications the Zoning Board considers. Typically speaking, residential bulk (C) variance relief requests were in conjunction with homeowners looking to improve their property through various upgrades to their homes; however, one application for Glenn Trace (Application No. 23-Z-0020) involved several bulk (C) variance requests to construct a new single-family dwelling on a vacant, undersized lot; however, that application was ultimately tabled. As an aside, while there were no applications involving bulk (C) variances associated with multi-residential applications (albeit there was a multi-residential application but the Board only heard its bifurcated Use (D) Variance requests), there was one (1) application involving a minor subdivision to construction three (3) separate single-family dwellings that involved multiple bulk (C) variances. Specifically, 726 Northwood, LLC (Application No. 23-Z-0008) accounted for eight (8) of the thirty-four (34) total residential bulk (C) variance requests with relief requested and approved for lot dimensions, principal structure setbacks, accessory structure setbacks, garage, and fencing.

While the Planning Board generally has jurisdiction over site plans, site plan waivers, and subdivisions, the Zoning Board retains jurisdiction when the use in question was previously granted or requires a new a use (D) variance in order to operate. If such a request also involves bulk (C) variances, the Zoning Board will retain jurisdiction over those requests as well. This was the case with the following applications: 1) KM Hotels, LLC (Application No. 19-Z-0030) for an Amended Preliminary & Final Major Site Plan; 2) Route 70 West, LLC (Application No. 19-Z-0051) for an Amended Site Plan; 3) J&T Brothers, LLC (Application No.

24-Z-0017) for a Site Plan Waiver; 4) MIRA Properties (Application No. 21-Z-0011) for a Preliminary and Final Major Site Plan (which was ultimately not voted upon due to the denial of the corresponding Use (D) Variance requests); 5) 726 Northwood, LLC (Application No. 23-Z-0008) for a Minor Subdivision; and 6) PREIT Services, LLC (Application No. 24-Z-0012) for a Preliminary & Final Major Site Plan. All of these applications involved at least a Use (D) Variance except for KM Hotels, LLC and Route 70 West, LLC as that site were governed under a previous Use (D) Variance approval and therefore the Zoning Board retained jurisdiction. Please see **Appendix A** for more information.

It shall also be noted that the Zoning Board did not deny any bulk (C) variance requests, but two (2) such requests were withdrawn by the applicant and ten (10) such requests were heard but noted voted upon as the applicant was granted an adjournment (tabling) of their application prior to a formal vote on the requests being taken. The withdrawal involved MIRA Properties (Application No. 21-Z-0011) (involving signage associated with a site plan application for a proposed daycare). The withdrawal occurred prior to the use (D) variance component of the application being denied and also involved four (4) additional variances being technically tabled as the use variance was denied on a separate vote as opposed to considering the use variance and site plan under a single vote. The six (6) other bulk variances tabled involved application Glenn Trace (Application No. 23-Z-0020) (involving variances associated with the proposed construction of a new single-family dwelling) which occurred as the applicant requests to adjourn/table the application in order to make revisions based on the Board’s concerns with the relief being requested. Generally speaking, withdrawals and/or tabling of variances and associated applications can occur when applicants are unable to comply with the Zoning Ordinance, find alternative solutions, or provide corrected information. Generally, however, bulk (C) variance requests are withdrawn primarily due to the legal justification for the requested bulk (C) variances being unable to be met; however, applicants are always first encouraged to comply with the Zoning Ordinance where feasible. The breakdown of the bulk (C) variance requests are included in **Table 2: Bulk Variances**. A full list of bulk (C) variances is included in **Appendix B: Bulk (C) Variances**.

| TABLE 2: BULK VARIANCES 2024 | | | |
|--|-----------|--|-----------|
| Residential | | Non-Residential | |
| Principal Structure Setback | 9 | Principal Structure Setback | 5 |
| Accessory Structure (Location/Setback) | 12 | Accessory Structure (Location/Setback) | 5 |
| Garage | 6 | Parking/Buffer | 6 |
| Fence | 4 | Fence | 1 |
| Lot Dimensions | 2 | Lot Dimensions | 1 |
| Coverage | 1 | Coverage | 5 |
| | | Signage | 9 |
| TOTAL | 34 | TOTAL | 32 |

USE (D) VARIANCES

Use variances are potentially the most significant decisions that the Zoning Board can make. In reviewing the requests for use variances, the Zoning Board heard seven (7) Use (D) variance applications in 2024, whereas eleven (11) Use (D) variance applications were heard in 2023 and four (4) such applications in 2022.

