

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, February 03, 2016 at 7:00 P.M. in the Court Room

- I. Regular Meeting called to order by the Chairperson
- II. Pledge of Allegiance and Moment of Silence led by the Chairperson
- 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 the Chairperson
- VI. Memorialize Resolutions:
 1. DANIELLE TANGUAY, ZB#15-C-17, 2 Bretton Way, Blk. 304.02, Lot 1
- VII. Adopt Regular Meeting Minutes of December 2, 2015
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
 1. STAR POWER SERVICES, LLC, ZB#15-D-18
3601 Route 38
Block 500, Lot 3
Use Variance and Site Plan Waiver
The Use Variance and Site Plan Waiver is sought from section 154-43 of the Zoning Ordinance to enable the applicant to: install roof mounted photovoltaic solar electricity power panels and 6 inverters attached to the side of the building. This is not a permitted use in the Business District.
CERT BY: 01/21/2016 or 01/13/2016
PROF. STAFF MTG.: 12/08/2015
- X. Discussion Items:
- XI. Temporary Use Permit: NONE
- XII. Adjournment

XIII. Pending Items: **Information only**

1. DAVIS RACEWAY, LLC, ZB#15-D-14
503 Fellowship Road - I Industry zone
Block 1202, Lot 2

The Use Variance sought is from section 154-56D of the Zoning Ordinance to enable the applicant to develop the property for residential use where residential uses are prohibited.

ACT BY: 02/28/2016

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

P.H. MTG.: 02/03/2016

2. PASSPORT PROPERTIES, LLC, ZB#15-C-15
1230 Route 73 South – I Industry zone
Block 1300.05, Lot 2.02

The Bulk Variance is sought from section 154-92.6 & 154-92.7 of the Zoning Ordinance to enable the applicant to permit the install signage on the Lexus Dealership. The master sign package has been approved that package supersedes the ordinance in determining allowable sized and height.

ACT BY: 03/05/2016

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

P.H. MTG.: TO BE DETERMINED

3. TEC LIQUORS, INC., ZB#15-D-16
3214 Route 38
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.

ACT BY: 03/13/2016

PROF STAFF MTG.: 11/09/2016 & 12/08/2016

P.H. MTG.: TO BE DETERMINED

4. HIRSHLAND & COMPANY, ZB #15-D-19
3531 Route 38 – I Industry zone
Block 514, Lot 2

The Use Variance sought from section 154-56 of the Zoning Ordinance to enable the applicant to sell at retail goods and services as typically found in neighboring shopping centers. Proposed Multi-Tenant Retail use.

CERT BY: ACT BY:

PROF. STAFF MTG.:

P.H. MTG.: TO BE DETERMINED

5. 3030 ROUTE 38, LLC ZB#15-B-20
3030 Route 38 – I Industry zone
Block 306, Lot 5

The Interpretation of the Zoning Ordinance to develop a behavioral health hospital with approximately 328 residential beds. The spectrum of care being proposed includes detoxification, residential rehabilitation, partial care treatment and intensive and general Outpatient treatment.

CERT BY: ACT BY: PROF STAFF MTG.: P.H. MTG.: TO BE DETERMINED

XIII. Pending Items: Information only

6. JOSEPH R. PERLA, ZB#15-D10
344 Texas Avenue – R-3 zone
Block 1005, Lot 2

The Major Preliminary & Final Site Plan and Minor Subdivision w/Bulk Variances and Submission Waivers sought from section (154-68 B. 3 Landscape Buffer) and (154-69 C Loading Areas) and (138-7 Sidewalks)and (138-36.3 Trash Enclosure and curbing and paving).

CERT BY:

ACT BY:

PROF STAFF MTG.:

P.H. MTG.: TO BE DETERMINED

7. GREGORY CAMATATTA, ZB#16-C-01
12 Arianas Court – R1-D zone
Block 1102, Lot 20.06

The Bulk Variance sought is from section 154-16 of the Zoning Ordinance to enable the applicant to construct a rear covered porch addition with a rear yard setback of 26' where 35' is required.

P.H. MTG.: 02/03/2016

8. VSNA, LLC ZB#14-D-15A
2051 Briggs Road – I Industry zone
Block 510, Lot 4.06

The Amended Use Variance and Site Plan Waiver sought is from section 154-56 C. of the Zoning Ordinance to enable the applicant to locate on site a Mobile Modular MRI Trailer on wheels which is not permitted.

CERT BY:

ACT BY:

PROF STAFF MTG.:

P.H. MTG.: TO BE DETERMINED