

Acting Chairman Francescone called the Eighth Regular meeting to order at 7:00 P.M. Courtroom.

The Pledge of Allegiance and Moment of Silence led by the Acting Chairman Francescone

The Board Secretary read the open public notice which was published and posted on 1/12/16

Roll Call taken by Jenifer DeSimone, Board Secretary

Board Members: Ms. Jones, Present; Mr. Bailey, Present; Mr. Folcher, Present; Mr. Green, Present; Mr. Killen, Present; Mr. Kramer, Present; Mr. Francescone, Present; Vice-Chairman List, Absent; and Chairman Brod, Absent.

Board Professionals: Mr. Angelastro, Traffic Engineer, Present; Mr. McVey, Fire Marshal, Present; Mr. Petrongolo, Planner, Present; Mr. Long, Engineer, Present; Mr. Norman, Solicitor, Present; and Ms. DeSimone, Board Secretary, Present.

Acting Chairman Francescone reviewed the Zoning Boards procedures. Announcements: the scheduled applications for Rajan Bhatia, ZB#16-C-12 4 Ridings Court and Doubletree Properties LP, ZB#16-D-06A 3123 Route 38, were continued to the October 5, 2016 Regular meeting.

Memorialize Resolutions:

1. ODED AHARON, ZB#16-B-05, 209 Heather Drive – Block 1303.04, Lot 5- R-1 zone.

Acting Chairman Francescone asked for a motion to memorialize the resolution. Board member Killen moved the motion and Board member Folcher second. All present voted affirmatively with the exception of Board member Green who abstained from the vote and the motion was carried.

2. MELISSA REISS, ZB#16-C-08, 328 St Clair Court, Block 1006.03, Lot 8 – PUD-zone.

Acting Chairman Francescone asked for a motion to memorialize the resolution. Board member Killen moved the motion and Board member Folcher second. All present voted affirmatively with the exception of Board member Green who abstained from the vote and the motion was carried.

3. DARREN STAFFIERI, ZB#16-C-11, 200 Summit Road, Block 700.02, Lot 20-R-3 zone.

Acting Chairman Francescone asked for a motion to memorialize the resolution. Board member Killen moved the motion and Board member Folcher second. All present voted affirmatively with the exception of Board member Green who abstained from the vote and the motion was carried.

4. WU AND ASSOCIATES, ZB#15-D-07, 100 Gaither Drive, Block 1201.08, Lot 1

Acting Chairman Francescone asked for a motion to memorialize the resolution. Board member Killen moved the motion and Board member Folcher second. All present voted affirmatively with the exception of Board member Green who abstained from the vote and the motion was carried.

5. STAR POWER SERVICES, LLC, ZB#16-D-10, 77 Elbo Lane, Block 1413, Lot 1

Acting Chairman Francescone asked for a motion to memorialize the resolution. Board member Killen moved the motion and Board member Folcher second. All present voted affirmatively with the exception of Board member Green who abstained from the vote and the motion was carried.

Minutes: Acting Chairman Francescone asked for a motion to adopt the minutes of September 07, 2016. Board member Folcher moved the motion and Board member Killen second. All present voted affirmatively with the exception of Board member Green who abstained from the vote the motion carried.

Zoning Board Professionals: Mr. Angelestro, Traffic Engineer; Mr. McVey, Fire Marshal; Mr. Petrongolo, Planner and Mr. Long, Engineer, were sworn in by the Zoning Board Solicitor.

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: Expand a pre-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'. The Board Secretary read the application and certified the completeness. Mr. & Mrs. Marshall, were sworn in by the Board Solicitor. Ms. Marshall stated the addition will match the color of the existing house. There's no land to expand our lot. Acting Chairman Francescone opened the hearing to the public, seeing none, closed the public portion and asked for a vote. Board member Killen moved the motion and Board member Green second the motion. Roll call vote: Mr. Killen, Agree; Mr. Green, Agree; Ms. Jones, Agree; Mr. Folcher, Agree; Mr. Kramer, Agree; Acting Chairman Francescone, Agree. Motion carried. Memorandum signed

**Petitions before the Board:****2. 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 sought is 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. The Board Secretary read the application and certified the completeness. Mr. David Avedissian, Attorney at law represented the applicant. Witnesses to give testimony: Dr. Lisa Anderson, Applicant/Property Owner; Mr. David Breck, Engineer; Mr. James Miller, Planner; were sworn in by the Board Solicitor. Mr. Avedissian stated the applicant was requesting a Use variance only for the proposed changes. Exhibits marked: A-1 Aerial of the Site and Residential property next door. A-2 Rendering of Lots 1 & 3 plan. A-3 Photographs taken by James Miller. Dr. Anderson reviewed a power point presentation which showed the Veterinary business and the new projected uses. A Pet resort / Kennels with luxury suites, Pets with chronic health issues, Rehab animals. The new 7,700 square foot building would look like and the proposed uses and the employees needed. Also, convert the existing residence on lot 3 for Business offices and an Education Center which will host community events such as CPR training, How to care for your Bunny, tours for Boy and Girl Scouts.