The use variance applications were specific to use changes on particular parcels. A recitation of those use variances is as follows:

1. A self-storage facility application that did not also provide affordable housing units was ultimately tabled at the request of the applicant (Two Use d(1)) in the B4 zone with a Route 70 Western Gateway Phase II (Area No. 5) Overlay);
2. An eight (8) residential unit townhouse development consisting of six (6) townhouses with two (2) stacked affordable housing units was granted bifurcated approval (Use d(1)) in the O1 zone;
3. A dental office was granted approval (Use d(1)) in the IR zone;
4. A daycare center was denied approval (Use d(1)) in the R1 zone;
5. A mixed used development consisting of a hair salon and single-family dwelling was granted approval (Use d(1)) in the R2 zone;
6. Two (2) pairs of 2-story semi-detached dwellings (4 units in total) was granted approval (Use d(1)) in the R2 zone; and
7. A subdivision to modify existing lots that ultimately would create parking as a principal use on one of the subdivided lots and to construct a 120,000 SF (60,000 SF footprint) 63'-6" tall sporting goods store was granted approval (Use d(1) and Use d(6)) in the B3 zone.

As indicated above, the number of applications involving use variance requests – seven (7) in total – decreased moderately from the eleven (11) such applications in 2023, but with four (4) such applications in 2022 the 2024 totals fell in the middle. Similarly, the number of individual use variance requests, which was nine (9) in 2024, fell in the middle of the 2023 and 2022 totals which amounted to fifteen (15) and five (5), respectively.

Of the nine (9) requests that were made in 2024, all but one (1) involved Use d(1) requests, as the remainder was for a Use d(6) Height variance. 2023, for example, had a majority of requests for use d(1) variance relief but there were also four (4) involved Conditional Use d(3) requests and two (2) Use d(6) Height requests.

Additionally, of the nine (9) requests, two (2) applications (Application No.'s. 23-Z-0022 and 23-Z-00008) involved individual use d(1) relief requests for housing types not permitted in their respective zones. For Town Square Real Estate Holding, LLC (Application No. 23-Z-0022), the request (bifurcated) to not only develop residential in a Limited Office (O1) zone but to propose (through an anticipated lot consolidation) a total of eight (8) townhouse units where typically only single-family use (d) variance relief is requested is important to highlight. Additionally, with 726 Northwood, LLC (Application No. 23-Z-0008), the applicant did not propose typical single-family *detached* units but rather single-family *semi-detached* units, thus triggering the need for use (d) variance relief as that composition of housing is not specifically

allowed in any of Cherry Hill’s single-family zoning districts. While the Board has seen multi-residential development requests before, whether it be duplex, quadplex, or larger scale development, these two (2) application examples show that the Board is now having to weigh in on housing types that fall somewhere in the middle or adjacent to housing applications types they normally see.

While the Department, in some of the more recent Annual Reports, has tracked trends in use variance requests associated with office zoned parcels (O1, O2, and O3), the distribution of requests in 2024 show more variation in types of applications made. Only one (1) application (Application No. 23-Z-0022) involved an office zoned property (O1). While previous annual reports acknowledged an uptick in applicants looking for flexibility with developing residentially in office zoned properties, one (1) such application is neither indicative of a continuation of a trend nor a complete reversal. In fact, of the seven (7) applications made, there was roughly an even split between applications involving residentially zoned properties (3) and commercially zoned properties (4). Another observation is that of the seven (7) applications, more than half (four in total) of them involved properties that were either vacant (in terms of land development) or abandoned (in terms of existing structure(s)); but with each of these examples involving properties with different zoning districts, other than developers seeking to develop underutilized properties, it is not pointing towards a particular deficiency with a singular zoning district. The Department also noted that a prior Annual Report sought to track applications involving off-site parking lots, particularly for car dealerships; and while one (1) was heard at the end of 2023, there were no such applications in 2024 (but there is an expectation that a site plan associated with a use variance to construct such an off-site parking lot may appear before the Board in 2025). Thus, 2024 does not provide any particular insight into trends that may be emerging; however, the Zoning Board applications are just a small snapshot of matters that may come through the Department of Community Development as not every inquiry into making a potential use variance application comes to fruition.

The Department will continue to monitor these applications to see if there are any noticeable changes in the prevalence of these matters and if needed, re-examine recommendations. **Table 3: Use Variance Applications** lists the use variances heard by the Zoning Board this year. Full descriptions of the variance applications are included in **Appendix C: Use (D) Variances**.

| TABLE 3: USE VARIANCE APPLICATIONS 2024 | | | |
|---|------|---|----------|
| Location | Zone | Description of Proposed Use | Decision |
| Route 70 & South Union Avenue | B4 | Bifurcated Use d(1) Variance to construct a four (4) story self-storage facility (25,148 SF footprint - 100,592 SF total) along with various site improvements for Trojan Self-Storage. | TABLED |

