

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, October 05, 2016 at 7:00 P.M. in the Court Room

- I. Regular Meeting called to order by the Chairman Brod
- II. Pledge of Allegiance and Moment of Silence led by the Chairman Brod
- III. Open Public Notice read by the Board Secretary
- IV. Roll Call taken by the Board Secretary
- V. Announcements and Review of Boards Procedures by Chairman Brod
- VI. Memorialize Resolutions:
 1. ODED AHARON, ZB#16-B-05, 209 Heather Drive – Block 1303.04, Lot 5- R-1 zone
 2. MELISSA REISS, ZB#16-C-08, 328 St Clair Court, Block 1006.03, Lot 8 – PUD-zone
 3. DARREN STAFFIERI, ZB#16-C-11, 200 Summit Road, Block 700.02, Lot 20-R-3 zone
 4. WU AND ASSOCIATES, ZB#15-D-07, 100 Gaither Drive, Block 1201.08, Lot 1
 5. STAR POWER SERVICES, LLC, ZB#16-D-10, 77 Elbo Lane, Block 1413, Lot 1
- VII. Adopt Regular Meeting Minutes: August 03, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
 1. **JENNIFER AND SHAWN MARSHALL, ZB#16-C-13**, 432 Hartford Road, Block 801.02, Lot 5, R-3 zone. The Bulk Variance sought from section 154-16 of the Zoning Ordinance to enable the applicant to: To expand a per-existing non-conforming lot size of 19,266 square feet where 20,000 square feet is required. The applicant is constructing an addition with a second story 16' x 48'.
 2. **RAJAN BHATIA, ZB#16-C-12**, 4 Ridings Court, Block 806.04, Lot 3, R-3 zone. The Bulk Variance sought from section 154-16 of the Zoning Ordinance to enable the applicant to: Maintain a paver patio with a grilling area with a 3.6' side yard setback where 10' is required.
 3. **LISA ANDERSON, ZB#12-C/D-04B**, 801 & 833 Centerton Road, Block 101, Lots 1 & 3 Amending the Use and Bulk Variances and bifurcating the Site Plan The Amended Use and Bulk variances are sought from section 154-15A, 17.A, 68, &69. D, of the Zoning Ordinance to enable the applicant to: 1). Convert the existing residence on lot 3 for Business offices and an Education Center for House Paws, Inc. 2). Construct a two-story 7,700 sf commercial building which will be used as a kennel and inpatient medical care facility for animals. Connect a driveway from lot 1 to lot 3 for parking the proposed kennel.
ACT BY: 11/21/2016
 4. **DOUBLETREE PROPERTIES, L.P. ZB#16-D-06A** aka Larchmont Equities II, LLC, 3123 Route 38, Block 301.22, Lot 28 & 28.01- I zone. The Zoning Board granted a D-3 Use Variance 6/1/16. The applicant is requesting a Major Preliminary and Final Site Plan, Bulk Variances, Submission Waivers and Design Waivers: To construct a 5,166 square foot Royal Farms Convenience Store with 8 Fuel pumps and Canopy.
CERT BY: 09/16/2016 or P.H. 09/07/2016

X. Discussion Items:

XI. Temporary Use Permit:

1. **ROWAN COLLEGE @BURLINGTON COUNTY - #16-73-06**, 3331 Route 38
 - (2) Temporary Trailers and Construction fence compound – Area not open for public access
 - (1) 12' x 56' trailer for the Construction Manager and (1) 24' x 56' for the General Contractor
- Requesting (1) one year from the date the Construction and/or Zoning permits are issued.

XII. Adjournment

XIII. New Application(s) Pending:

1. TEC LIQUORS, INC., ZB#15-D-16
3214 Route 38 B-zone
Block 301.12, Lot 2

The Use variance and Minor Site Plan sought from section 154-43 of the Zoning Ordinance to enable the applicant to construct ground support solar carport panels extending over existing parking spaces.

DEEMED INCOMPLETE: 11/09/15

PROF STAFF MTG.: 11/09/2015 & 12/08/2015

2. SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04
523-525 Pleasant Valley Avenue R-3 zone
Block 1205, Lots 1 & 2

The Zoning Board granted the Use Variance 6/1/16. The applicant is requesting a Major Preliminary and Final Site Plan and Bulk Var. for the Façade and Freestanding Signs: To construct an 1830 square foot Dunkin Donuts restaurant with drive-thru along with accessory onsite parking, landscape buffering, fencing. CERT BY: 09/19/2016, ACT BY: 01/17/2017, PROF. STAFF MTG.: 09/20/2016

P.H. MTG.: 10/05/2016

3. MOUNT LAUREL PARTNERS, LLC, ZB#16-C-14
1215 Route 73
Block 1100, Lot 2.07

The Bulk Variance sought is from section 154-92.6C of the Zoning Ordinance to enable the applicant to: List the individual tenants on the freestanding sign along with any other relief deemed necessary by the review professionals. The Zoning Board previously approved by resolution #08-C-28 tenants on the existing signage. CERT BY: 09/22/2016 PROF. STAFF MTG.: 09/20/2016 **P.H. MTG.: 10/05/2016**

4. SHAMMI AND ANJU BHATIA, ZB#16-C-15
83 Watson Drive R-3 overlay zone
Block 905.07, Lot 12

The Bulk Variance sought is from section 154-16 of the Zoning Ordinance to enable the applicant to: Construct a 12' x 30' partially covered deck with an 11' rear yard setback wither 20' is required. Stone Mill Community Association Application for Exterior Change was approved July 12, 2016.

P.H. MTG.: 10/05/2016