

7:00 P.M. - Court Room

Next Regular Meeting Wednesday, March 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 the Chairman Brod
- VI. Memorialize Resolution:
  1. STAR POWER SERVICES, LLC, ZB#15-D-18, 3601 Route 38, Blk 500, Lot 3
- VII. Adopt Reorganization & 1<sup>st</sup> Regular Meeting Minutes:  
January 06, 2016 & January 13, 2016
- VIII. Swearing in of Board's Professionals by the Zoning Board Solicitor
- IX. Petitions before the Board:
  1. GREGORY CAMARATTA, ZB#16-C-01  
12 Arianas Court  
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 porch violating the rear yard setback of 26' instead of the required 35'.
  2. 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
  3. HIRSHLAND & COMPANY, ZB #15-D-19  
3531 Route 38 – I Industry zone  
Block 514, Lot 2 Amended Use Var. Application 1/21/16  
The Use/Bulk Variances 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. ACT BY: 05/30/2016 PROF. STAFF MTG.: 01/19/2016

- IX. Petitions before the Board:
- 4. 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: 02/19/2016 PROF STAFF MTG.: 01/19/2016

- X. Discussion Items:
- XI. Temporary Use Permit: NONE
- XII. Adjournment

**XIII. Pending Items: Information only**

- 1. 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, 12/08/2015 and 02/16/2016

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

- 2. 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

- 3. 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.: 02/16/2016 P.H. MTG.:

- 4. 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.: 02/16/2016

P.H. MTG.: TO BE DETERMINED