| | | | |
|--------------------------------------|----|--|----------|
| 1905-1907 Pointview Avenue | O1 | Bifurcated Use (d)1 Variance to construct eight (8) residential units, including six (6) townhouses and two (2) stacked affordable housing units attached to the row of townhouses. | Approved |
| 1197 & 1201 Markkress Road | IR | Site Plan Waiver with Use (d) and Bulk (C) Variances to convert a previously approved (and recently constructed) 4,800 SF four (4) tenant commercial pad site into a single tenant dental office along with signage modifications. No new site improvements are proposed. | Approved |
| 700 Kresson Road & 498 Browning Lane | R1 | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation to consolidate two (2) vacant lots and construct a 8,885 SF daycare facility (Kiddie Academy) for 150 children with a 3,500 SF fenced-in play area and associated site improvements. | Denied |
| 511 Kings Highway North | R2 | Site Plan Waiver with a Use (D) Variance to convert an existing medical office (a legal nonconforming use) into mixed-use three-chair salon and associated living quarters within a single-family residential zoning district. | Approved |
| 726 Northwood Avenue | R2 | Minor Subdivision with Use (d)1 and Bulk (C) Variances to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots. Each pair of semi-detached units will share a common vertical wall along the proposed subdivision line. | Approved |
| 1 Mall Drive | B3 | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. | Approved |

CERTIFICATES OF NON-CONFORMITY

No requests were made this year for certificates of Non-Conformity.

ANCILLARY POWERS – SITE PLAN, SUBDIVISION, AND OTHER APPROVALS

From N.J.S.A. 40:55D-76(b): The Zoning Board *"shall have power to grant, to the same extent as the planning board, subdivision or site plan approval pursuant to article 6 of this act or conditional use approval pursuant to section 54 of this act, whenever the proposed development requires approval by the board of adjustment of a variance pursuant to subsection d. of section 57 of this act."*

Like in previous years, 2024 had relatively diverse applications, with applications for site plan waivers as well as amended site plans and major site plans (with associated subdivisions/lot consolidations) being heard before the Zoning Board. There were, however, no applications for minor site plans approvals, which would periodically occur in previous years. The following is a more detailed summary of the applications involved in requests for major site plan approval, amended site plan approval, and site plan waiver approval.

Site Plan Waivers:

1. A request for a site plan waiver approval was granted for J&T Brothers, LLC (Application No. 24-Z-0017) to convert a pad site building into a dental office. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction; and
2. A request for a site plan waiver approval was granted for T&S Studio, LLC (Application No. 24-Z-0021) to convert an existing legal nonconforming medical office into a mixed used consisting of a nail salon and living quarters containing a single-family dwelling. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction.

Minor Subdivision:

1. A request for a minor subdivision plan approval was granted for 726 Northwood, LLC (Application No. 23-Z-0008) to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots with each pair of semi-detached units sharing a common vertical wall along the proposed subdivision line. As the aforementioned application involved a Use d(1) variance, the Zoning Board retained site plan jurisdiction.

Amended or Major Site Plans with Major Subdivisions/Lot Consolidations (where applicable):

1. A request for Bifurcated Amended Preliminary & Final Major Site Plan approval with Bulk (C) Variances and a Lot Consolidation was granted for KM Hotels, LLC (Application No. 19-Z-0030) to construct two (2) hotels with 131 rooms and 120 rooms, respectively, and to construct a 4,250 SF restaurant pad site along with various site improvements. As the aforementioned application was governed under a previous bifurcated Use (D) Variance approval, the Zoning Board therefore retained jurisdiction;
2. A request for Bifurcated Amended Site Plan approval with Bulk (C) Variances was granted for Route 70 West, LLC (Application No. 19-Z-0051) to redevelop an existing car wash facility into a 3,979 SF car wash facility with modified access and to construct a 2,474 SF drive-through coffee shop along with

various site improvements. As the aforementioned application was governed under a previous bifurcated Use (D) Variance approval, the Zoning Board therefore retained jurisdiction; and

3. A request for Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances was granted for PREIT Services, LLC (Application No. 24-Z-0012) to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. As the aforementioned application involved a Use d(1) and d(6) variance, the Zoning Board retained site plan jurisdiction.
4. It should also be noted that there was another application involving a major site plan that was ultimately not voted upon by the Board involving MIRA Properties (Application No. 21-Z-0011). As the use d(1) variance portion of the application was denied, the Zoning Board did not weigh in on the major site plan (which was never formally withdrawn nor tabled).

RECOMMENDATIONS

1. **General Bulk Regulations.** There were thirty-four (34) residential bulk variances heard by the Zoning Board; the majority of these requests involved homeowners who sought flexibility to improve their properties, and typically faced limitations or inherent hardships associated with their respective lots. It is recommended that the Township explore greater flexibility for accessory structures (such as allowing sheds in side yards, reduced setback requirements for patios/decks in the side yard, and/or reduced setbacks for fences along corner properties provided no sight triangle issues are created) without compromising the goals of protecting the aesthetics of the streetscape and maintaining reasonable buffers from adjoining properties. Further clarifying in the definitions what constitutes each individual accessory structure may also be beneficial.
2. **Signs.** While the Planning Board typically reviews sign variance applications, a majority of the specific non-residential bulk (C) variances that the Zoning Board considered this year were related to signage associated with Use (D) variance applications in conjunction with site plans. Signage regulations are rarely ever one-size fits, however further study and review of the present Sign Ordinance is recommended to determine if any proposed amendments can provide additional flexibility for businesses while still protecting the Township from excessive and distracting signage.
3. **Undefined/Unclassified Residential Accessory Structures.** All zoning districts within the Township, including those located in our single-family residential zones (RA, R1PC, R1, R2, and R3) contain provisions/regulations (Article IV) and associated definitions (Article II) for permitted accessory structures. There are cases, however, when applicants propose a type of accessory structure that is not readily defined nor regulated in the Zoning Ordinance. When such cases occur, Section 401.E.3 applies, which states that when there is no accessory building or accessory structure setback established that the accessory building/structure shall instead only be permitted to be constructed in side or rear yard and meet the principal structure setbacks established in the zone in which it is proposed to be constructed. This sometimes creates hardships for individual property owners when they are looking for flexibility to install a type of structure not indicated nor defined in the Ordinance (such as pergolas, gazebos, pavilions, generators, workshops, greenhouses, or other similar out-