Vice-Chairman Francescone called for a 3 minutes break then reconvened the hearing. Dr. Anderson stated she performs free kennel inspections and training at various kennels. She further testified they use Citronella collars on the dogs to keep them from barking if there is no stress the dogs bark less. In addition they have pocket pets furry mammals which are rabbits, ferrets and chinchillas. Mr. Breck, Professional Engineer testified to exhibits A-1 & A-2 and the interconnections with a driveway and pedestrian sidewalks extension along both sides of the property and the lots 1 & 3 will be consolidated. Discussed was the parking spaces which will be part of the site plan application. Mr. Miller, Professional Planner testified to the zoning district of R-3 and the adjacent property to the west is MCD district. Further discussed was the Municipal Land Use Law purposes (a) & (g) the positive and negative criteria and how the lots are suited for the proposed uses. It's already an animal hospital with ample parking spaces for the structure. The established use has outgrown the existing veterinary hospital. The kennel will have 74 animal cages for dogs, cats and 10 pocket pets. Mr. Petrongolo, ZB Planner reviewed his report dated August 23, 2016. Mr. Long, ZB Engineer reviewed his report dated August 19, 2016. Mr. Angelastro, ZB Traffic Engineer reviewed his report dated August 23, 2016. Mr. McVey reviewed his report dated August 18, 2016. Mr. Avedissian agreed to the conditions in the professionals reports. Acting Chairman Francescone opened the hearing to the public. Ms. Hope Poole, 881 Centerton Road was sworn in by the Board Solicitor. She stated that she was in agreement with the application. Ms. Kathy Casper, 100 Texas Avenue was sworn in by the Board Solicitor. She stated that she was in agreement with the application and House Paws is a benefit for neighborhood and community. Mr. David Anderson, 828 Centerton Road was sworn in by the Board Solicitor. He stated that he was in agreement with the application and said what she is asking for is a wonderful thing and she is a responsible business owner. Mr. Peter Tronosky 851 Centerton Road was sworn in by the Board Solicitor. He stated he was in agreement with the application Mt. Laurel will benefit he used to go to North Star and now he goes to see Dr. Anderson as she is the Best Doctor. Dr. Russell Howe-Smith, 313 Green Lane, Cherry Hill NJ works with the Rehab animals and said this facility is an asset to the community. Mr. Avedissian thanked the Board. Acting Chairman Francescone closed the public portion and asked for a motion. The Board of Adjustment Solicitor Mr. Norman, reviewed the conditions: Requested Use variance subject to obtaining a site plan approval; The applicant shall soundproof the building interior for noise; The pet resort/inpatient medical care facility for animals shall be operated in conjunction with the veterinary practice and animal hospital on Lot 1; Lots 1 & 3 will be consolidated; The pet resort and inpatient medical facility for the animals is restricted to 74 animals cages and 10 pocket pets; No more than 40 animals will be outside the building at one time; the barn will raised.

Petitions before the Board: continued

**2. LISA ANDERSON, ZB#12-C/D-04B, 801 & 833 Centerton Road, Block 101, Lots 1 & 3**

Acting Chairman Francescone asked for a motion on ZB#12-C/D-04B. Board member Folcher moved the motion to approve the application subject to the conditions stated by the Solicitor and Board member Green second the motion. Roll call vote: Mr. Folcher, Agree; Mr. Green, Agree; Ms. Jones, Agree; Mr. Bailey, Agree; Mr. Killen, Agree; Mr. Kramer, Agree, and Acting Chairman, Agree. Motion carried approved.

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.

Acting Chairman Francescone asked for a motion to recommend to Township Council. Board member Killen moved the motion to recommend for (1) year from the issuance of the permit(s) and Board member Green second the motion. All present voted affirmatively and the motion was carried.

**2. A&E Construction Co. / WALMART - #16-73-07, Route 73 and Fellowship Road**

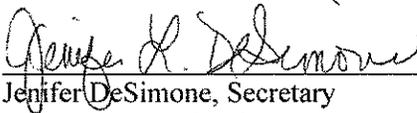
Requesting: (1) Construction Office Trailer 10' x 40' and (2) Storage Trailers 8' x 40' and 6' High Chain Link Fence.

Acting Chairman Francescone asked for a motion to recommend to Township Council. Board member Killen moved the motion to recommend for (1) year from the issuance of the permit(s) and Board member Jones second the motion. All present voted affirmatively and the motion was carried.

Adjournment: Acting Chairman Francescone asked for a motion to adjourn the meeting at 9:00 P.M.

Board member Killen moved the motion. All present voted affirmatively and the motion was carried.

Adopted on: October 05, 2016

  
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Jennifer DeSimone, Secretary  
Zoning Board of Adjustment