

7:00 P.M. Court Room –Next Regular Meeting Wed. November 02, 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. JENNIFER AND SHAWN MARSHALL, ZB#16-C-13, 432 Hartford Road, Block 801.02, Lot 5
 2. LISA ANDERSON, ZB#12-C/D-04B, 801 & 833 Centerton Road, Block 101, Lots 1 & 3
- 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. **RAJAN BHATIA, ZB#16-C-12**, 4 Ridings Court, Block 806.04, Lot 3, R-3 zone.
The Bulk Variances sought is from section 154-16 of the Zoning Ordinance to enable the applicant to: Maintain a paver patio with a grilling area with a 3.3' side yard setback where 10' is required. Patio with rear yard setback of 37' where 50' is required. Patio encroaches 928 square feet +/- where 250 square feet is permitted leaving 678 square feet over the building envelope.
 2. **SHAMMI AND ANJU BHATIA, ZB#16-C-15**, 83 Watson Drive, Block 905.07, Lot 12, R-3 overlay zone. 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.
 3. **MOUNT LAUREL PARTNERS, LLC, ZB#16-C-14**, 1215 Route 73, Block 1100, Lot 2.07 N-C zone. 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. PROF. STAFF MTG.: 09/20/2016 ACT BY: 01/11/2017
 4. **DOUBLETREE PROPERTIES LP ZB#16-D-06A** aka Larchmont Equities II, LLC, Royal Farms 3123 Route 38, Block 301.22, Lot 28 & 28.01- 1 zone. The Zoning Board granted a D-3 Use Variance 6/1/16. The applicant is requesting a Major Preliminary and Final Site Plan, Use Variance off-site directional signage, Bulk Variances Façade & Freestanding signage, Submission Waivers and Design Waivers: To construct a 5,166 square foot Royal Farms Convenience Store with 8 Fuel pumps and Canopy. Amended Application 9/23/16 CERT BY: 11/7/2016
 5. **SCARBOROUGH LAND GROUP, LLC, ZB#16-D-04**, 523-525 Pleasant Valley Ave., Block 1205, Lots 1 & 2, R-3 zone. 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 Façade and Freestanding Signs: To construct an 1830 square foot Dunkin Donuts restaurant with drive-thru along with accessory onsite parking, landscape buffering, fencing. ACT BY: 01/17/2017 PROF STAFF MTG.: 9/21/2016

X. Discussion Items:

Per the MLUL 40:55D-70.1 Report on variance application, amendment recommendations:
Zoning Board of Adjustment Findings of Fact 2014 & 2015

XI. Temporary Use Permit:

XII. Adjournment

XIII. New Application(s) Pending:

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

The Use variance and Minor Site Plan sought is 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

2. MOUNT LAUREL VETERINARY REAL ESTATE, ZB#14-D-04A, 220-230 Mount Laurel Road, Block 508, Lot 2.01, I zone. The Use variance sought is from section 156-56 of the Zoning Ordinance to enable the application to: Propose a "Pet Resort" providing grooming, boarding and daycare services.

CERT BY: 10/21/2016 PROF STAFF MTG.: 10/18/201 P.H. MTG.: To be determined

3. AUTOMOTIVE RENTALS, INC. ZB#16-C-17, 2001 Bishops Gate Blvd., Block 510, Lot 2 I zone

The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the applicant to: Erect two (2) ARI façade signs, each with a height of 4'10".

CERT BY: 11/05/2016 PROF STAFF

MTG.: 10/18/16 P.H. MTG.: To be determined

4. AUTOMOTIVE RENTALS, INC. ZB#16-C-18, 4001 Leadenhall Road, Block 510, Lot 5 I zone

The Bulk variance sought is from section 154-92.7(a) e of the Zoning Ordinance to enable the Applicant to erect two (2) Holman façade signs each with a height of 4'6".

CERT BY: 11/05/2016 PROF STAFF

MTG.: 10/18/16 P.H. MTG.: To be determined