buildings) and then are constrained due to the requirements for setbacks for principal structures. Therefore, it is recommended that additional structure types and corresponding definitions be added to the Zoning Ordinance, along with appropriate setback requirements, to provide additional clarity and flexibility for homeowners who are seeking to improve their property in ways that do not impair the intent and purpose of the Zone Plan. Furthermore, additional clarity on the extent of the out-buildings (square footage, numbers, etc.) should be provided so it clear what constitutes a principal structure and what constitutes an accessory structure so as to prevent an overabundance of out-buildings that could in fact impair the intent of the single-family zoning districts.

4. **Residential Attached Garages.** Attached garages associated with single-family residential properties are restricted to being even with or behind the front façade of the dwelling, regardless of the specific setback to the attached garage. While aesthetics may be a reason for this location requirement, designs of dwellings, whether new or existing, vary from neighborhood to neighborhood. For those seeking to build a new dwelling with an attached garage or those seeking to expand their existing attached garage (possibly due to outdated designs/sizing for the accommodation of newer vehicles), complying with the Zoning Ordinance may be difficult. Therefore, it is recommended that this issue be explored to determine an appropriate solution, such as permitting attached garages to be located in front of the front façade of the house in instances where the garage meets the minimum front and/or secondary front yard setback requirements for the zone in which it is located.
5. **Residential Bulk Variance Application Revisions.** With an increasing number of individual residential bulk variance requests heard by the Zoning Board with a total of thirty-four (34) in 2024 compared to ten (10) in 2023 and twenty-one (21) in 2022, it is recommended that the Department put into place a streamlined Land Use Development Application for Residential Bulk (C) Applications so as to help expedite such relief requests for residential property owners/applicants. Such improvements for a modified Land Use Development Application could include a reduced checklist, a modified fee schedule, and/or more specific and applicable instructions regarding required and recommended submission items.

This Annual Report and the recommendations contained within are intended to represent both quantitative and qualitative summaries of the Cherry Hill Township Zoning Board of Adjustment's actions taken over the inclusive time period. Please provide any additional recommendations for Zoning Ordinance revision, based on the information presented above, and the experiences of the Zoning Board of Adjustment in this past year. Additionally, any comments regarding the Department of Community Development's recommendations and analysis should be provided to Department staff.

Appendix A

ZONING BOARD DECISIONS

APPENDIX A: ZONING BOARD DECISIONS

January 18, 2024 through December 19, 2024

| Hearing Date | POA # | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|---|-----------|--------------------------------------|-------------------------------|--------|-------------|------|------------------------------|----------|---|-------------------------|
| 1/18/2024 | 23-Z-0032 | Mark Wilson | 40 Doncaster Road | 523.11 | 20 | R1 | Bulk (C) Variance | Approved | Bulk (C) Variance to construct a 16' x 28' (448 SF) accessory utility building/workshop addition in the rear yard of the existing single-family residential property. | §401.E.3 |
| 2/1/2024 | 22-Z-0006 | Joseph Laganella | 657 Park Drive | 375.01 | 13 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to construct an attached garage to the existing residence requiring relief to exceed the front façade of the house and from meeting the side and aggregate side yard setback requirements | §405.D; §431.C.5; |
| | 22-Z-0036 | Cherry Hill 70 Partners, LLC | Route 70 & South Union Avenue | 14.01 | 3, 4, 5 & 6 | B4 | Bifurcated Use d(1) Variance | TABLED | Bifurcated Use d(1) Variance to construct a four (4) story self-storage facility (25,148 SF footprint - 100,592 SF total) along with various site improvements for Trojan Self-Storage. | §417.B; §417.C |
| 2/15/2024 | 23-Z-0035 | Sean & Kathie Redmond | 409 St. Johns Drive | 404.07 | 13 | RAPC | Bulk (C) Variances | Approved | Bulk (C) Variances to construct a 220 SF three-season room addition within a side yard setback by way of replacing an existing covered porch. | §405.D |
| 3/7/2024 | 23-Z-0022 | Town Square Real Estate Holding, LLC | 1905-1907 Pointview Avenue | 478.01 | 3 & 4 | O1 | Bifurcated Use d(1) Variance | Approved | Bifurcated Use (d)1 Variance to construct eight (8) residential units, including six (6) townhouses and two (2) stacked affordable housing units attached to the row of townhouses. | §411.B |
| 3/21/2024 - CANCELLED | | | | | | | | | | |
| 4/4/2024 | 24-Z-0006 | Zachary Goldberg | 102 Valleybrook Road E | 431.07 | 1.01 | R2 | Bulk (C) Variance | Approved | Bulk (C) Variance to construct a 5' Vinyl fence in the front & secondary front yard of the existing single-family residence. | §506.A.1.b.i |
| 4/18/2024 - RESOLUTIONS ONLY | | | | | | | | | | |
| 5/2/2024 - CANCELLED | | | | | | | | | | |
| 5/16/2024 - CANCELLED | | | | | | | | | | |
| 6/6/2024 - ADMINISTRATIVE ITEMS ONLY | | | | | | | | | | |
| 6/20/2024 | 24-Z-0001 | Jonathan Kozak | 110 Chapel Ave East | 338.06 | 2 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances seeking retroactive approval for an as-built 340 SF detached garage and elevated floating deck requiring setback relief. The proposal also involves removing as-built nonconforming structures and expanding the primary driveway by 215 SF and adding a 315 SF open porch with elevated deck. | §431.C.8; §431.H.5.a |

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January 18, 2024 through December 19, 2024

| Hearing Date | POA # | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|-------------------------------------|-----------|--------------------|--------------------------------------|--------|----------|------|---|----------|--|--|
| 7/18/2024 | 19-Z-0030 | KM Hotels, LLC | 2342 & 2348 Route 70 West | 71.01 | 2.02 & 3 | B4 | Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation and Extension of Approvals | Approved | Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation (combining Lots 2.02 & 3) to construct two (2) hotels with 131 rooms and 120 rooms, respectively, and to construct a 4,250 SF restaurant pad site along with various site improvements. The applicant also is requesting their second of three permitted one (1) year extension of approvals. | §417.H.2.a §417.H.2.d; §417.H.2.e; §511.B.2; §516.G.4.b; §517.D.22; §517.G.3.a.i |
| | 19-Z-0051 | Route 70 West, LLC | 2352 Route 70 West | 285.03 | 2.01 | B4 | Bifurcated Amended Site Plan with Bulk (C) Variances and Extension of Approvals | Approved | Bifurcated Amended Site Plan with Bulk (C) Variances to redevelop the existing car wash facility into a 3,979 SF car wash facility with modified access and to construct a 2,474 SF drive-through coffee shop along with various site improvements. The applicant also is requesting their third of three (3) permitted one (1) year extension of approvals. | §417.H.2.e §511.H.2.b; §516.G.4.a; §516.G.4.b; §517.D.22; §517.G.3.a.i |
| 8/1/2024 - CANCELLED | | | | | | | | | | |
| 8/15/2024 - RESOLUTIONS ONLY | | | | | | | | | | |
| 9/5/2024 | 24-Z-0023 | Jamie Bankert | 511 Salisbury Road | 338.12 | 1 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to construct a second story addition that requires both side yard and aggregate side yard setback relief. The applicant also proposes a conforming covered patio in the rear yard and seeks retroactive relief for two (2) existing as-built sheds. | §405.D; §431.J.2; §431.J.3 |
| | 24-Z-0017 | J&T Brothers, LLC | 1197 & 1201 Markkress Road | 437.01 | 29 | IR | Site Plan Waiver with Use (d) and Bulk (C) Variances | Approved | Site Plan Waiver with Use (d) and Bulk (C) Variances to convert a previously approved (and recently constructed) 4,800 SF four (4) tenant commercial pad site into a single tenant dental office along with signage modifications. No new site improvements are proposed. | §419.B; §511.B.2; §517.I.2 |
| 9/19/2024 | 21-Z-0011 | MIRA Properties | 700 Kresson Road & 498 Browning Lane | 434.24 | 6 & 7 | R1 | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation | Denied | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation to consolidate two (2) vacant lots and construct a 8,885 SF daycare facility (Kiddie Academy) for 150 children with a 3,500 SF fenced-in play area and associated site improvements. | §404.B; §506.A.1.b; §511.H.2.a; §517.C.5.a; §517.D.13; §517.F.1; §517.F.7.a(a) |

APPENDIX A: ZONING BOARD DECISIONS

January 18, 2024 through December 19, 2024

| Hearing Date | POA # | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|--------------|-----------|---------------------|-------------------------|--------|---------|------|---|----------|--|--|
| 10/17/2024 | 24-Z-0021 | T&S Studio, LLC | 511 Kings Highway North | 338.03 | 6 | R2 | Site Plan Waiver with a Use (D) Variance | Approved | Site Plan Waiver with a Use (D) Variance to convert an existing medical office (a legal nonconforming use) into mixed-use three-chair salon and associated living quarters within a single-family residential zoning district. | §405.B §431.B.2.b |
| | 23-Z-0008 | 726 Northwood, LLC | 726 Northwood Avenue | 104.01 | 12 | R2 | Minor Subdivision with Use (d)1 and Bulk (C) variances | Approved | Minor Subdivision with Use (d)1 and Bulk (C) Variances to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots. Each pair of semi-detached units will share a common vertical wall along the proposed subdivision line. | §405.D; §431.C.5; §431.H.3 §505.C.3; §506.A.1.b |
| 11/7/2024 | 24-Z-0029 | Phillip Wiegand | 902 Jefferson Avenue | 371.01 | 21 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to demolish an existing 94 SF second story deck and construct a 288 SF second story deck with a 144 SF patio beneath surrounded by a five (5') tall privacy fence within the secondary front yard of the existing residential property. | §405.D; §431.H.5.a; §506.A.1.b |
| 12/5/2024 | 24-Z-0025 | Robert Fleyshman | 18 Manor House Court | 521.09 | 71 | R1 | Bulk (C) Variance | Approved | Bulk (C) Variance to install a 20' x 50' in-ground pool with associated concrete decking in the rear yard of the existing single-family residential property requiring lot coverage relief. | §404.D |
| | 24-Z-0012 | PREIT Services, LLC | 1 Mall Drive | 285.02 | 2-6 & 9 | B3 | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances | Approved | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. | §416.B; §416.F; §432.B.4; §432.B.5; §506.A.2.b; §511.H.1; |

APPENDIX A: ZONING BOARD DECISIONS

January 18, 2024 through December 19, 2024

| Hearing Date | POA # | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|--------------|-----------|------------------------|----------------------|--------|-----|------|--------------------|----------|--|---|
| 12/19/2024 | 23-Z-0020 | Glenn Trace | 199 Eleanore Terrace | 579.01 | 10 | R3 | Bulk (C) Variances | TABLED | Bulk (C) Variances to construct a two-story single-family dwelling consisting of four (4) bedrooms and 3.5 baths with an attached two-car garage on an existing vacant undersized corner lot requiring setback relief. The dwelling has a proposed footprint of 1,374 SF and a floor area of 2,998 SF. The applicant also proposes fencing and a deck which require locational/setback relief. | § 406.D; § 431.H.5; § 505.C.4; § 506.A.1.b |
| | 24-Z-0034 | Jianhong & Chaohua Gao | 121 Saxby Terrace | 515.16 | 22 | R1 | Bulk (C) Variance | Approved | Bulk (C) Variance to construct a new two-story single-family dwelling within the same footprint and on the foundation of the prior single-family residence which was destroyed by a fire but requires aggregate side yard setback relief. | § 404.D |

Apps 19
 (includes 2
 tabled
 apps)

Meetings 16

Appendix B

BULK (C) VARIANCES

APPENDIX B: BULK (C) VARIANCES

January 18, 2024 through December 19, 2024

| No. | POA | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|-----|-----------|-----------------------|--------------------------------------|--------|----------|------|---|----------|--|---|
| 1 | 23-Z-0032 | Mark Wilson | 40 Doncaster Road | 523.11 | 20 | R1 | Bulk (C) Variance | Approved | Bulk (C) Variance to construct a 16' x 28' (448 SF) accessory utility building/workshop addition in the rear yard of the existing single-family residential property. | § 401.E.3 |
| 2 | 22-Z-0006 | Joseph Laganella | 657 Park Drive | 375.01 | 13 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to construct an attached garage to the existing residence requiring relief to exceed the front façade of the house and from meeting the side and aggregate side yard setback requirements | § 405.D; § 431.C.5; |
| 3 | 23-Z-0035 | Sean & Kathie Redmond | 409 St. Johns Drive | 404.07 | 13 | RAPC | Bulk (C) Variances | Approved | Bulk (C) Variances to construct a 220 SF three-season room addition within a side yard setback by way of replacing an existing covered porch. | § 405.D |
| 4 | 24-Z-0006 | Zachary Goldberg | 102 Valleybrook Road E | 431.07 | 1.01 | R2 | Bulk (C) Variance | Approved | Bulk (C) Variance to construct a 5' Vinyl fence in the front & secondary front yard of the existing single-family residence. | § 506.A.1.b.i |
| 5 | 24-Z-0001 | Jonathan Kozak | 110 Chapel Ave East | 338.06 | 2 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances seeking retroactive approval for an as-built 340 SF detached garage and elevated floating deck requiring setback relief. The proposal also involves removing as-built nonconforming structures and expanding the primary driveway by 215 SF and adding a 315 SF open porch with elevated deck. | § 431.C.8; § 431.H.5.a |
| 6 | 19-Z-0030 | KM Hotels, LLC | 2342 & 2348 Route 70 West | 71.01 | 2.02 & 3 | B4 | Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation and Extension of Approvals | Approved | Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation (combining Lots 2.02 & 3) to construct two (2) hotels with 131 rooms and 120 rooms, respectively, and to construct a 4,250 SF restaurant pad site along with various site improvements. The applicant also is requesting their second of three permitted one (1) year extension of approvals. | § 417.H.2.a § 417.H.2.d; § 417.H.2.e; § 511.B.2; § 516.G.4.b; § 517.D.22; § 517.G.3.a.i |
| 7 | 19-Z-0051 | Route 70 West, LLC | 2352 Route 70 West | 285.03 | 2.01 | B4 | Bifurcated Amended Site Plan with Bulk (C) Variances and Extension of Approvals | Approved | Bifurcated Amended Site Plan with Bulk (C) Variances to redevelop the existing car wash facility into a 3,979 SF car wash facility with modified access and to construct a 2,474 SF drive-through coffee shop along with various site improvements. The applicant also is requesting their third of three (3) permitted one (1) year extension of approvals. | § 417.H.2.e § 511.H.2.b; § 516.G.4.a; § 516.G.4.b; § 517.D.22; § 517.G.3.a.i |
| 8 | 24-Z-0023 | Jamie Bankert | 511 Salsbury Road | 338.12 | 1 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to construct a second story addition that requires both side yard and aggregate side yard setback relief. The applicant also proposes a conforming covered patio in the rear yard and seeks retroactive relief for two (2) existing as-built sheds. | § 405.D; § 431.J.2; § 431.J.3 |
| 9 | 24-Z-0017 | J&T Brothers, LLC | 1197 & 1201 Markkress Road | 437.01 | 29 | IR | Site Plan Waiver with Use (d) and Bulk (C) Variances | Approved | Site Plan Waiver with Use (d) and Bulk (C) Variances to convert a previously approved (and recently constructed) 4,800 SF four (4) tenant commercial pad site into a single tenant dental office along with signage modifications. No new site improvements are proposed. | § 419.B; § 511.B.2; § 517.I.2 |
| 10 | 21-Z-0011 | MIRA Properties | 700 Kresson Road & 498 Browning Lane | 434.24 | 6 & 7 | R1 | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation | Denied | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation to consolidate two (2) vacant lots and construct a 8,885 SF daycare facility (Kiddie Academy) for 150 children with a 3,500 SF fenced-in play area and associated site improvements. | § 404.B; § 506.A.1.b; § 511.H.2.a; § 517.C.5.a; § 517.D.13; § 517.F.1; § 517.F.7.a(a) |
| 11 | 23-Z-0008 | 726 Northwood, LLC | 726 Northwood Avenue | 104.01 | 12 | R2 | Minor Subdivision with Use (d)1 and Bulk (C) variances | Approved | Minor Subdivision with Use (d)1 and Bulk (C) Variances to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots. Each pair of semi-detached units will share a common vertical wall along the proposed subdivision line. | § 405.D; § 431.C.5; § 431.H.3 § 505.C.3; § 506.A.1.b |
| 12 | 24-Z-0029 | Phillip Wiegand | 902 Jefferson Avenue | 371.01 | 21 | R2 | Bulk (C) Variances | Approved | Bulk (C) Variances to demolish an existing 94 SF second story deck and construct a 288 SF second story deck with a 144 SF patio beneath surrounded by a five (5') tall privacy fence within the secondary front yard of the existing residential property. | § 405.D; § 431.H.5.a; § 506.A.1.b |
| 13 | 23-Z-0008 | Robert Fleishman | 18 Manor House Court | 521.09 | 71 | R1 | Bulk (C) Variance | Approved | Bulk (C) Variance to install a 20' x 50' in-ground pool with associated concrete decking in the rear yard of the existing single-family residential property requiring lot coverage relief. | § 404.D |

APPENDIX B: BULK (C) VARIANCES

January 18, 2024 through December 19, 2024

| | | | | | | | | | | |
|----|-----------|------------------------|----------------------|--------|---------|----|---|----------|--|---|
| 14 | 24-Z-0029 | PREIT Services, LLC | 1 Mall Drive | 285.02 | 2-6 & 9 | B3 | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances | Approved | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. | §416.B; §416.F; §432.B.4; §432.B.5; §506.A.2.b; §511.H.1; |
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| 16 | 23-Z-0020 | Glenn Trace | 199 Eleanore Terrace | 579.01 | 10 | R3 | Bulk (C) Variances | TABLED | Bulk (C) Variances to construct a two-story single-family dwelling consisting of four (4) bedrooms and 3.5 baths with an attached two-car garage on an existing vacant undersized corner lot requiring setback relief. The dwelling has a proposed footprint of 1,374 SF and a floor area of 2,998 SF. The applicant also proposes fencing and a deck which require locational/setback relief. | §406.D; §431.H.5; §505.C.4; §506.A.1.b |

Appendix C

USE (D) VARIANCES

APPENDIX C: USE (D) VARIANCES

January 18, 2024 through December 19, 2024

| No. | POA | Applicant | Address | Block | Lot | Zone | Relief | Decision | Description | Relief Sought |
|-----|-----------|--------------------------------------|--------------------------------------|--------|-------------|------|---|----------|--|--|
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| 3 | 24-Z-0017 | J&T Brothers, LLC | 1197 & 1201 Markkress Road | 437.01 | 29 | IR | Site Plan Waiver with Use (d) and Bulk (C) Variances | Approved | Site Plan Waiver with Use (d) and Bulk (C) Variances to convert a previously approved (and recently constructed) 4,800 SF four (4) tenant commercial pad site into a single tenant dental office along with signage modifications. No new site improvements are proposed. | §419.B; §511.B.2; §517.I.2 |
| 4 | 21-Z-0011 | MIRA Properties | 700 Kresson Road & 498 Browning Lane | 434.24 | 6 & 7 | R1 | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation | Denied | Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation to consolidate two (2) vacant lots and construct a 8,885 SF daycare facility (Kiddie Academy) for 150 children with a 3,500 SF fenced-in play area and associated site improvements. | §404.B; §506.A.1.b; §511.H.2.a; §517.C.5.a; §517.D.13; §517.F.1; §517.F.7.a(a) |
| 5 | 24-Z-0021 | T&S Studio, LLC | 511 Kings Highway North | 338.03 | 6 | R2 | Site Plan Waiver with a Use (D) Variance | Approved | Site Plan Waiver with a Use (D) Variance to convert an existing medical office (a legal nonconforming use) into mixed-use three-chair salon and associated living quarters within a single-family residential zoning district. | §405.B §431.B.2.b |
| 6 | 23-Z-0008 | 726 Northwood, LLC | 726 Northwood Avenue | 104.01 | 12 | R2 | Minor Subdivision with Use (d)1 and Bulk (C) variances | Approved | Minor Subdivision with Use (d)1 and Bulk (C) Variances to demolish an existing 1-story masonry building (formerly a light industrial use) and construct two (2) pairs of 2-story semi-detached dwellings (4 units in total) on four (4) separate lots. Each pair of semi-detached units will share a common vertical wall along the proposed subdivision line. | §405.D; §431.C.5; §431.H.3 §505.C.3; §506.A.1.b |
| 7 | 24-Z-0012 | PREIT Services, LLC | 1 Mall Drive | 285.02 | 2-6 & 9 | B3 | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances | Approved | Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances to demolish the existing nine-story office building (approximately 124.5' tall to the top of the roof's screen wall) at 1 Mall Drive and construct a 120,000 SF (60,000 SF footprint) two-story (58'-4" tall to the highest architectural feature) sporting goods retail store with an attached 10,300 SF outdoor synthetic turf athletic field connected to the Cherry Hill Mall along with related site improvements and an adjustment of four (4) existing lots into five (5) lots. | §416.B; §416.F; §432.B.4; §432.B.5; §506.A.2.b; §511.H.1; |

Appendix D

2024 ZONING BOARD APPLICATIONS MAP

2024 ANNUAL REPORT



2024 ANNUAL REPORT LEGEND

- Bulk (C) Variance
- Bulk (C) Variances
- Site Plan Waiver with a Use (D) Variance
- Site Plan Waiver with Use (d) and Bulk (C) Variances
- Bifurcated Use d(1) Variance
- Minor Subdivision with Use (d)1 and Bulk (C) variances
- Preliminary & Final Major Site Plan with a Use (D) and Bulk (C) Variances and Lot Consolidation
- Preliminary & Final Major Site Plan and Subdivision with Use d(1) and d(6) Variances and Bulk (C) Variances
- Bifurcated Amended Site Plan with Bulk (C) Variances and Extension of Approvals
- Bifurcated Amended Preliminary & Final Major Site Plan with Bulk (C) Variances and a Lot Consolidation and Extension of Approvals

Appendix E

2024 ZONING BOARD ANNUAL REPORT ADOPTING RESOLUTION

**A RESOLUTION OF THE CHERRY HILL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
PROVIDING THE ADOPTION OF THE 2024 ANNUAL REPORT**

WHEREAS, the Zoning Board Of Adjustment of the TOWNSHIP of CHERRY HILL shall at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any under the Municipal Land Use Law 40:55D-70.1; and

WHEREAS, the affixed annual report summarizes the activity of the Zoning Board from January 1, 2024 through December 31, 2024 and presents its findings on applications and appeals of the Zoning Ordinance provisions, which were the subject of variance, interpretation, site plan, and subdivision requests.

NOW, THEREFORE BE IT RESOLVED that the aforementioned report accurately identifies the actions of the Zoning Board of Adjustment of the TOWNSHIP OF CHERRY HILL from January 1, 2024 through December 31, 2024.

ATTEST: TOWNSHIP OF CHERRY HILL ZONING BOARD



Jacob Richman, PP, AICP, Secretary



Nacovin Norman, Vice-Chair

CERTIFICATION

I, **HEREBY CERTIFY**, that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of the TOWNSHIP OF CHERRY HILL at a meeting held on the 23rd day of January, 2025.



Jacob Richman, PP, AICP, Secretary